



East Devon District Council

East Devon Playing Pitch Strategy

Draft Exmouth Sports Pitch Strategy

May 2016

EXECUTIVE SUMMARY

This Draft Exmouth Sports Pitch Strategy assesses a number of options and makes draft recommendations on how to deliver on the sports pitch needs for Exmouth to 2024 as identified in the East Devon Playing Pitch Strategy.

The report assesses a number of sites against a methodology and then recommends ways to meet the sports pitch needs of Exmouth. The table below summarises these recommendations which are discussed in more detail within the strategy and identified on the plan found at Appendix 7.

Site	Draft recommendations*
Withycombe Common (EA)	<ul style="list-style-type: none"> Extend and improve parking provision Replace 2x mini 5v5 pitches with 1x mini 7v7 pitch
Exmouth Town (EB)	<ul style="list-style-type: none"> Increase maintenance
Former Rolle College playing fields (EC)	<ul style="list-style-type: none"> Allow for development of part of the site subject to a suitable off-site financial contribution towards re-provision of potential lost pitch space elsewhere. Improvements to existing pitches site to deliver: <ul style="list-style-type: none"> 1x Adult 11v11 football pitch 1x Youth 11v11 football pitch 1x Mini 5v5 football pitch Clubhouse and parking
Warren View (ED)	<ul style="list-style-type: none"> Install drainage to increase pitch capacity on site
Exmouth Cricket Club (EE)	<ul style="list-style-type: none"> No projects identified
Imperial Ground (EF)	<ul style="list-style-type: none"> Retain 2x Senior rugby pitches and explore options for improvement and enhancement of existing facilities alongside delivery of regeneration projects
Raleigh Park (EG)	<ul style="list-style-type: none"> Replace grass pitch with floodlit 3G AGP and improve clubhouse facilities
St. John's Road (E1)	<ul style="list-style-type: none"> Improvements to existing playing fields to deliver: <ul style="list-style-type: none"> 1x Senior rugby pitch 1x Midi rugby pitch Clubhouse and parking
King George's Field (E3)	<ul style="list-style-type: none"> Improvements to existing playing fields to deliver: <ul style="list-style-type: none"> 1x Youth 9v9 football pitch
Courtland's Cross (E11)	<ul style="list-style-type: none"> New pitches site comprising of: <ul style="list-style-type: none"> 2x Senior rugby pitches 1x Midi rugby pitch 2x Adult 11v11 football pitches Minimal clubhouse and parking
Hulham Road (E12)	<ul style="list-style-type: none"> New pitches site comprising of: <ul style="list-style-type: none"> 1x Youth 11v11 football pitch 1x Mini 7v7 football pitch 2x Mini 5v5 football pitch Clubhouse and parking

*It is important to note that the recommendations in this strategy are not a substitute for planning permission and do not mean that such proposals would necessarily gain planning permission. All planning applications are considered on their own merits against the development plan and any relevant material considerations at the time.

Public consultation

If you have any comments regarding this draft Exmouth Sports Pitch Strategy then please send representations to the contact details below by **5pm on Friday 8th July 2016**. Any comments received after this point will not necessarily be taken into account.

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- Appendix 1 – Stage 1 sites – Exmouth
- Appendix 2 – STRI Stage 1 Report
- Appendix 3 – Stage 2 sites – Exmouth
- Appendix 4 – Early consultee comments
- Appendix 5 – STRI Stage 2 Report and potential site plans
- Appendix 6 – Site by site sustainability and suitability assessment
- Appendix 7 – Draft recommendations plan

VERSION CONTROL

Version Number	Reason for Update	Date
01	Public consultation draft	27/05/2016

INTRODUCTION

- I.1 The East Devon Playing Pitch Strategy (PPS) was adopted in June 2015. The PPS is a robust evidence base which considers strategic and site specific issues for sports pitches around the district and recommends action plans for their resolution.
- I.2 This report responds to the PPS action plans with regards to sports pitch development in Exmouth. It does not aim to review the core data or information that went into the PPS, rather it takes that information from it and aims to deliver solutions to the issues which have been highlighted.
- I.3 Exmouth is a large coastal town in the south-western corner of East Devon district. In 2012 it had an estimated population of 35,989¹. It's location on the Exe Estuary and on the edge of the East Devon AONB, sandwiched between the estuary (with its various ecological protections) to the west, the sea to the south, the hills of the AONB and Coastal Preservation Area to the east, generally sensitive and hilly landscape to the north and north-east and Green Wedge and Coastal Preservation Areas to the north-west makes it a particularly difficult place to find relatively flat land suitable for sports pitch development.
- I.4 The PPS highlighted the following strategic action plans for Exmouth for **F**ootball, **R**ugby, **C**ricket, **H**ockey and **O**ther users:

Action Ref.	Sport	Action
EX.6	F	Encourage the provision of additional football pitches with adequate changing facilities and car parking alongside housing development in Lympstone parish.
EX.13	F	A suitable action plan for all parties should be drawn up by a steering group. If the youth pitches at the Former Rolle College Playing Pitches are lost (to any kind of development including alternative sports uses) then they should be adequately replaced elsewhere.
EX.15	R	A working party should be set up to assess possible options for a new site for the club. Best use should be made of the relocation of Exmouth RFC and other sites in Exmouth as necessary to support the club's current number of teams and potential future increases. The club require 4x adult rugby pitches and 2x mini/midi pitches. The club would prefer (as supported by the RFU) to have all of these required pitches delivered on the same site. In terms of making adequate replacement provision to mitigate the loss of the Imperial Ground, only two adult and one mini/midi would need to be provided, however, the new pitches would then be just as overused as the current pitches. That being the case any movement of the rugby club should consider how and where the additional two adult and one mini/midi pitch will be delivered. Replacement pitches should be suitably drained, floodlit, and include training areas. Ancillary facilities should be sufficient for the number of teams playing at the pitches including separate changing facilities for adults and juniors and men and women, sufficient car parking, and appropriate social facilities. The loss of the disused athletics track at the Imperial Ground should be explored further to assess whether demand exists for this facility. It is important to note that even if the rugby club do not relocate to new pitches, additional grass rugby pitches will be necessary to meet current demands.
EX.17	R	Encourage and explore potential for providing additional grass rugby pitches in the Exmouth area for Withycombe RFC to use.

¹ PPSA (2012) "2012 PPSA population estimate for East Devon"

Action Ref.	Sport	Action
EX.18	F R O	Support the development of a full size, floodlit, World Rugby 22 compliant 3G AGP in the Exmouth area. The facility must be available for community use for all rugby and football clubs in the area as well as schools and have adequate and sufficient car parking and changing facilities available. A working party should be set up to consider the appropriate location of this provision including potentially at Raleigh Park and to explore potential running and maintenance partners.
EX.21	F	Explore the possibility of developing multiple additional new youth/mini football pitches on a greenfield site in/near Exmouth. A working party should be set up to consider potential for this.
EX.28	F	Support the use of Council owned playing fields at St John's Road and Knapp Cross as formal pitches on a temporary, interim basis whilst alternative potential pitch sites are assessed.

I.5 This subsequent report sets out recommendations on how to implement the actions and resolve the core issue of undersupply of sports pitches in Honiton.

I.6 According to the PPS, by 2024 there would be a requirement for the following number of pitches in comparison to existing supply:

Pitch type	Sport	Current supply (overmarked)	2024 requirement	Under/over supply on 2024 reqs
Adult 11v11	Football	6	6(+2*)	0
Youth 11v11	Football	2	3	-1
Youth 9v9	Football	0	1	-1
Mini 7v7	Football	0	2	-2
Mini 5v5	Football	0	1	-1
Grass wicket	Cricket	15 +2 artificial	15+2+?	0?
Senior rugby	Rugby	3	6	-3
Mini/Midi rugby	Rugby	1	3	-2
Sand-based AGP	Hockey	1	1	0
3G AGP	Rugby/Football	0.5	1.5	-1

*2 pitches required by Lympstone FC would potentially be in addition to the Exmouth requirements.

I.7 It is important to note that whilst the table shows that there are potentially sufficient numbers of adult 11v11 football pitches to meet 2024 demand, one of the adult pitches at Withycombe Common has now been replaced with a youth 9v9 and two mini 5v5 pitches. This means that potentially an additional adult pitch will be required by 2024 but mini and youth requirements may now be reduced slightly.

I.8 In addition to this, it is important to note the future needs of football clubs in neighbouring settlements, particularly those in Lympstone and Woodbury. The PPS notes the aspirations of Lympstone FC to increase the number of teams it has and it is understood that the club is trying to find a suitable location for new pitches capable of hosting both the adult and youth sides in one location within Lympstone parish. The

PPS also notes the fact that Woodbury FC teams currently play at Withycombe Common.

- I.9 The 2024 requirement and under/over supply columns for cricket in the table above show question marks. This is because more widely in the Exmouth sub-area there may be a need for an additional cricket ground to serve the overspill needs of Exmouth, Budleigh Salterton and Woodbury Cricket Clubs by 2024.
- I.10 Football and rugby pitch provision in Exmouth is complicated by the fact that there are multiple clubs playing each sport. In many cases, clubs have formed either through splits or mergers from previous clubs and in all cases naturally maintain rivalries between current clubs. As such they tend to be keen to retain their independence and separate home grounds as much as possible. However, with so many additional pitches required to meet both current and projected demands it is important to think strategically and holistically about the provision of new pitches in Exmouth. This means exploring options for wholesale relocation of clubs/facilities, as well as potentially just additional facilities to supplement existing either solely for the use of specific clubs or as municipal provision for multiple/all clubs to use and weighing up the pros and cons of each option.

Methodology

- I.11 A methodology was worked up by an officer working group to consider the site options for new sports pitches. This involved 4 stages broken down into 9 steps.

Stage 1 – Identification of sites

- Step A – Objective search for potential sites to take sports pitch development
- Step B – Rationalisation through basic feasibility assessment

Stage 2 – Site assessments

- Step C – Site surveys
- Step D – Potential site plans
- Step E – Basic sustainability and suitability assessment

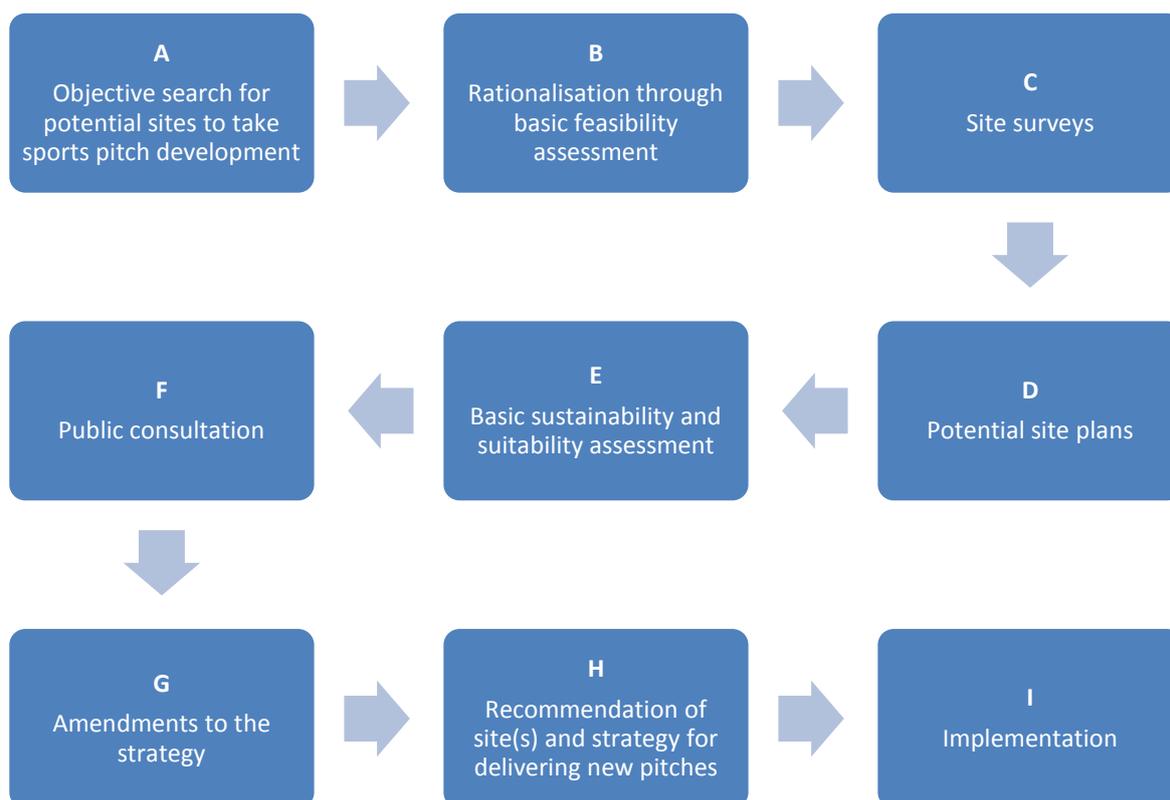
Stage 3 – Finalising recommendations

- Step F – Public consultation
- Step G – Amendments to strategy
- Step H – Recommendation of site(s) and strategy for delivering new pitches

Stage 4 – Implementation

- Step I - Implementation

The diagram below sets out the general process of this methodology.



- I.12 Following this process would ensure there was a clear audit trail and robust evidence base as to how and why options were selected and developed. Having such a clear evidence base should help to streamline the planning application process, site acquisition process and delivery process further down the line.

Policy context

National policy

- I.13 Paragraph 73 of the National Planning Policy Framework (NPPF) requires planning policies on sport and recreation and their application to be underpinned by robust evidence:

'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.'

- I.14 The Playing Pitch Strategy and the Open Space Study provide the robust evidence base required by paragraph 73 and these are translated into policy in Strategy 43 of the new Local Plan (2013-2031).
- I.15 Paragraph 74 of the NPPF protects open spaces including playing pitches from development unless certain criteria are met:

'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

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

East Devon Local Plan (2013-2031)

- I.16 Policy RC1 of the Local Plan builds on NPPF paragraph 74 in protecting existing open space sites from development.
- I.17 Policy RC2 allows for the provision of new or enhancing of existing recreation facilities including playing pitches where certain criteria are met. Compliance with this policy will be key for delivery of new sports pitch sites at Exmouth.
- I.18 Policy RC4 allows for the provision of new recreation facilities in the countryside and on the coast where certain criteria are met. This policy may apply where sites are more remote from the main urban area of Exmouth.
- I.19 Policy RC5 allows for new community buildings and developer contributions to be sought towards their provision. This covers sports clubhouse facilities which may be required on new sites.
- I.20 Policy RC6 allows for new or enhanced community facilities to be provided where certain criteria are met. Compliance with this policy will be key where there is a requirement for built facilities on site such as changing rooms, clubhouse etc.
- I.21 Policy RC7 requires new community facilities to be capable of dual use where appropriate. It will be expected that any new built facilities are designed to be usable by other community groups as well as the specific sports club(s) that they serve. This will ensure effective and efficient use of land and space as well as potentially enabling greater viability for the club/owner of the facility.
- I.22 In addition to sports and community facility specific policies, proposals for new sports pitch sites will need to have due consideration to design, environment and transport policies amongst others.
- I.23 Strategy 3 sets the Local Plan's objective for sustainable development.
- I.24 Strategy 4 sets out how social and community facilities which would include sports clubs are an integral part of creating balanced communities.
- I.25 Strategy 5B requires all developments to contribute towards or be located in suitable locations to allow sustainable travel.
- I.26 Strategy 6 sets out when development within Built-up Area Boundaries (BuABs) will be permitted.
- I.27 Strategy 7 restricts development in the countryside to only allow for it when it is in accordance with specific policies and criteria. Many of the sites being considered are

outside of the Exmouth Built-up Area Boundary (BuAB) and are therefore within the countryside.

- I.28 Strategy 8 designates Green Wedges including land between Exmouth and Lympstone so as to avoid sporadic or isolated development and to avoid damaging individual identity of settlements and discourage coalescence.
- I.29 Strategy 22 sets out proposals and ambitions for development at Exmouth. Key points from the strategy in relation to sports pitch development are an aspiration for the town to promote “*Social and Community and Leisure Facilities – new facilities to serve the needs of residents*”, and to “*make sure that any development does not harm wildlife and habitats in the Exmouth area*”. In addition to this, “*all development at or close to or which could otherwise impact on the Exe Estuary should take into account the Habitat Regulations Assessment of the Exmouth Town Centre and Seafront Masterplan*”. The supporting text to the strategy also states in the list at paragraph 10.6 that “*We will enhance Exmouth by...Promoting new recreational, health and educational facilities...A particular emphasis will be attached to local area facility provision in the North of the town*”. It is important to note in particular the ecological, environmental and landscape sensitivities of the Exe Estuary and the East Devon Pebblebed Heaths and the need to ensure that development does not have a detrimental effect on these. In fact, policy encourages that “*where possible positive wildlife enhancements should be an outcome of development or planned activity or use*”.
- I.30 Strategy 44 designates a Coastal Preservation Area and protects land within and adjoining it from any development that would damage its undeveloped/open status.
- I.31 Strategy 46 requires developments to conserve and enhance the quality and local distinctiveness of the natural and historic environment. It applies across the district but is of particular importance in relation to Areas of Outstanding Natural Beauty (AONBs).
- I.32 Strategy 47 requires developments to conserve and enhance biodiversity and geodiversity and minimise fragmentation of habitats. It protects internationally and nationally designated sites from direct or indirect adverse effect and sets out how effects or potential effects will be mitigated.
- I.33 In terms of the development management policies of the plan, in addition to policies RC1,RC2, RC4, RC5, RC6, and RC7(covered above), policies D1, D2, D3, EN7, EN9, EN13, EN14, EN16, EN21, EN22, TC2, TC4, TC7 and TC9 are of particular note and sites will be considered against these. In summary, proposals will need to respect local design and distinctiveness; not adversely impact on and where applicable mitigate impact on amenity, biodiversity and landscape; be safely designed; respect trees and hedgerows where relevant; consider impacts on designated heritage assets and sites of potential archaeological importance, quality of agricultural land, control of pollution, potentially contaminated land, potential for flooding, and surface run-off implications of development; and ensure that the site is accessible by a range of transport modes, accessible by persons with reduced mobility and that a suitable amount of car parking is provided for.

Lympstone Neighbourhood Plan

- I.34 Any sites within Lympstone Parish (which adjoins Exmouth to the north of the town) will be considered against the Lympstone Neighbourhood Plan which forms part of the development plan within the parish.

- I.35 The Lympstone Neighbourhood Plan’s vision includes a number of aims that it will encourage and support including “*responsible development along with enhanced provision of amenities, activities and facilities*” and “*retention of our rural identity and independence from Exmouth, with no steps towards coalescence*”.
- I.36 There are a number of objectives and community actions within the plan which indicate the intention of the plan as a whole. Objectives 2 and 6, and Community Actions CA6, 16, 17 and 22 are of most relevance. These do not, however constitute policy.
- I.37 Policy 3 resists development in the Green Wedge or Coastal Preservation Area (as defined by the Local Plan) unless there is no harm to the character or purpose of these designations and development is (amongst other things) “*justified on sustainability grounds; or will provide for a community facility or recreation route*”.
- I.38 Other policies, objectives and community actions may apply at more detailed stages of proposals.

Sports guidance

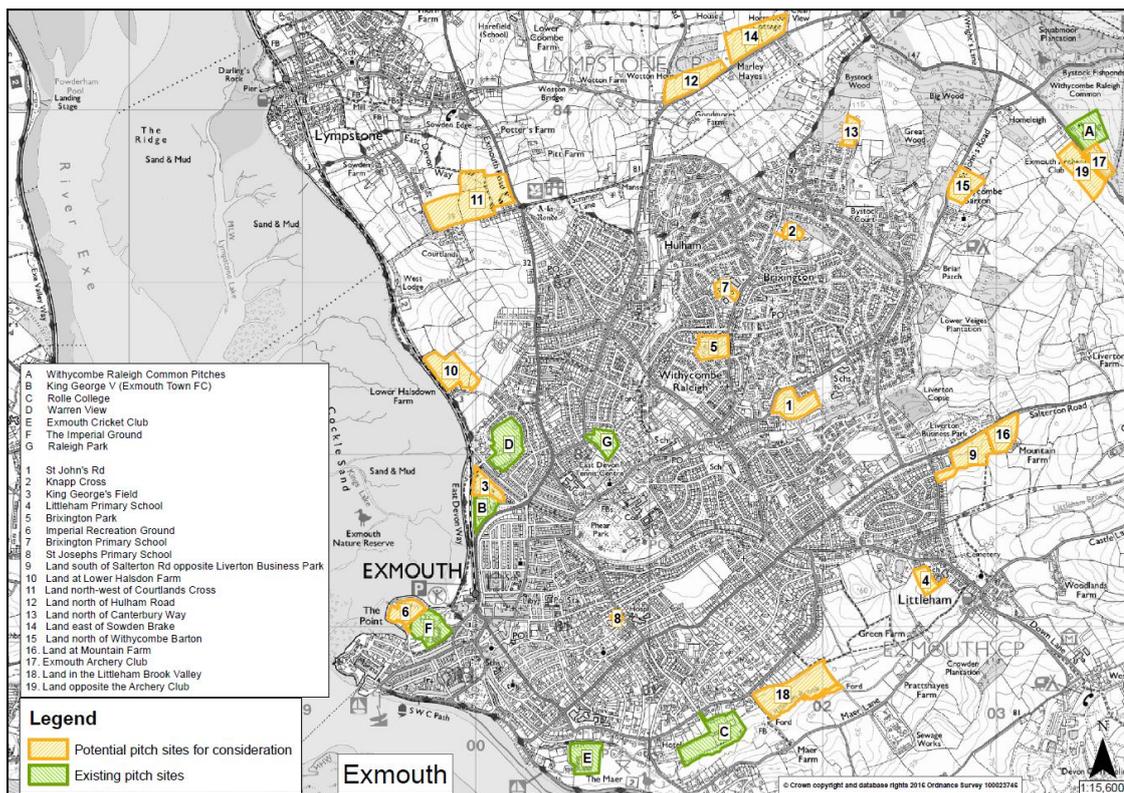
- I.39 In addition to specific policies there are a number of important guidance documents that will need to be considered and taken account of at a more detailed stage of planning including (though not limited to) the following:
- The FA Guide to Pitch and Goalpost Dimensions (FA)
 - Facilities Guidance Note 2: Grass Pitches for Rugby (RFU)
 - Recommended Guidelines for the construction, preparation and maintenance of cricket pitches and outfielders at all levels of the game (TS4) (ECB)
 - Successful Management of Dual Use Cricket and Football Sites (ECB, FA, Sport England and Institute of Groundsmanship)
 - Natural Turf for Sport (Sport England)
 - Pavilions and Clubhouses (Sport England)
 - Facilities Guidance Note 5: Changing Rooms and Clubhouses (RFU)
 - Pavilions and Clubhouses (TS5) (ECB)
 - Artificial Surfaces for Outdoor Sport (Sport England)

STAGE 1 – IDENTIFICATION OF SITES

Step A - Objective search for potential sites to take sports pitch development

- 1A.1 The process began by doing desk-based map searches for land that might be suitable for sports pitches. The criteria here was that land: should not be too steeply sloped; preferably out of the floodplain; and relatively close to the town; or that the site had been identified by third parties during the PPS process. There was not a requirement for sites to be located within the Exmouth Town Council administrative area but they did have to be relatively close to the town.
- 1A.2 Exmouth Town Council was invited to identify sites they felt ought to be considered in October 2015, with a number of sites being suggested.
- 1A.3 As a result the following sites were identified as potential sites to take sports pitch development at Exmouth. These are identified on the plan below which is replicated at a more legible scale in Appendix 1. No other possible land areas met the basic tests of suitability set out in paragraph 1A.1 above.

Site ref	Site name
<u>Existing pitch sites</u>	
EA	Withycombe Common Pitches
EB	Exmouth Town FC
EC	Former Rolle College Playing Fields
ED	Warren View
EE	Exmouth Cricket Club
EF	The Imperial Ground
EG	Raleigh Park
<u>Potential new sites</u>	
E1	St. John's Road
E2	Knapp Cross
E3	King George's Field
E4	Littleham Primary School
E5	Brixington Park
E6	Imperial Recreation Ground
E7	Brixington Primary School
E8	St Joseph's Primary School
E9	Land south of Salterton Road opposite Liverton Business Park
E10	Land at Lower Halsdon Farm
E11	Land north-west of Courtland's Cross
E12	Land north of Hulham Road
E13	Land north of Canterbury Way
E14	Land east of Sowden Brake
E15	Land north of Withycombe Barton
E16	Land at Mountain Farm
E17	Exmouth Archery Club
E18	Land in the Littleham Brook Valley
E19	Land opposite the Archery Club



Plan showing Stage 1 potential sites for consideration (reproduced at Appendix 1).

Step B - Rationalisation through basic feasibility assessment

- 1B.1 Following the objective identification of sites with potential to take sports pitch development the Council appointed consultants STRI (Sports Turf Research Institute) in November 2015 to provide technical expertise on the project.
- 1B.2 All existing and potential sites were visited by both officers and consultants to see first-hand what potential each site had for sports pitch development. The consultants then produced an initial assessment report (available at Appendix 2 and from here on referred to as the STRI Stage 1 report) considering agronomic² issues and site potential.
- 1B.3 Sites were assessed against a standard methodology which considered key aspects of the site location, access, general topography, current vegetation, soil type and drainage characteristics, size of the site and other mitigating risks or factors that would make the site difficult to potentially develop. Each aspect was weighted and scored appropriately with the resultant overall score for each site providing a guide as to whether a site would be feasible or not. Sites were scored out of 100, with sites scoring 56 or more being considered worth taking forwards to the next stage (full surveys and plans to be drawn up) and sites scoring 55 or less considered as “Poor Quality” or “Unacceptable” and therefore being removed from the process as they would have little prospect of being feasible for sports pitch development.

Overall Weighted and Adjusted Scores /100				
Unacceptable	Poor Quality	Unsatisfactory	Acceptable	Good Quality
≤ 30	30 - 55	56 - 70	71- 85	> 85

Stage 1 feasibility assessment scoring matrix

- 1B.4 Those sites identified as being in the “Unsatisfactory” category would require significant works and investment to bring them up to sports pitch standards. Sites identified as “Acceptable” would possibly need improvement and investment. Sites identified as “Good Quality” would require few or no works and investment.
- 1B.5 The table below summarises the findings of the STRI Stage 1 Report listed in priority and score order. It should be noted that the scores and comments on potential works required and potential pitch numbers were based solely on the consultant’s opinion having carried out non-technical site visits. Surveys and plans to be drawn up as part of Stage 2 would refine the detail of what works would be required and potentially how many pitches could be delivered on site.

Priority	Site	Site ref	Score	Key reasons	Potential works required	Potential pitch numbers
1	Exmouth Cricket Club	EE	97	Site with potential for multi use	None	1x adult 1x junior
1	Land opposite the Archery Club	E19	80	Flat site but across busy road from existing sports	Surface works possibly	3x adult

² Agronomy is the science of soil management

Priority	Site	Site ref	Score	Key reasons	Potential works required	Potential pitch numbers
				pitch site	drainage	
1	Warren View	ED	79	Site with potential for 3G and development as a sports hub	Drainage and 3G	1x adult 1x 3G 1x junior
1	Former Rolle College Playing Fields	EC	75	Central site with potential to accommodate up to 3 pitches	Drainage	1x adult 2x junior
1	St. John's Road	E1	67	Site with good space but very wet, could accept at least 2 new pitches	Drainage and levelling to extension	2x adult 2x junior
1	Land north of Hulham Road	E12	61	Some slopes to deal with and hedgerows	Drainage and levelling	3x adult 1x junior
2	Imperial Ground	EF	85	Large site with limited extra space, poor surface conditions	Drainage and levelling	2x adult
2	Raleigh Park	EG	71	Central site restricted in size and heavily worn	Drainage	1x adult
2	King George's Field	E3	69	Next to existing ground but site small	Drainage but could be brought into use without works	1x junior
2	Brixington Primary School	E7	62	Space limited site but could be improved, may need changing facilities	Drainage	2x junior
2	Land north-west of Courtland's Cross	E11	58	Flat site but with poor access	Drainage	3x adult
3	Withycombe Common Pitches	EA	94	Good condition, no further space		3x adult 1x junior
3	Exmouth Town FC	EB	79	Small site fair condition no further room for expansion	Increase maintenance	1x adult
3	Littleham Primary School	E4	62	Only progress if access can be resolved, would need significant works	Levelling and drainage	2x junior
3	Salterton Road	E9,E16	62	Some restrictions and would need grading works	Levelling and drainage	2x adult 1x junior
4	Brixington Park	E5	62	Site heavily used as a park, poor soils and slopes	Reject	
5	Exmouth Archery Club	E17	81	Current use incompatible with winter sports	Reject	
5	Imperial Recreation Ground	E6	57	On landfill and next to important wildlife site, used for other key activities	Reject	
5	Knapp Cross	E2	55	Site very small with poor access	Reject	
5	St. Joseph's Primary School	E8	54	Very small site with large mature tree	Reject	
5	Land north of Canterbury Way	E13	49	Site small and difficult to develop, small copse in middle of site	Reject	
5	Land in the Littleham Brook Valley	E18	48	Access difficult, expensive to develop due to slopes	Reject	
5	Sowden Brake	E14	44	Partitioned site with difficult access off busy road	Reject	
5	Land north of Withycombe Barton	E15	41	Difficult site with slopes and out of town	Reject	
5	Lower Halsdon Farm	E10	36	Steep slopes, poor access and irregular site	Reject	

Brixington Park (E5)

1B.6 Brixington Park (site E5) was recommended for rejection despite the fact it scored 62/100 in exception to the methodology. The site is a current community park with kickabout football goals, children's play area and a large grass area. The site also slopes fairly significantly. Due to its current valuable use which would be lost and the re-grading works that would be required it was considered unsuitable to proceed to Stage 2.

Exmouth Archery Club (E17)

1B.7 Exmouth Archery Club (site E17) was recommended for rejection despite the fact it scored a particularly high 85/100 in exception to the methodology. This was principally because the site could not be used for football / rugby simultaneously with its current use for archery. It may be possible to improve the site layout across this and the adjoining Withycombe Common Pitches (site EA) to provide additional car parking.

Imperial Recreation Ground (E6)

1B.8 The Imperial Recreation Ground (site E6) was recommended for rejection despite the fact it scored 67/100 in exception to the methodology. The site is currently used for alternative recreation pursuits and is located on scantily topped landfill which itself was on reclaimed land. The ground had clear signs of movement from unstable landfill beneath. The site's location adjacent to the Exe Estuary which is of international importance in terms of wildlife means that any attempts to stabilise and level this land could have significant and potentially devastating effects on the estuary through leaching of potentially contaminated waste. For these reasons it was felt to be inappropriate for this site to be progressed to Stage 2.

Knapp Cross (E2)

1B.9 Knapp Cross (site E2) was recommended for rejection. The site is owned by the Council and the PPS specifically suggests exploring potential for use of the site for sports pitches at least on a temporary basis. Despite this, the site was considered not to be worth pursuing for use as sports pitches. It would only be large enough for a single junior pitch, there are no changing facilities available and the site access is poor. In addition to this the ground conditions were very wet. The site would need drainage to be installed at a cost of somewhere in the region of £30k-£40k and even then as an isolated pitch site with no facilities it would not be attractive for clubs to want to use the site. Brixington Blues Youth FC previously used the site but moved away for exactly that reason (plus the drainage was poor). The site should be considered for alternative uses other than sports pitches through the forthcoming Green Spaces Strategy.

St. Joseph's Primary School (E8)

1B.10 St. Joseph's Primary School (site E8) was recommended for rejection. The site is a very small school playing field with the canopy of a large mature tree covering a good deal of the site. It would not be suitable for club football, rugby or cricket.

Land north of Canterbury Way (E13)

1B.11 Land north of Canterbury Way (site E13) was recommended for rejection. The site was put forward by Exmouth Town Council as having potential, however it slopes significantly and is covered by scrub and a small copse. The levelling works required to bring the site into use for sports pitches would be very costly and reduce the usable site area significantly. For these reasons it was considered unsuitable to progress beyond Stage 1.

Land in the Littleham Brook Valley (E18)

1B.12 Land in the Littleham Brook Valley (site E18) was recommended for rejection. Whilst the site was large enough to potentially take up to four adult pitches, the slope of the site and therefore the extent of cut and fill operations that would be necessary to facilitate this would likely make delivery expensive and potentially harmful to the landscape. Such significant cut and fill so close to the brook and engineering work in the floodplain itself was also considered likely to be met with opposition from the Environment Agency. In addition to this, access to the site was tricky. Current access to the fields is either via other fields on either side of the Littleham Brook or the public footpath with no direct access off the local road network. One possible option could have been to link any pitch development here in to the existing pitch site at the Former Rolle College playing fields site (site EC) in order to gain access and produce a combined facility, however this would have necessitated negotiating access over the field linking the two sites. In general it was felt that the site was unfeasible and not worth exploring any further.

Sowden Brake (E14)

1B.13 Sowden Brake (site E14) was recommended for rejection. This site was comprised of three adjoining fields each separated by established hedgebanks with mature trees making the creation of a sports hub a difficult task without causing significant landscape and biodiversity harm. A Devon bank with mature Beech trees also bordered the site along the road making formation of a suitable and safe access to the site impossible without removal of important landscape features, the loss of which could not be mitigated. In addition to this, the soil was rich in cobble stones and there were powerlines through one of the fields. All together it was felt that these factors made the site unfeasible for sports pitch development.

Land north of Withycombe Barton (E15)

1B.14 Land north of Withycombe Barton (site E15) was recommended for rejection. The site comprised of a flatter plateau area closest to the road which then sloped off quite significantly to the south-east. In addition to this, a small electricity pylon crossed the site on the edge of the flattest part of the site. Significant re-profiling of the site would be necessary, but it would then only yield a single adult pitch in an isolated location a fair distance from the edge of the town. In addition to this the access of the site along a narrow country lane and with the existing field access having fairly poor visibility it was considered not suitable to take forward to Stage 2.

Lower Halsdon Farm (E10)

1B.15 Lower Halsdon Farm (site E10) was recommended for rejection. The site was put forward by Exmouth Town Council as having potential, however it has significantly steep slopes which once levelled would leave it very tight to accommodate pitches.

The site was also difficult to access, down a single track lane and then located to the rear of the National Trust farm. Access would need to be taken either through the farm or along the Exe Estuary cycle trail which would be difficult. It was felt that the site was unfeasible and therefore not worth progressing to Stage 2.

Sites proceeding to Stage 2

- 1B.16 Withycombe Common pitches (site EA), Exmouth Town FC (site EB), the former Rolle College playing fields (site EC), Warren View (ED), Exmouth Cricket Club (EE), The Imperial Ground (EF) and Raleigh Park (EG) are existing pitch sites and all scored relatively highly. The former Rolle College playing fields, Warren View and Exmouth Cricket Club were recommended as priority 1 sites for investment and improvement due to their potential to provide top quality pitches in flat locations with minimal investment (drainage). The Imperial Ground and Raleigh Park were listed as priority 2 sites reflecting the increased costs involved with draining and levelling these sites. The Withycombe Common pitches and Exmouth Town FC site were listed as priority 3 due to the limited additional capacity that could be created by making minimal improvements on these sites
- 1B.17 Land opposite the Archery Club (site E19) was recommended as a priority 1 site with significant potential to provide sports pitches in a combined hub with the existing sports pitches at Withycombe Common. Some drainage and surface works would be required. With the exception of delivering formalised football pitches overmarking the outfield at Exmouth Cricket Club, this site appeared to show the best prospects for new pitch delivery from an agronomic/sports turf perspective. The links with the existing pitch provision at Withycombe Common would be key here with the site being in a prominent location and on the opposite side of a relatively busy road.
- 1B.18 St. John's Road (site E1) was recommended as a priority 1 site. It has potential to provide a number of pitches if the existing plateaus are re-profiled to give a larger area to work with. The site would also need adequately draining. Location within the town significantly boosted the site's overall score.
- 1B.19 Land north of Hulham Road (site E12) was recommended as a priority 1 site. The site would need levelling and draining whilst respecting existing hedgebanks which form the boundaries to the field, however it potentially has room for a number of pitches and is only a short distance from town, located directly opposite the Goodmore's Farm housing allocation site.
- 1B.20 King George's Field (site E3) was recommended as a priority 2 site. Its location within the town and directly adjacent to Exmouth Town FC's home ground make it a potentially good location for a youth football pitch that would require very limited investment to bring it into use. However, its small size and existing use as a public park potentially weigh against it.
- 1B.21 Brixington Primary School (site E7) was recommended as a priority 2 site. The site is relatively flat and would likely only require drainage to be installed, however it is understood that the school would only allow dual-use of the site if externally accessible toilet facilities were provided.
- 1B.22 Land north-west of Courtland's Cross (site E11) was recommended as a priority 2 site. The site is relatively flat and not too distant from the town, however, existing access is poor, drainage would be required and a small electricity pylon cuts across

one of the fields. Despite these potential issues the site could accommodate a significant number of pitches.

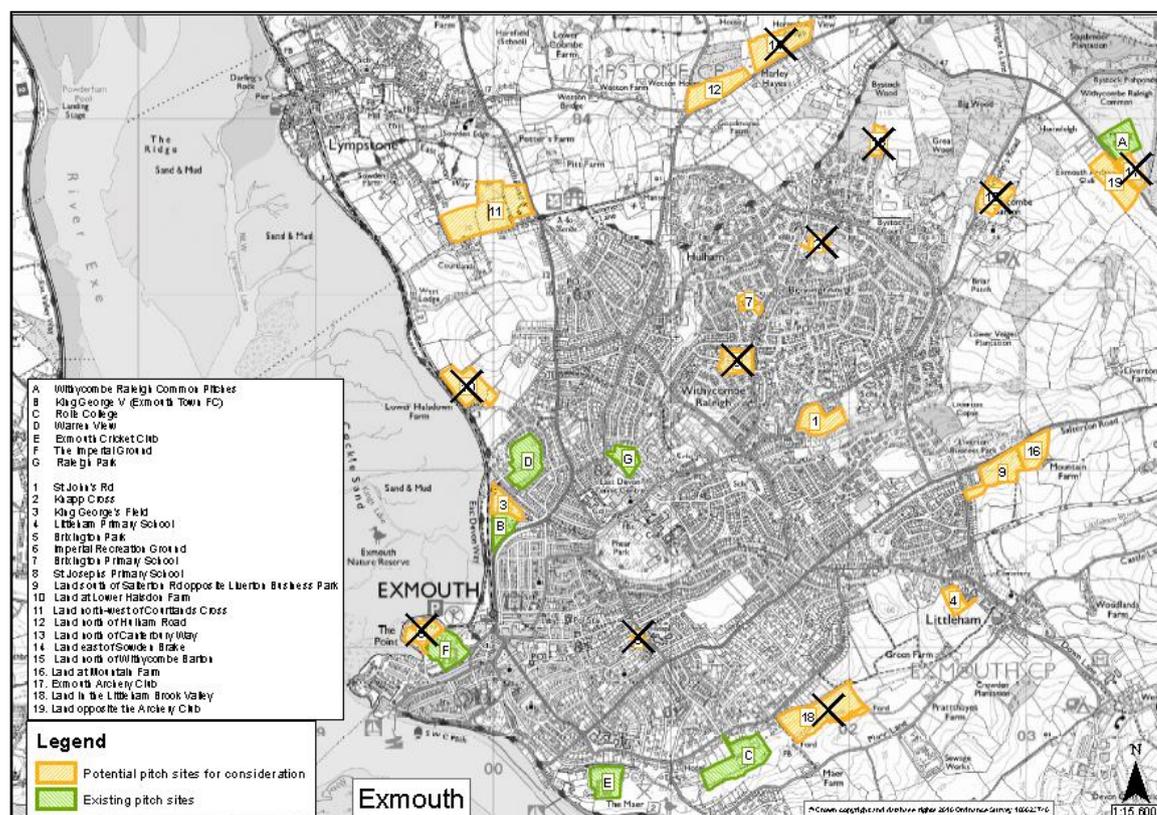
- 1B.23 Littleham Primary School (site E4) was recommended as a priority 3 site. The site would require some levelling and drainage to be installed plus externally accessible toilets to be provided for just a couple of youth/mini pitches making it potentially expensive for such little gain. In addition to this the site is not accessible without gaining access through the adjacent Plumb Park housing site. If access can't be agreed through that site then it would not be suitable for sports pitch development.
- 1B.24 Salterton Road (sites E9 and E16) were recommended as a combined priority 3 site. The site would require significant re-profiling to create flat surfaces suitable for sports pitches which would reduce the available land significantly, therefore the site would likely only be able to accommodate two adult pitches plus a junior pitch. In addition to this, it's AONB location and established hedgebank boundaries could be restrictions to the amount of levelling that could reasonably be achieved on the site. It is, however, directly adjacent to the town and would have good access.
- 1B.25 The STRI Stage 1 Report also included commentary on how Devon hedgerows and stoney soil issues in general which can pose potential constraints to pitch development.
- 1B.26 In some circumstances hedgerows can be removed or even moved to facilitate development, however more detailed ecological assessment of the hedgerows in question would be required to understand whether this could be possible. Older hedgerows supporting a wide range of biodiversity or forming key links between biodiversity rich areas would always be more sensitive to movement or removal.
- 1B.27 Stoney soil is a recurrent issue across many of the sites assessed in Exmouth. Whilst some stones can be removed or buried effectively some smaller stones can remain which can cause significant injuries. The report suggests installing a "sand cap" if pitches are delivered on sites with particularly stoney soil.

STAGE 2 – SITE ASSESSMENTS

Step C – Site Surveys

2C.1 Eight potential sites and seven existing sites were taken forward into Stage 2. The map below shows these sites with the sites that dropped out of the process at Stage 1 crossed out. The map is replicated at a more legible scale in Appendix 3.

Site ref	Site name
<u>Existing pitch sites</u>	
EA	Withycombe Common Pitches
EB	Exmouth Town FC
EC	Former Rolle College Playing Fields
ED	Warren View
EE	Exmouth Cricket Club
EF	The Imperial Ground
EG	Raleigh Park
<u>Potential new sites</u>	
E1	St. John's Road
E3	King George's Field
E4	Littleham Primary School
E7	Brixington Primary School
E9 and E16	Salterton Road
E11	Courtland's Cross
E12	Hulham Road
E19	Land opposite the Archery Club



Plan showing Stage 2 sites for consideration (reproduced at Appendix 3).

- 2C.2 Of these sites it was considered necessary to get full Computer Aided Design (CAD) surveys completed for sites EG, E4, E11, E12 and E19. Where sites were considered flat or simple enough to develop drawings without the need to understand the topography any further, surveys were not carried out. In this case only Brixington Primary School (E7) was considered not to need a survey for that reason out of the potential new sites.
- 2C.3 Topographic surveys already existed for the Former Rolle College playing fields (EC), Warren View (ED) and St. John's Road (E1) and so new surveys were not required for these sites as plans could be produced based on those existing surveys.
- 2C.4 A topographic survey also already existed for the Withycombe Common pitches site (EA). The site is already utilised to its full potential in terms of pitches and so no new pitch layouts were required to be drawn up. However, the site would be considered in terms of its relationship with the land opposite the Archery Club (E19) and whether clubhouse and parking facilities could be improved/extended.
- 2C.5 It was considered unnecessary to survey or draw up plans for Exmouth Town FC (EB) as all that would be required here was increased maintenance.
- 2C.6 No survey or plans were required for Exmouth Cricket Club (EE) as football pitches are already informally laid out on the outfield and no drainage or levelling work would be required for this use to be formalised if necessary.
- 2C.7 No survey or plans were required for King George's Field (E3) a youth pitch could be laid out here without any improvements being necessary.
- 2C.8 The Imperial Ground (EF) was also not surveyed because the site could not accommodate any further pitches if it is retained.

Step D – Potential site plans

- 2D.1 After conducting the relevant site surveys, potential site plans were drawn up for each of the potential new sites that had been carried forward to Stage 2. Plans were also drawn up for certain existing sites where it was felt that capacity could potentially be increased through the laying out of additional or alternative pitches.
- 2D.2 For potential new sites the intention was for plans to show what and how many pitches plus ancillary facilities could be accommodated on each site. The process would look to maximise provision on each site by showing a range of grass pitch types and sizes that could be delivered. This would enable officers to understand how the required pitch combinations for the town could be delivered across a combination of sites if necessary. For existing pitch sites plans would show how site capacity could be maximised.
- 2D.3 At the end of Stage 1, a number of technical experts were consulted to understand what technical constraints there may be to sports pitch development on a number of the sites. Comments were sought (where relevant) from Devon County Council's Highways and Historic Environment teams, and the District Council's Landscape Architect and Countryside and Environmental Health teams. The full comments from these consultees were passed to the consultants (STRI) to help inform their site plans. Comments received for each site are detailed in Appendix 4 in full.
- 2D.4 Consultants STRI were required to provide a second report (from here on referred to as the STRI Stage 2 Report – found at Appendix 5 to this report) to which the site plans would be appended, and which would detail what pitches each site could accommodate, how that would be made possible and the reasons for this. The report was also required to include indicative costings on the delivery of the plans (excluding land purchase costs).
- 2D.5 The potential site plans for each site are discussed below. It should be noted that these are *potential* site plans and show what potentially *could* be accommodated on each site according to STRI as agronomic and sports turf experts. It is not to say that such plans would be acceptable in all cases and is not a signal that the Council intends to deliver or would support delivery of such plans on any site at this stage. They and this report are also not a substitute for planning permission and do not mean that such proposals would necessarily gain planning permission. All planning applications are considered on their own merits against the development plan and any relevant material considerations.
- 2D.6 The plans themselves should be viewed alongside the following explanations which can be accessed as part of the STRI Stage 2 Report at Appendix 5 to this strategy.
- 2D.7 The discussion below explains what was required of the consultants (STRI), what the plans show, what alternative options there potentially could be, and the approximate costs for delivery of the pitches themselves (including associated earthworks, primary drainage systems, cultivations, sand amelioration, secondary drainage, seed bed preparation, seeding, initial maintenance and a 10% contingency), and appropriate clubhouse and car parking facilities. It should be noted that STRI are specialist agronomic and sports turf experts and as such costings for any ancillary facilities are outside their area of expertise and provided as ballpark figures based on experiences elsewhere. Costings do not include VAT, removal of excess spoil, Sustainable Urban Drainage Systems (SUDs), diversion of existing utilities/services such as powerlines, or other ancillary requirements such as covered stands, perimeter rails, etc. Land

costs and ownerships are also not covered here and are considered later in the report.

Withycombe Common pitches (EA)

2D.8 STRI were not required to produce plans to show accommodation of additional pitches on this existing pitches site as it is already fully utilised. Potentially there is scope for re-marking certain pitches to meet overall demands across the town, however this would require no engineering works. There may be scope to expand the clubhouse and car parking capacity of the site if required but this will be considered at a later stage of plan production if considered necessary.

Exmouth Town FC (EB)

2D.9 STRI were not required to produce plans to show accommodation of additional pitches on this existing single pitch site as it is already fully utilised.

The Former Rolle College playing fields (EC)

2D.10 STRI have produced a plan showing how potentially it would be feasible to accommodate 3x adult 11v11 and 1x mini 5v5 on the lower plateau and 1x mini 7v7 on the upper plateau of this site. The report explains that a full CAD survey would be required to fully understand the earthworks that would be entailed to deliver this and as such full costings are difficult to estimate. The lower plateau is not wide enough to accommodate RFU compliant senior rugby pitches including recommended run-offs. No new clubhouse is shown on the plans but in this scenario the existing clubhouse could be replaced with a suitable facility on the upper plateau.

2D.11 The site is currently subject to a planning application which proposes 1x adult 11v11, 1x youth 11v11 and 1x mini 5v5 football pitch together with a new clubhouse on the lower plateau and housing on the upper plateau. Whilst these proposals would potentially bring the site back into community use and improve the quality of the provision on offer (drainage plus new clubhouse), they fall significantly short of what *could* be accommodated on site.

2D.12 Indicative costs for the drainage of the pitch areas shown on the STRI plans would amount to approximately £125,000. This excludes costs associated with the various earthworks that would be required on site to facilitate the pitches which would be in addition. The costs of a replacement clubhouse would also be in addition.

Warren View (ED)

2D.13 STRI were required to produce two separate plans showing two potential scenarios for Warren View. One scenario would be to improve and expand grass pitch provision on the site, the other would be to replace the grass pitch area on the northern part with a World Rugby 22 compliant 3G AGP.

2D.14 Scenario 1 shows the existing main adult pitch on the southern part of the site re-positioned slightly and expanded to meet FA requirements for an adult sized pitch, and the northern part of the site fully drained with two youth 11v11 pitches for different age groups provided side by side in place of the existing single youth 11v11 and training area. This work is costed at approximately £70,000 for the drainage works to the northern area and a further £150,000-£250,000 for the expansion and relocation of the main pitch on the southern area. The benefits of expanding and

relocating the main pitch to create an FA compliant adult-sized pitch probably do not merit the potential costs of this work.

2D.15 Scenario 2 shows the existing youth 11v11 and training area in the northern part of the site replaced with a World Rugby 22 compliant 3G AGP. The cost of providing this facility would be approximately £500,000 including costs for floodlighting and perimeter fencing. Due to the site's former landfill status care would need to be taken in any excavations and laying of a sub-base for the 3G option especially.

Exmouth Cricket Club (EE)

2D.16 STRI were not required to produce plans for this existing pitch site. The cricket ground has no scope for expansion in terms of the number of wickets and already hosts junior football pitches informally laid out on its outfield. There was, therefore no reason for new plans to be drawn up. Potentially football pitches have been shown to be capable of being accommodated on the outfield if that is necessary in the future, however, clearly this can have an impact on the quality of the outfield and provision of standalone football pitches would be preferred.

The Imperial Ground (EF)

2D.17 STRI were not required to produce plans for this existing pitches site as it could not accommodate any more pitches than it currently does. It may be possible to rotate the senior pitches on this site by 90 degrees and as such enable room for some regeneration development. If necessary these options will be explored further in due course.

Raleigh Park (EG)

2D.18 STRI were required to produce a plan showing how a World Rugby 22 compliant 3G AGP could be accommodated on Raleigh Park. Withycombe RFC and Exmouth Community College have aspirations to develop such a facility on the site and the plans show that it would be possible, although it would be a relatively tight fit with the minimum acceptable pitch dimensions and run-offs being provided.

2D.19 The STRI Stage 2 Report suggests that provision of the 3G surface (including floodlighting and perimeter fencing) would cost approximately £500,000. If a 3G AGP were installed here then a replacement covered stand would be required at around £20,000, an extended/replacement clubhouse would be required potentially at a cost of around £350,000 and resurfacing of the car park would be approximately £30,000.

St. John's Road (E1)

2D.20 STRI were required to produce two separate plans showing two potential scenarios for St. John's Road. One scenario would be to deliver maximum grass pitch capacity on the site, the other would be to install a World Rugby 22 compliant 3G AGP on site. However, the report states that there would not be sufficient space to accommodate the AGP including run-offs and perimeter fencing which would be required for such a facility. Therefore no plans were produced for the second scenario.

2D.21 The plans show an adult 11v11 football pitch laid out on the lower plateau with a youth 9v9 pitch and clubhouse and car parking laid out on the upper plateau. It would, however, be possible to deliver a senior rugby pitch on the lower and midi rugby pitch on the upper plateau instead if required. Delivery of the pitch on the lower

plateau would require relatively little in the way of re-profiling as it is an already generally flat site which only just exceeds Sport England cross fall guidance, minor levelling and drainage would be required though. However, in order to deliver the junior pitch on the upper plateau a reasonable amount of cut and fill would be required to produce a level plateau and the impacts of this on neighbouring properties to the north and the woodlands to the south would need to be considered further at more detailed stages of planning.

2D.22 The indicative costs for this work would be approximately £150,000 for the pitches and £190,000 for the clubhouse and car parking. If the lower plateau was simply drained and not levelled then the pitch costs would reduce to around £114,000.

King George's Field (E3)

2D.23 As this site is flat and the STRI Stage 1 Report clearly stated that a youth 11v11 football pitch could be laid out on this site without any groundworks being required if necessary STRI were not required to produce any plans for this site. If a youth 11v11 football pitch were simply marked out on the site as it currently exists there would be minimal cost involved. If sports pitch drainage were installed then this may cost in the region of £40,000.

Littleham Primary School (E4)

2D.24 STRI were required to produce a plan showing the delivery of formalised junior football pitches on this existing primary school playing field. The plans show that potentially a youth 9v9 and mini 7v7 pitch could be accommodated on site with fairly minimal re-profiling. Whilst the plans show an un-levelled area of the field in the northern part of the site, it would not be possible to level this area effectively to provide a suitable pitch. It would not be possible to fit any more or any larger pitches on the site.

2D.25 Indicative costs for this work would be approximately £82,000 for the pitches and a further £10-£15,000 for the small toilet block that would be required to serve the pitches.

Brixington Primary School (E7)

2D.26 STRI were required to produce a plan showing the delivery of formalised junior football pitches on this existing primary school playing field. The plans show that potentially a mini 7v7 and mini 5v5 football pitch could be accommodated on site. As the site is already flat no re-profiling would be necessary, however drainage would be required at a cost of approximately £20,500. A small toilet block would also be required to serve the pitches at approximately £10-£15,000.

Salterton Road (E9 and E16)

2D.27 STRI were required to produce a plan showing the delivery of football, rugby and/or cricket pitches of a range of sizes on sites E9 and E16 combined. The plans show that potentially 2x adult 11v11 and 1x youth 9v9 football pitches could be accommodated on site together with a clubhouse and car parking, however equally this could be 2x senior rugby and 1x midi rugby pitches. The site is too narrow to fit a cricket ground on the site considering the re-profiling that would be required as part of this. The site has a pronounced slope which would require significant re-profiling in order to get flat plateaus on which to lay out sports pitches. The plans indicatively

show how significant the cut and fill would have to be to accommodate these plateaus. Unfortunately only a 2D survey existed for this site and so more accurate cut and fill CAD modelling was not possible, however it gives a good idea of the extent that might be required in this location.

2D.28 Indicative costs for this work would be approximately £240,000 for the pitches and a further £340,000 for the clubhouse and car parking.

Land north-west of Courtland's Cross (E11)

2D.29 STRI were required to produce a plan showing how senior rugby or adult football pitches together with clubhouse and car parking taking access off a potential new roundabout on the A376 could be delivered. The plans show a total of 4x senior rugby pitches and 1x midi rugby pitch capable of being accommodated on the site together with clubhouse, car parking and access road. Senior rugby pitches are the largest pitch type for either rugby or football so this shows that if a different range of rugby or football pitch types were required then they could probably be accommodated. A reasonable amount of re-profiling would be necessary to create three separate platforms on which to lay out the necessary pitches. The plans show indicative areas for potential tree planting to help with screening the impacts of the site on the wider landscape and in particular the National Trust owned and Grade 1 Listed A La Ronde on Summer Lane just to the south-east of the site..

2D.30 Indicative costs for this work would be approximately £435,000 for the pitches and £725,000 for the clubhouse and car parking. The access road would probably cost in the region of £50,000.

Land north of Hulham Road (E12)

2D.31 STRI were required to produce a plan showing how a range of football pitch sizes and potentially a cricket square could be accommodated on this site. An option was developed including 2x youth 11v11 football pitches overmarking the outfield of an 8x wicket cricket ground in the western field with 1x mini 7v7 and 3x mini 5v5 pitches in the eastern field, however the platform for a minimum size cricket outfield would have extended beyond the boundaries of the site and resulted in unacceptable loss of hedgerows and trees. Therefore the cricket pitch was dropped from the plans to show simply 2x youth 11v11 pitches in the western field. The site is not large enough to accommodate more than a single adult football or senior rugby pitch. A significant amount of cut and fill re-profiling would be required on this site in order to create level platforms for the laying out of pitches.

2D.32 Indicative costs for this work would be approximately £267,000 for the pitches and £650,000 for the clubhouse. However, STRI have separately advised that if only the western field were developed for sports pitches then the cost of the pitches would reduce to approximately £160,000.

Land opposite the Archery Club (E19)

2D.33 STRI were required to produce a plan showing how a range of football and/or rugby pitch sizes and potentially a cricket ground could be accommodated on this site. The plans show two senior rugby pitches laid out end to end on a north-west to south-east axis with significant cut and fill no room for any further smaller pitches. It would not be possible to fit senior rugby or adult football pitches laying side by side on-site on a north-east to south-west axis due to the narrow nature of the field and the more

significant cut and fill that this would require. It may be possible, however to accommodate potentially up to three youth 11v11 football pitches or more smaller junior football or rugby pitches on that orientation.

- 2D.34 Plans were also required to consider where a clubhouse and car parking could be delivered if necessary on this site. If possible the hope would be to accommodate any additional changing and car parking on the existing Withycombe Common pitches site (EA) due to the landscape sensitivity of this site, however, if necessary, the plans show these being potentially possible at the north-western end of the site. If they aren't required then there may be additional space for other pitches depending on the preferred layout.
- 2D.35 Indicative costs for this work would be approximately £244,000 for the pitches and £365,000 for the clubhouse and car parking.

Step E – Basic sustainability and suitability assessment

- 2E.1 In addition to understanding whether it is technically feasible to deliver pitches on sites and what pitches might be able to be accommodated on them, it is key to assess the basic sustainability and suitability of the sites to host sports pitches. Essentially this means conducting a basic policy test and considering a number of pros and cons for each of the sites.
- 2E.2 The policy context for delivering sports pitches at Exmouth is set out in the introduction to this strategy. These are the key policies and the key guidance that any new sports pitch proposal at Exmouth will need to be considered against. Some policies will apply to some sites and not others, whilst other policies will apply to all.
- 2E.3 The full basic sustainability and suitability assessment for each relevant site can be found at Appendix 6, however, the section below discusses the key issues at hand for each site, makes conclusions about their suitability and sustainability in planning terms and recommends whether pitches should be delivered on sites or not. All potential new sites have been assessed. Existing pitch sites are automatically considered to be appropriate for simply grass pitch provision.
- 2E.4 It should be noted that this assessment and recommendation in this strategy is not a substitute for planning permission and does not prejudice the formal consideration of any submitted application taking into account the comments and views of any statutory consultees, interested 3rd parties, policies laid out in the East Devon Local Plan (as well as other policy guidance), and the views of the Service Lead - Planning and the Chairman and Development Management Committee.
- 2E.5 Following the site by site assessments, the various costs involved with delivering each site are compared and sport by sport and overarching conclusions are made explaining why pitches should be delivered on specific sites. This is followed by a table setting out the draft recommendations and explanation of how they meet the requirements for sports pitches in Exmouth to 2024.

General Environmental Health comments

- 2E.6 When consulted, the Council's Environmental Health team gave some general advice that would apply to any new site regarding floodlighting, hours of use, dogs, and drainage outfall:
- Lighting – It is always possible to design, install and maintain lighting so that it does not overspill into gardens or cause nuisance through windows. What needs to be achieved is to conform with the Institute of Lighting Engineers standards for the avoidance of light pollution – this is not the same as just achieving illumination levels which is what designers usually do.
 - Hours – all weather pitches provide important extra time for exercise and this can only be welcomed. We see elsewhere that evening hirings usually end at 9pm or 10pm at latest. At this time both the noise level dies down and the lighting is switched off. The use therefore does not encroach on the night hours of 11pm to 7am. There will be some people noise but the impact of this should be balanced against the health and well-being benefit of providing better facilities over longer hours.
 - Dogs – I strongly recommend that dogs are prohibited from all playing pitches from the outset. This is easier where the pitches are fenced and a nearby alternative for dog walking off lead is preferable, but we can help with this in

due course. Any pitches which are leased to private clubs and the like can be subject to their own rules and enforcement.

- Drainage of the pitches is of course essential and again care must be taken where the pitches are on previously developed land. All drainage must go to a suitable running outfall and this must be evaluated if not already in significant use – it would not be appropriate just to assume that a nearby dry ditch is in a fit state to accept piped run-off. We are also happy to help with this too if you wish us to look at specific sites.

St. John's Road (E1)

2E.7 As an existing but underutilised playing field site in Council ownership, located within the urban area, outside of landscape and biodiversity designations and easily accessible this is an obvious site with potential for sports pitches. However, it could only accommodate a maximum of 1x senior rugby pitch and 1x midi rugby pitch and would need to be subject to continued informal use by the community as it is an open access site at present. The site already is already designated as a dog exclusion area, however the site is frequently used by dog walkers. If the site were to be brought into formalised pitch use then the dog ban would need to be actively enforced in order to avoid fouling on the playing surface for the health and safety of players. Whilst the site is only small in comparison to some of the sites being considered (and therefore only able to accommodate a few pitches), its location and underutilised existence make it impossible to ignore as an option.

2E.8 Careful design and implementation of plans would be required to avoid or mitigate detrimental impacts to bats or badgers and the amenity of neighbouring residents. The presence of bats and badgers plus the fact the facility should remain open for casual/informal use means that even if such a facility could be accommodated it is not necessarily the most appropriate location for a floodlit 3G AGP despite being within the urban area and less sensitive in terms of landscape impact in comparison to Greenfield sites.

Recommendation

2E.9 The site should be utilised for sports pitches with the potential to accommodate 1x senior rugby pitch and 1x midi rugby pitch plus clubhouse and car parking on site.

King George's Field (E3)

2E.10 The location within the urban area, and ease with which this existing playing field site could be brought into use as well as its location directly adjacent Exmouth Town FC make it an attractive prospect for youth pitch provision. The site is only capable of accommodating a single youth football pitch, which would generally mean that it would not be seen as a sustainable or viable option, however, its location directly adjacent to Exmouth Town FC who have increased their youth team capacity in recent years and indicated that they would like to increase youth teams further and have a womens team in years to come if they had access to more pitches. That being the case, delivery of a youth football pitch in this location could enable the club to meet some of these aims.

2E.11 As an existing public playing field it would not be reasonable to withdraw the facility from public use and so any new pitch on this site would have to be shared with informal use. The site is already subject to a "dogs on lead" order and it would be important that this was adhered to in order to avoid fouling on the playing surface for the health and safety of players.

Recommendation

2E.12 The site should be utilised for sports pitches with the potential to lay out a single youth 9v9 football pitch to accommodate the aspiration for additional youth teams of Exmouth Town FC. Sports pitch drainage should be installed in due course but it would be possible to bring the pitch into use immediately (subject to appropriate leases/licences) without drainage if need be.

Littleham Primary School (E4)

2E.13 Littleham Primary School playing field offers a useful opportunity to provide junior football pitches for use by the school and the community so long as access can be gained via the adjacent proposed Plumb Park housing development. This provision could be made through a relatively small investment, help to avoid use of high quality agricultural land and land of higher nature or landscape sensitivity, and provide sports pitches local to a growing part of the town in line with development.

2E.14 However, the site can only really accommodate a single youth 9v9 and mini 7v7 and as such limits the number and age of teams able to use it in a location that is isolated from other pitch facilities (which would restrict progression to higher age groups). In addition to this, delivery is reliant on the adjacent housing site coming forwards. The outline planning permission for Plumb Park (13/0297/MOUT) recently expired, however the site was previously allocated by the Local Plan and is within the Built-up Area Boundary and as such likely to come back in for consideration. Other sites exist with similar or less harm to the landscape and neighbouring amenity that potentially enable a wider range of users and which would not be dependent on a housing site coming forwards including St. John's Road and King George's Field and Brixington Primary School (however this site is smaller). Other large Greenfield sites also perhaps are more appropriate to meet the strategic needs of Exmouth than small isolated facilities like this despite potentially having a greater landscape and biodiversity impact.

Recommendation

2E.15 Do not progress for delivery of sports pitches unless suitable arrangements can be secured through future planning applications for Plumb Park and other more strategic provision is not delivered. Potentially, if the school want to progress independently then this would be supported.

Brixington Primary School (E7)

2E.16 Brixington Primary School playing field offers a useful opportunity to provide junior football pitches for use by the school and the community. As a site within the urban area with high sustainability credentials and low costs for implementation this site may be considered as a good option. However, it is only capable of accommodating 1x mini 7v7 and 1x mini 5v5 football pitches. As such it is unlikely to appeal to many clubs as they would have to lease out multiple sites to deliver their full age range of teams. Other large greenfield sites are perhaps more appropriate to meet the strategic needs of Exmouth than small isolated facilities like this despite potentially having a greater landscape and biodiversity impact.

Recommendation

2E.17 Do not prioritise progress with this site unless more strategic provision is not deliverable. Potentially, if the school want to progress independently then this would be supported.

Salterton Road (E9 and E16)

- 2E.18 Salterton Road is an easily accessible site directly adjacent to the Built-up Area Boundary (BuAB) capable of accommodating 2x adult 11v11 and 1x youth 9v9 football pitches or 2x senior and 1x midi rugby pitches. However, it is located within the AONB and Coastal Preservation Area as well as being on Grade 1 agricultural land. The extent of the cut and fill that would be required to deliver pitches in this location could have significant detrimental impacts on and undermine the purpose of the AONB and Coastal Preservation Area. Whilst, potentially a clubhouse and car parking could be delivered in the part of the site accessible off of Capel Lane (which would likely be a little less sensitive in landscape terms), if built facilities were required adjacent the Mountain Farm access as shown on the potential site plans produced by STRI then this could cause further significant landscape impacts.
- 2E.19 Potentially the site could accommodate the additional pitch requirements for Exmouth RFC if they retained 2x senior pitches at the Imperial Ground and just required additional pitches. However, these could potentially be delivered in a less sensitive location with similar sustainability credentials at Courtland's Cross (E11) subject to appropriate mitigation. The required football pitches could be accommodated at Hulham Road (E12) which is less sensitive in landscape terms and well related to a key area of housing growth for the town. That being the case it is considered that alternative sites are better placed to provide pitches with less landscape impacts and similar sustainability credentials.

Recommendation

- 2E.20 Do not progress for sports pitch provision

Land north-west of Courtland's Cross (E11)

- 2E.21 Courtland's Cross is a sensitive location in terms of landscape impact (Coastal Preservation Area, proximity to and setting of A La Ronde, Green Wedge), archaeological interest, and high quality agricultural land. Despite this, it is the only site in and around Exmouth that has the potential to host up to 4x senior and 1x midi rugby pitches. Whilst Salterton Road (E9/16) could potentially accommodate 2x senior and 1x midi rugby pitches it is within the AONB, also on Grade 1 Agricultural Land and would have more significant landscape and biodiversity impact due to the significant re-profiling necessary. Hulham Road (E12) could not accommodate senior rugby pitches due to its width and particular constraints relating to hedgebank retention. Opposite the Archery Club (E19) could potentially take two senior rugby pitches but this would be on a site that is less sustainable in terms of location and potentially more sensitive in terms of landscape and would mean that further midi rugby pitches would be required on another site elsewhere. That being the case, there has to be an element of balance considered in this location.
- 2E.22 In landscape terms, for any pitches (but especially ancillary facilities) to be located here, particular care must be given to design and placement of facilities within the site to minimise the impact on the setting of A La Ronde, views of the site from across the estuary and from within Exmouth, and to ensure the Green Wedge between Exmouth and Lympstone is not compromised. The site is in a prominent location above the Exe Estuary visible from the opposite side of the estuary and to an extent from public vantage points such as the Imperial Recreation Ground in Exmouth town centre. Delivery of sports pitches and ancillary facilities in this location should not detract from the undeveloped/open nature of the landscape. Any clubhouse and car parking should be ideally located out of view from the sea and estuary so as to protect those values and otherwise be of outstanding landscaped

quality so as to add to the landscape rather than detract from it. The site forms part of the wider context and setting for the National Trust property and Grade 1 listed A La Ronde on Summer Lane to the south-east of the site. Delivery of pitches and ancillary facilities here should not detrimentally impact on A La Ronde. Potentially this could be mitigated by strategic landscaping, high quality landscaped built facilities (e.g. green roof and grasscrete parking area) and screening through planting so long as views out from A La Ronde are not compromised. Minimising the re-profiling of land to create flat platforms may help with landscape impact. Whilst meeting Sport England / RFU standards for pitches is important to lever in external funding, it may be possible to be slightly outside crossfall standards to reduce the landscape impact and still be eligible for funding if this is the only suitable location. Moveable / collapsible goal posts could also help in this regard when the site is not in use.

- 2E.23 As the site has potentially high archaeological interest a programme of archaeological works would need to be carried out as part of the development. This could increase costs but should not necessarily stop development from going ahead unless other suitable sites exist. No other sites are suitable or capable of accommodating multiple senior rugby pitches.
- 2E.24 The site is also on high quality agricultural land (Grade 1). Ideally Grade 1 agricultural land should not be developed and retained for use in agriculture as the best and most versatile land around, but again no other sites exist that are more suitable or capable of accommodating multiple senior rugby pitches.
- 2E.25 The site currently has poor accessibility along Courtland's Lane and if this had to be relied upon for delivery of pitches here then the site would not be suitable. However, it is intended for a new roundabout to be located on the A376 immediately adjacent the site to accommodate the completion of Dinan Way. If access could be taken from that roundabout (which consultation with the Local Highways Authority appears to suggest it could) then that makes this site suitable. It is proposed to bring forward SANGS (Suitable Alternative Natural Green Space which mitigates for the impact of development on the Exe Estuary and East Devon Pebblebed Heaths) for the Exmouth area on land between the Dinan Way extension and Summer Lane. This will include walking and cycling routes that could link the Courtland's Cross site in to the proposed Exmouth Valley Parks cycle trail and residential areas where users will come from improving the sustainability of this site which is already situated on the edge of the urban area and accessible by bus.
- 2E.26 The landscape sensitivity of this site would completely rule out floodlights and additional built facilities such as covered stands or potentially perimeter rails. For this reason, this site (nor any other in and around Exmouth) would be suitable for the entire relocation of Exmouth RFC who require all three of these elements for their main first XV pitch. Therefore it would be important to retain the existing senior rugby pitches at the Imperial Ground (EF) and for this site to then accommodate the rugby needs of youth teams, senior teams not requiring these elements and club training not requiring floodlights. As the site would only therefore be necessary to deliver the additional pitches required for Exmouth RFC (2x senior rugby and 2x midi rugby pitches), the site could be shared with either Withycombe RFC who require additional rugby pitches (although this might be unpalatable) or Lypstone FC who require 2x adult 11v11 football pitches.
- 2E.27 The Courtland's Cross site is situated within Lypstone parish rather than Exmouth parish. Lypstone FC are currently looking for a site to accommodate their pitch needs (2x adult football pitches). The site has the capacity to accommodate 2x adult 11v11 football pitches in addition to 2x senior rugby pitches and 1x midi rugby pitch,

although the second midi rugby pitch required for Exmouth RFC would need to overmark one of the football pitches and suitable sharing arrangements agreed between the clubs.

- 2E.28 One constraint of the site is the fact that there are a number of powerlines crossing it in the western, eastern and northern fields. In order to lay out sports pitches on these fields the lines would have to be diverted or undergrounded and this would be at significant cost. Initial consultation with Western Power Distribution has identified that it may cost in the region of £59,000 to do this. This would be a worst case scenario assuming undergrounding of lines around the edges of the pitches. If more direct routes or simply diversion of overhead cables were possible then this could reduce costs significantly. The undergrounding (or potentially diversion) of powerlines in this location could potentially help to enhance the landscape setting of A La Ronde by clearing the skyline of these lines.
- 2E.29 It is understood that the owners of the Courtland's Cross site have aspirations for housing on this site and have explicitly stated that they would not be willing to sell or lease the land for use as sports pitches. That being the case, a Compulsory Purchase Order (CPO) would be expected to be required to bring this site forwards. Planning applications for housing development have been refused on this site on three occasions with one of those decisions being upheld on appeal in 2012. Since then the Council has adopted its Local Plan which does not provide for housing in this location. All of the above mentioned constraints relating to landscape, archaeology, agricultural land and access would apply to any development in this location whether it is for pitches or housing. However, housing is capable of being delivered on other less sensitive sites within and around the town, whereas this report shows why there is no other reasonable site or option suitable for additional rugby pitch provision to meet the needs of Exmouth RFC.

Recommendation

- 2E.30 New sports pitches should be delivered on this site comprising of 2x senior rugby pitches 2x adult football pitches and 1x midi rugby pitch plus carefully designed and minimal clubhouse facilities and car parking taking access off the proposed new roundabout on the A376.

Land north of Hulham Road (E12)

- 2E.31 Hulham Road is a good site for sports pitch development in that it is adjacent to one of the key housing sites for Exmouth over the next 15 years and has potential to be easily accessible as a result of that. It is relatively well screened so would have a fairly limited localised landscape impact and is just about large enough to accommodate a number of football pitches with a good range of sizes for different age ranges. Having said that, the site has some clear constraints in the form of established hedgebanks and mature oak trees with the associated presence of bats and dormice.
- 2E.32 In comparison to other large strategic Greenfield sites that are being considered the site is not in the AONB, Green Wedge or Coastal Preservation Area. The site is less sensitive in terms of wider landscape impact than many due to its well screened nature, although local landscape impact is key with regards to hedgebanks. The site is also relatively easily accessible with only minor improvements needed to foot and cycle links in conjunction with the proposed adjacent housing and employment site. The site is on Grade 3 agricultural land in comparison to sites E11 and E9/16 which are on Grade 1. The site does have some archaeological interest, however this could be mitigated through a programme of on-site archaeological works.

- 2E.33 The site is not large enough to accommodate multiple rugby pitches and so only football and cricket were considered here. Initially it was hoped that the site could accommodate two full size adult football pitches in the western field with a cricket square laid out between them, however the platform that these pitches would have required would have extended into the hedgebanks which would have meant they would need removing and this would not be acceptable in this location. The STRI proposed plans show 2x U15/16 youth 11v11 football pitches in the western field with the cricket square removed. The platform for these pitches could still potentially have impacts on the tree root protection zones of the trees and hedgerows but this would need to be considered at a more detailed stage of planning. The STRI Stage 2 report sets out how the impacts could potentially be reduced through reduction to U13/14 youth 11v11 football pitches instead. Another option would be to accept crossfalls on the pitches that exceed Sport England/FA standards which could then reduce the required cut and fill but retain the larger format pitch which could cater for a wider range of ages and potentially even occasional adult matches if necessary.
- 2E.34 Provision of 2x youth 11v11 pitches, 1x mini 7v7 pitch and 3x mini 5v5 pitches would provide a good range of pitch sizes to meet much of the outstanding demand set out in the PPS. In combination with proposals for other sites in the town all of the football needs of the town could be met and potentially even exceeded when utilising this site. Potentially, if other pitches were accommodated elsewhere, then pitches could be delivered in just the western field of this site and still provide a decent uplift in pitch provision for the town. In this case, instead of 2x youth 11v11 pitches it may be possible to accommodate 1x youth 11v11, 1x mini 7v7 and 2x mini 5v5s on roughly the same footprint.
- 2E.35 The owners of Hulham Road have not responded to previous approaches regarding the availability of this site. Therefore it is not known whether the owner is open to the idea of selling or leasing the land for use as sports pitches. It may be that CPO would be required in this situation if the landowner were unwilling, however until interest has been gauged it is not known.

Recommendation

- 2E.36 New sports pitches should be delivered on this site comprising up to 2x youth 11v11, 1x mini 7v7 and 3x 5v5 mini football pitches with associated clubhouse and car parking. It will be important to secure appropriate footpath and cycleway improvements as part of proposals for this site and the adjoining Goodmore's Farm site.

Land opposite the Archery Club (E19)

- 2E.37 The land opposite Exmouth Archery Club is poorly located in terms of foot and cycle access by Exmouth residents and would only be accessible by private car. In addition to this it is in a prominent location that is highly visible from around Exmouth including from the Imperial Recreation Ground from where it clearly forms part of the context and setting of the AONB making it particularly sensitive to change in landscape terms and in close proximity to the East Devon Pebblebed Heaths. Having said that, the site is located directly opposite an existing sports hub site at Withycombe Common (EA) and there could be clear co-location benefits of this, the land is of lower grade agricultural value (Grade 3) in comparison to some of the other Greenfield options, and there would be no anticipated archaeological impact. That being the case there are a number of benefits and disbenefits to delivering sports pitches in this location.

2E.38 The site, whilst reasonably large is not able to accommodate as many pitches as may first appear due to its significant slope. In order to deliver Sport England compliant gradients on the pitches they would need to be delivered on a NW-SE axis meaning that a maximum of two senior rugby pitches (or adult football pitches) could be delivered on site without causing loss of or damage to established hedgerows which are of biodiversity and landscape importance. In terms of rugby the site could provide enough pitches to meet the additional grass pitch needs of Withycombe RFC (1x senior and 1x midi rugby pitch), but could not meet the additional demands of Exmouth RFC who would require more space (2x senior and 1x midi rugby pitches). However, the demands of Withycombe RFC could be met at St. John's Road (E1) which is located within the urban area and with limited constraints in comparison. The site could potentially take two adult football pitches or a few youth and mini football pitches though due to the direction of the slope could not necessarily provide as much or as many as Hulham Road (E12) which has lower landscape sensitivity and would be much more easily accessible owing to its location adjacent to the Goodmore's Farm housing site.

2E.39 Unlike many of the sites being considered, the landowner has stated that they would be interested in selling/leasing the site for sports pitches. However, considering the sensitivity of the site and its constraints plus the poor accessibility by foot, bike and public transport and the ability to deliver similar or better provision on other sites that are less sensitive it is therefore unlikely that this site would be deemed appropriate for pitch provision.

Recommendation

2E.40 Do not progress for delivery of sports pitches in this location.

Withycombe Common pitches (EA)

2E.41 The existing Withycombe Common pitches site is located far out of town, within the AONB and in close proximity to the East Devon Pebblebed Heaths. In hindsight it is perhaps a less than perfect location for sports pitches in sustainability and suitability terms, and if being proposed as a new site through this process now it would likely score quite poorly. However, it is an existing site and it hosts some of the best quality local authority owned and managed sports pitches in the district if not the county. The site currently accommodates 2x adult 11v11, 1x youth 9v9 and 2x mini 5v5 football pitches alongside a clubhouse and car parking. There is no space left within the site to accommodate additional football pitches, though if necessary the layouts of pitches could be reviewed to provide a different mix of provision. Considering the fact that the mini 5v5 pitches in particular are much narrower than guidelines recommend, and additional mini 5v5 pitches could be delivered at Hulham Road, it would make sense to convert these two pitches into a single mini 7v7 pitch.

2E.42 The site currently has parking issues due to the fact that all users have to drive to the site. Potentially the additional car parking may be able to be accommodated on site but it would be hoped that by providing more football pitches on other sites and them being in closer proximity to the town these issues might be reduced somewhat. If necessary, the options for expanding car parking at the site could be explored in due course.

Recommendation

2E.43 Consider expanding car parking provision within the site to meet existing user demands.

Exmouth Town FC (EB)

2E.44 Exmouth Town FC’s site is located fairly close to the town centre and within the floodplain. The site is a single pitch site which caters for two adult and one youth team currently but the club have aspirations to increase their youth provision and establish a womens team in the future. The STRI Stage 1 report identifies that increased/improved maintenance could help to increase pitch quality here. The site is directly adjacent to King George’s Field (E3) and recommendations to lay out a youth 9v9 pitch on that site could help to reduce the demands on this site and subsequently improve its quality.

Recommendation

2E.45 Improve maintenance in combination with recommended new youth pitch on adjacent King George’s Field (E3).

Former Rolle College Playing Fields (EC)

2E.46 The former Rolle College playing fields are a relatively central sports pitch site located outside but adjoining the Built-up Area Boundary on land just above the floodplain, outside of the AONB and Coastal Preservation Area and on land designated as “urban” in agricultural land classifications. The STRI proposed plans show that potentially, it could accommodate 3x adult 11v11, 1x mini 5v5 and 1x mini 7v7. As an easily accessible, already flat, existing pitches site within Exmouth, outside of the AONB and the Coastal Preservation Area and fairly well screened, the site is clearly more appropriate for sports pitch provision than any of the potential new Greenfield sites. It is therefore important to maximise use of the site for sports pitches considering the wider needs highlighted by this report and the PPS. If the site was maximised for sports pitches then that would potentially negate the need to find additional greenfield sites to accommodate Exmouth football demands.

2E.47 The site was made available to Exmouth United FC for a number of years until 2014 at which point the owners forced the club to move and subsequently the pitches have been withheld from the community. The landowners had previously been interested in this land being made available for the potential relocation of Exmouth Rugby Club but the site was not viable for purchase from the landowner and could not easily accommodate all of the needs of the Rugby Club. Consequently, this opportunity was not pursued. The site is now subject to a current planning application (16/0787/MOUT) proposing residential development on the upper plateau and slightly enhanced pitch provision consisting of 1x adult 11v11, 1x youth 11v11 and 1x mini 5v5 football pitches plus a new enhanced clubhouse on the lower plateau. Critically this application proposes to bring the pitches back into community use.

2E.48 Considering the Council has previously sought to purchase the site for sports pitch uses and this proved to be unviable, the best way to retain and enhance the existing provision on site may well therefore be to allow for some development on site. However, considering this would frustrate the ability to deliver the maximised facilities on site as explained above, to be acceptable in terms of policy RC1 it would be reasonable to require the pitches being provided to be up to FA performance quality standards, as well as a suitably enhanced clubhouse and contributions towards delivering the quantum of pitches that aren’t able to be delivered on site elsewhere.

STRI Plans	16/0787/MOUT
3x adult 11v11 @ 106mx70m = 22,260m ²	1x adult 11v11 @ 106mx70m = 7,420m ²
1x mini 7v7 @ 61mx43m = 2,623m ²	1x youth 11v11 @ 97mx61m = 5,917m ²
1x mini 5v5 @ 43mx33m = 1,419m ²	1x mini 5v5 @ 43mx33m = 1,419m ²

TOTAL = 26,302m² of pitch space	TOTAL = 14,756m² of pitch space
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2E.49 The table above shows the difference in pitch areas between the plans produced by STRI and that being proposed by the developers is approximately 11,546m². Using the costings included in the Open Space Study (£21.00 per square metre) this would equate to a potential contribution of £242,466 excluding land costs. It should be noted that this is solely a consideration of how the pitches could best be delivered on site and is not a reflection of whether or not the mentioned planning application is acceptable or not.

Recommendation

2E.50 Allow for loss of part of the site for enabling development so long as the retained pitches are enhanced appropriately and made available to the community in perpetuity, enhanced clubhouse facilities are provided and a contribution of £242,466 is made towards the provision of those pitches that could otherwise be accommodated on site elsewhere.

Warren View (ED)

2E.51 The existing Warren View pitches site is located within the urban area of Exmouth, close to the Exe Estuary in a location that is easily accessible and outside of the AONB and Coastal Preservation Area. The site is currently in fairly poor condition and in need of improvements to both the pitches and built facilities on site but it could potentially be an excellent small sports pitch hub. Clearly, continued use of the site for sports pitches is sustainable and suitable. The site currently consists of a small adult 11v11 and youth 11v11 football pitch plus a small floodlit training area. STRI have produced plans showing either improvement and expansion of the existing grass pitches or provision of a 3G AGP on the northern part of the site. The site's proximity to the Exe Estuary (with its various environmental and biodiversity designations) and the fact that it can be viewed from across the estuary mean that the site could potentially be quite sensitive to the provision of a floodlit 3G AGP. Whilst small floodlights for the grass training area already exist on-site, the lighting columns for a 3G facility would be much taller and brighter and there would be more of them. Therefore, other less sensitive locations might be more appropriate for this provision.

2E.52 Drainage improvements to the northern area would allow for the formal laying out of 2x youth 11v11 pitches in this part of the site and would be beneficial. STRI also produced plans to show the expansion and slight relocation of the main adult pitch on the southern part of the site, however the anticipated costs of this work would outweigh the benefits and so it does not seem valuable to proceed with this part of the project.

Recommendation

2E.53 Install appropriate sports pitch drainage systems to enable the formalisation of two youth 11v11 pitches on the northern part of the site.

Exmouth Cricket Club (EE)

2E.54 Exmouth Cricket Club is an existing pitch site located near the town centre. Currently the site hosts 15x grass wickets, 1x artificial wicket and junior football pitches overmarking the outfield. The site is flat and well drained due to the sandy nature of the soil in this location and so no works would be required in order to continue with the provision of a fully functioning cricket ground with junior football pitches

overmarking the outfield. However, the PPS has an aim to consider locations for a potential second cricket ground to serve the Exmouth sub-area by 2024 and the assessments above indicate that there are no such sites close to Exmouth town that would be suitable or capable of accommodating this requirement. That being the case, it will be important to preserve and enhance the existing capacity at Exmouth Cricket Club and so provision of junior football pitches in the outfield is probably not a suitable long term solution.

Recommendation

2E.55 Retain and enhance the existing cricket provision on site but resist the overmarking of any winter sports pitches over the outfield as a long term solution to pitch demands in Exmouth.

The Imperial Ground (EF)

2E.56 The Imperial Ground is the existing home of Exmouth RFC, situated in the town centre in an easily accessible location on a former landfill site adjacent to the Exe Estuary. The site currently hosts 2x senior rugby pitches, 1x midi rugby pitch, a running track, grandstand and clubhouse. The second XV pitch adjacent to Langerwehe Way is floodlit. The site clearly has sustainability credentials, being located so centrally and already having floodlights, however the rugby club requires access to additional pitches now and this demand will only increase in years to come. The only site large enough to take all of Exmouth RFC's requirements in close proximity to the town is Courtland's Cross (E11), however as previously explained, the site would not be a suitable location for floodlights, covered stand or perimeter rail and would only be able to host minimal clubhouse facilities. This being the case it will be important to retain at least 2x senior rugby pitches at the Imperial Ground for use by Exmouth RFC. Potentially it may be possible to rotate the pitches 90 degrees and then have room for some regeneration development on site but of key importance is the fact that the club should retain their main floodlit pitch on this site.

Recommendation

2E.57 Retain and enhance 2x senior rugby pitches on site (one of which should be floodlit).

Raleigh Park (EG)

2E.58 Raleigh Park is the existing home of Withycombe RFC, situated just off the bottom of Hulham Road in an easily accessible location adjacent to Exmouth Community College and Exmouth Tennis and Fitness Centre, outside of the AONB and Coastal Preservation Area. The site currently hosts a single senior rugby pitch, covered stand and clubhouse and has a small floodlit training area. Withycombe RFC require access to additional pitches and the site is not capable of accommodating any further grass pitches. The club in conjunction with their neighbours at Exmouth Community College have proposals to convert the grass surface into a World Rugby 22 compliant 3G AGP. This report considers whether this is the most suitable and sustainable location for such a facility. Clearly the site has significant sustainability credentials, being located within the urban area and directly adjacent to the community college and tennis centre. A 3G AGP would require floodlights to be fully utilised and viable financially. In terms of landscape sensitivity, this site is the least sensitive out of those considered for such provision (this site, Warren View (ED), and St. John's Road (E1)) due to its location that bit further away from the Exe Estuary, the fact that it is well screened by existing development and vegetation, and the fact that it is located on land which slopes in a south-easterly direction away from the estuary rather than towards the estuary the site is potentially less sensitive than Warren View. The site may have potential for bat foraging along its northern and eastern boundaries,

however, is probably less sensitive in this regard than St. John's Road. In addition, St. John's Road is a publicly accessible playing field whereas Raleigh Park is only accessible to the rugby club and community college. So, by providing a 3G AGP which would have to only be available to users through a booking system, delivery at Raleigh Park would not be interrupting any community access. Location adjacent to the community college and tennis centre also allows for full utilisation of the facility during week days thereby maximising usage and viability, and provides a potential means for managing bookings and maintaining the facility.

Recommendation

2E.59 Install a floodlit World Rugby 22 compliant 3G AGP at Raleigh Park.

Sports

Football

- 2E.60 The PPS identifies a need for multiple new football pitches of various sizes to cater for different age groups by 2024. It does not, however, attribute those needs specifically to individual clubs, though through interrogation of the supporting evidence it is possible to see which clubs may need access to more facilities. This evidence suggests that of the existing football clubs in Exmouth, the most likely clubs to need additional pitch provision in future years are Exmouth United FC and Exmouth Town FC. Lypstone FC are also in need of a new ground capable of catering for all ages. In addition to this, in a town the size of Exmouth, new teams are likely to emerge as additional pitch provision is made and the population grows.
- 2E.61 Exmouth Town require additional space for their youth sides and training to take the pressure off the main adult pitch. This can effectively be delivered on King George's Field (E3) which directly adjoins their current home ground. The sustainability credentials of this are obvious, though with the field currently being an open access playing field it would have to remain as such with the club getting nominated use of it at certain times.
- 2E.62 The PPS specifically protects the Former Rolle College playing fields (EC) and aims to bring the site back into use with the best range of pitches possible. Exmouth United previously played at the Former Rolle College site but have been fairly nomadic for the last few seasons since being forced to leave the site by the owners. However, it is understood that they are now in talks with the owners as potential users of the site if it is brought back into as per the current planning application (16/0787/MOUT). This would provide the ideal site for the club so long as a good range of pitch sizes for different age groups can be provided.
- 2E.63 Beyond this, the need for new football pitches is more strategic and to accommodate future growth than any specific Exmouth teams. As shown on STRI's plans there is room for an additional youth 11v11 pitch at Warren View (ED), which, as this is an existing pitch site that is in need of enhancement/improvement, it would be appropriate to deliver on. Alternatively a mini 7v7 and mini 5v5 could be provided instead of an additional youth 11v11 here. Whilst potentially the smallest format pitches that are required could be delivered on primary school sites within the town (E4 and E7), these would be relatively isolated facilities and could potentially not be available as much or as often as facilities outside of school grounds. In addition, an adult 11v11 and youth 9v9 pitch could be delivered at St. John's Road (E1), however this site would perhaps be more suitable to accommodate the needs of Withycombe RFC.

2E.64 The Former Rolle College playing fields potentially could accommodate more pitches than those being proposed by the afore mentioned planning application. If the site were maximised for sports pitch use then this would potentially negate the need to deliver additional pitches on greenfield sites to meet Exmouth based demand as shown in the table below.

Site	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Withycombe Common (EA)	2		1	1	
Exmouth Town (EB)	1				
Former Rolle College (EC)	3			1	1
Warren View (ED)	1	2			
King George's Field (E3)			1		
TOTAL	7	2	2	2	1
Required by 2024	6(+2*)	3	1	2	1
Difference	+1(-1*)	-1	+1	+0	+0

*2 pitches required by Lypstone FC would potentially be in addition to the Exmouth requirements and would not be accommodated in this scenario – an alternative site would be required to accommodate Lypstone FC's needs.

2E.65 This would negate the need to deliver additional football pitches to meet Exmouth needs on new greenfield sites, however this would rely on being able to secure the maximisation of the Former Rolle College site which has previously been attempted and proven to be unviable. Lypstone FC would still require a site for new pitches elsewhere.

2E.66 Allowing for some development at the Former Rolle College site and providing additional pitches on a new Greenfield site(s) would perhaps therefore be a more deliverable option, however this would likely be at significant extra expense in which case securing contributions towards this provision from the developers of the Rolle College site will be important.

2E.67 Whilst Salterton Road (E9 and E16) could accommodate football pitches in an accessible location adjacent to the town, the topography of the site means that potentially it would be difficult to deliver the required number and range of pitches in this location. In addition to this, it is within the AONB and the level of re-profiling that would be required would likely be unacceptable within the AONB in such a prominent location. The land opposite the Archery Club (E19) could potentially accommodate some, but again, not all of the required pitch numbers or ranges due to the topography of the site. Whilst not in the AONB, the site clearly provides context and setting for the AONB and is highly visible from around Exmouth so only minimal re-profiling would likely be allowed limiting the capacity of the site. Whilst it could have valuable links with the adjacent Withycombe Common pitches site (EA), it is removed from the town and would encourage travel by car.

2E.68 This leaves Hulham Road (E12) and Courtland's Cross (E11) as potentials. Considering the need to accommodate senior rugby pitches somewhere as well and the fact that they could only realistically be delivered at Courtland's Cross, this leaves Hulham Road as the only site really capable of delivering the full range of additional football pitches required for Exmouth. This site would be immediately adjacent the Goodmore's Farm housing allocation which therefore also has close links with the additional residents of Exmouth that will need to be catered for. Only the western half

of site E12 would be required at this stage (to accommodate 1x youth 11v11, 1x mini 7v7 and 2x mini 5v5 pitches), but the eastern half could potentially be pursued for additional pitches in the future if necessary. If only the additional rugby pitch needs for Exmouth RFC are delivered at Courtland's Cross (which lies within Lypstone parish), then this would enable two adult football pitches to also be accommodated on the site for Lypstone FC. The table below shows how the full range of football pitch types required for Exmouth could be accommodated by 2024 if the preferred Greenfield sites were used and only the pitches proposed by planning application 16/0787/MOUT at the Former Rolle College playing fields were delivered.

Site	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Withycombe Common (EA)	2		1	1	
Exmouth Town (EB)	1				
Former Rolle College (EC)	1	1			1
Warren View (ED)	1	2			
King George's Field (E3)			1		
Courtland's Cross (E11)	2				
Hulham Road (E12) (western half only)		1		1	2
TOTAL	7	4	2	2	3
Required by 2024	6(+2*)	3	1	2	1
Difference	+1(-1*)	+1	+1	+0	+2

*2 pitches required by Lypstone FC would potentially be in addition to the Exmouth requirements and could be accommodated in this scenario at Courtland's Cross.

Cricket

2E.69 The PPS identifies a long term potential requirement for a second cricket ground to serve Exmouth. The only new greenfield sites large enough to potentially accommodate a new cricket ground would be Courtland's Cross (E11) and Hulham Road (E12). Salterton Rd (E9 and E16) and land opposite the Archery Club (E19) are both too narrow and harshly sloping for such provision to be possible. However, provision of a cricket square at Courtland's Cross would compromise delivery of the much more significantly required additional rugby pitches for Exmouth RFC and football pitches for Lypstone FC and would necessitate the removal of important hedgerows which are of key landscape concern. A layout of an eight wicket cricket square between the two youth 11v11 football pitches at Hulham Road was considered by STRI. However, it was shown that the extent of the cut and fill that would be required would necessitate the removal of the hedgebank and mature trees which line the borders of the site, which in this location are of key landscape concern. This being the case, there are no sites considered to be suitable for a second cricket ground within or in close proximity to Exmouth without what may be perceived to be unacceptable landscape and biodiversity impact.

2E.70 However, this demand was only a potential requirement by 2024 and as such the inability to locate a site for it at this stage is not necessarily an issue. It is worth noting that the existing Exmouth Cricket Club (EE) scored highly in Stage 1 for the co-location and overmarking of junior football pitches on the outfield. However, if no second cricket ground can be delivered then it will be important to ensure the ongoing quality of the existing ground is preserved and the capacity is not reduced through use by football or any other sports on a permanent basis into the future, thereby maximising the capacity of the site to accommodate cricket. It is also

important to note that this potential demand was for the Exmouth sub-area as a whole including Budleigh Salterton Cricket Club and Woodbury Cricket Club in addition to Exmouth. Budleigh Salterton Cricket Club are currently in the process of trying to find a new site for their replacement home ground, and it may be that this helps to resolve some of that future demand for an additional cricket ground by providing increased capacity in comparison to their current ground.

Rugby

- 2E.71 The PPS identifies that Exmouth RFC require a combined total of four senior rugby pitches and two midi rugby pitches to meet current and future demand. One of the senior rugby pitches would need to be floodlit and have a covered stand. Withycombe RFC also require a combined total of two senior rugby pitches and one midi rugby pitch with one senior pitch having a covered stand. In addition to this, there is a need for a World Rugby 22 compliant 3G Artificial Grass Pitch (AGP) to serve the needs of both clubs and other local football and potentially rugby clubs in the vicinity.
- 2E.72 The Council has for a number of years been trying to identify a site for the full relocation of Exmouth RFC to enable redevelopment of their current home ground (the Imperial Ground (EF)) which is located immediately adjacent to the town centre. The above analysis shows that Courtland's Cross is the only site capable of taking (almost) all of the demands of the club on one site, however, its landscape sensitivity means that floodlights and covered stand would be very unlikely to be approved on this site. That being the case, the most sensible arrangement would be to retain and enhance the existing two senior pitches at the Imperial Ground where a covered stand and floodlights already exist and provide for the additional pitches that are required (two senior and two midi) on a new site. Due to space and landscape constraints on other sites, the only site really capable of taking these additional pitches on a single site is again Courtland's Cross, although, if two adult football pitches were also being delivered here then potentially one of the midi rugby pitches would have to overmark an adult football pitch. There may be potential for the existing two senior rugby pitches at the Imperial Ground to be rotated 90 degrees and therefore leave some space for enabling development at the Imperial Ground to help improve the area in line with the Exmouth Town Centre Masterplan, whilst still providing the club with the number and quality of pitches it requires, albeit spread over two sites.
- 2E.73 Withycombe RFC and Exmouth Community College have for a number of years been working together towards delivering a World Rugby 22 compliant 3G AGP at Raleigh Park (EG). This would help to meet the needs of Withycombe RFC and the community college, but also other local clubs and schools. The PPS suggests that the best location for the 3G should be determined as part of this project considering all potential sites. Therefore, as part of this project Raleigh Park, Warren View (ED) and St. John's Road (E1) were all considered as potential locations for 3G AGP provision. As set out in the analysis above, Raleigh Park is considered to be the most appropriate location for this provision as it is the least sensitive in terms of landscape and biodiversity impact, is easily accessible and will allow for close links with the sports centre and community college. The 3G AGP will need to be available to multiple clubs and as such it would likely become unviable for the site to remain Withycombe RFC's home ground. Withycombe would be able to use the site, and could potentially be the prime users at match times, but the site would need to be available for all local clubs training needs to meet the demand.
- 2E.74 This being the case, a minimum of a single additional senior and midi grass rugby pitch would be required to meet Withycombe RFC's needs to 2024. These could be

delivered on a number of different Greenfield sites, but the most obvious site would be that which they have previously expressed an interest over at St. John's Road (E1). Whilst the STRI plans show an adult 11v11 and youth 9v9 football pitch fitting on the site, it would be possible to accommodate a senior and midi rugby pitch on site with some minor cut and fill adjustments. Use of this site would avoid the need to use further expensive and landscape sensitive Greenfield sites but would require the site to remain available for casual use by the public.

Overarching conclusion

- 2E.75 In terms of improvements to existing sites, the former Rolle College playing fields site (EC) should be brought back into community use and provide a minimum of 1x adult 11v11, 1x youth 11v11 and 1x mini 5v5 to an enhanced standard, new enhanced clubhouse provision and an off-site financial contribution towards the provision of the potential lost pitch space elsewhere. Warren View (ED) should have drainage installed across both pitch areas and an additional youth 11v11 pitch created on the northern area. The Imperial Ground (EF) should be retained and enhanced and Raleigh Park (EG) should be redeveloped into a World Rugby 22 compliant 3G AGP complete with floodlights and available to all local sports clubs and schools.
- 2E.76 Delivery of pitches on new sites within the town has obvious positives in terms of sustainability and financial expense. These benefits outweighing the potential negatives of using publicly accessible playing fields and otherwise having to seek additional Greenfield sites. That being the case St. John's Road (E1) should accommodate a senior and a midi rugby pitch plus clubhouse facilities and a youth 9v9 football pitch should be delivered on King George's Field (E3). It would not be worth pursuing community accessible pitches at Littleham or Brixington Primary Schools (E4 and E7) as a strategic priority, however if the schools wish to progress this independently then that would be supported.
- 2E.77 The delivery of 2x senior rugby, 1x midi rugby and 2x adult 11v11 football pitches plus minimal clubhouse and parking at Courtland's Cross (E11), whilst being in a sensitive location, would be possible so long as designed and implemented carefully.
- 2E.78 Assuming that all additional football needs can't be met at the Former Rolle College site then delivery of pitches at Hulham Road (E12) is potentially the least sensitive option for additional Greenfield football provision so long as they are designed and delivered carefully by respecting the existing hedgebanks and trees.
- 2E.79 Improvements to existing sites and sites within the town plus Courtland's Cross should potentially be progressed first as priorities, with Hulham Road being progressed in future years towards 2024. If, in future years additional pitches are required then the eastern half of Hulham Road could then also be brought forward.

Draft Recommendations

- 2E.80 The table below shows the proposed total pitch provision for Exmouth assuming that the recommendations of this report are implemented.

Site	Football	Cricket	Rugby	AGP
Withycombe Common (EA)	2x adult 11v11 1x youth 9v9 1x mini 7v7	1x artificial		
Exmouth Town (EB)	1x adult 11v11			
Former Rolle College playing fields (EC)	1x adult 11v11 1x youth 11v11 1x mini 5v5			
Warren View (ED)	1x adult 11v11 2x youth 11v11			
Exmouth Cricket Club (EE)		15x grass 1x artificial		
Imperial Ground (EF)			2x senior rugby	
Raleigh Park (EG)				1x World Rugby Compliant 3G AGP
Exmouth Community College				1x full size sand-based AGP 1x half-size 3G AGP
St. John's Road (E1)			1x senior rugby 1x midi rugby	
King George's Field (E3)	1x youth 9v9			
Courtland's Cross (E11)	2x adult 11v11		2x senior rugby 1x midi rugby	
Hulham Road (E12)	1x youth 11v11 1x mini 7v7 2x mini 5v5			

Pitch type	Sport	Requirement by 2024	Proposed provision	Under/over supply
Adult 11v11	Football	6(+2*)	7	+1(-1*)
Youth 11v11	Football	3	4	+1
Youth 9v9	Football	1	2	+1
Mini 7v7	Football	2	2	+0
Mini 5v5	Football	1	3	+2
Grass wicket	Cricket	15+2+?	15+2	0?
Senior rugby	Rugby	6	5	-1
Mini/Midi rugby	Rugby	3	2	-1
Sand-based AGP	Hockey	1	1	0
3G AGP	Rugby/Football	1.5	1.5	0

*2 pitches required by Lympstone FC would potentially be in addition to the Exmouth requirements and are proposed to be accommodated at Courtland's Cross.

2E.81 The table above shows the proposed provision against the requirements of the PPS by 2024. Whilst less senior and midi rugby pitches are proposed than are required, the provision of a 3G AGP would potentially mitigate this if it could be used by Withycombe RFC for match play, and it would be possible for a midi rugby pitch to overmark on one of the football pitches at Courtland's Cross meaning that all demand should be capable of being met.

Land ownership and interest

2E.82 The draft recommendations set out in the table above are based on an objective assessment of the best locations for the delivery of sports pitches in and around Exmouth to meet demands. This means they have not considered whether or not there is a willing landowner*, the potential cost of purchasing or leasing that land, or who should enter into any such negotiations.

*with the exception of the Former Rolle College laying fields site where previous negotiations have occurred.

2E.83 Most of the existing sites plus St. John's Road (E1) and King George's Field (E3) are in Council ownership. However, the Former Rolle College playing fields (EC), Courtland's Cross (E11) and Hulham Road (E12) are not and are in private ownership.

2E.84 As an existing recreation site that is simply at present being withheld from use by the owners, the former Rolle College playing fields are slightly different to the potential new sites. The owners have stated that they are interested in bringing the site back into community use, however that without some enabling residential development it would be "extremely unlikely". The Council has previously considered purchasing the site, however, this did not prove viable, therefore the current planning application may present the most appropriate way to secure the site for future years so long as an off-site financial contribution is also made towards the re-provision of the potential lost pitch space elsewhere.

2E.85 The owners of Courtland's Cross have explicitly stated that they would not be interested in making their site available for sports pitches. It may therefore be likely that a Compulsory Purchase Order (CPO) would be required to enable delivery of pitches on this site.

2E.86 Despite multiple attempts, the owners of Hulham Road have not responded to enquiries over the availability of their land to date. Therefore, depending on further progress it may be that CPO would be required in this instance as well.

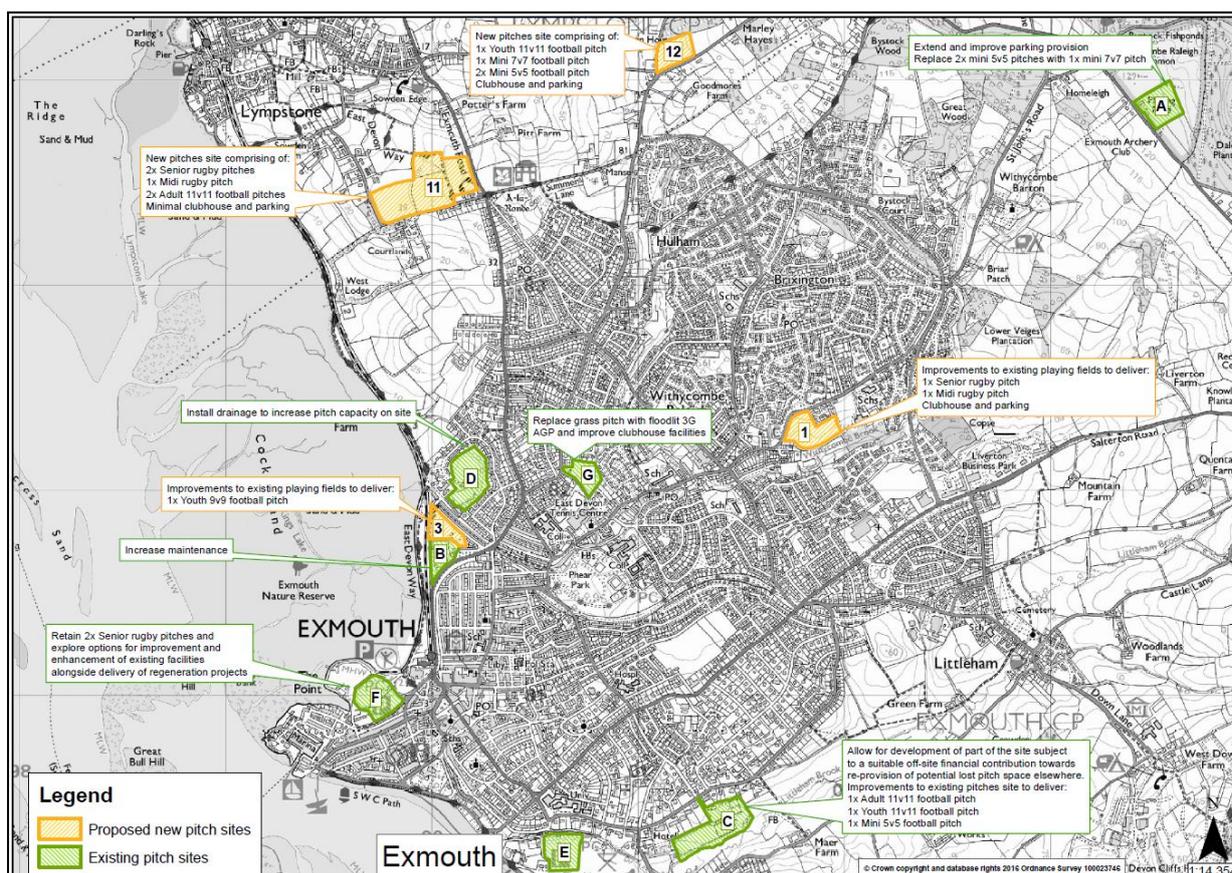
2E.87 In comparison, the owners of the land opposite the Archery Club (E19) and Salterton Road (E9/16) have stated that they may be open to selling or leasing their land for use as sports pitches, however the above sustainability and suitability assessment clearly sets out why they should not be progressed.

2E.88 The purpose of the sustainability and suitability assessment is to ensure that the most appropriate sites are recommended for delivery. Therefore it essentially would not support delivery of pitches on these alternative sites unless they were proven to be less sensitive or more suitable than those that have been recommended or the undesirable impacts could be mitigated effectively and appropriately.

STAGE 3 – FINALISING RECOMMENDATIONS

Step F – Public consultation

3F.1 The plan (reproduced at a more legible scale at Appendix 7) and table below set out the draft recommendations to meet Exmouth’s current and future sports pitch demands as set out in the PPS based on the sustainability and suitability of the options available.



Plan showing draft recommendations for pitch sites in Exmouth (reproduced at Appendix 7).

Site	Draft recommendations
Withycombe Common (EA)	<ul style="list-style-type: none"> Extend and improve parking provision Replace 2x mini 5v5 pitches with 1x mini 7v7 pitch
Exmouth Town (EB)	<ul style="list-style-type: none"> Increase maintenance
Former Rolle College playing fields (EC)	<ul style="list-style-type: none"> Allow for development of part of the site subject to a suitable off-site financial contribution towards re-provision of potential lost pitch space elsewhere. Improvements to existing pitches site to deliver: <ul style="list-style-type: none"> 1x Adult 11v11 football pitch 1x Youth 11v11 football pitch 1x Mini 5v5 football pitch Clubhouse and parking

Warren View (ED)	<ul style="list-style-type: none"> • Install drainage to increase pitch capacity on site
Exmouth Cricket Club (EE)	<ul style="list-style-type: none"> • No projects identified
Imperial Ground (EF)	<ul style="list-style-type: none"> • Retain 2x Senior rugby pitches and explore options for improvement and enhancement of existing facilities alongside delivery of regeneration projects
Raleigh Park (EG)	<ul style="list-style-type: none"> • Replace grass pitch with floodlit 3G AGP and improve clubhouse facilities
St. John's Road (E1)	<ul style="list-style-type: none"> • Improvements to existing playing fields to deliver: <ul style="list-style-type: none"> ○ 1x Senior rugby pitch ○ 1x Midi rugby pitch ○ Clubhouse and parking
King George's Field (E3)	<ul style="list-style-type: none"> • Improvements to existing playing fields to deliver: <ul style="list-style-type: none"> ○ 1x Youth 9v9 football pitch
Courtland's Cross (E11)	<ul style="list-style-type: none"> • New pitches site comprising of: <ul style="list-style-type: none"> ○ 2x Senior rugby pitches ○ 1x Midi rugby pitch ○ 2x Adult 11v11 football pitches ○ Minimal clubhouse and parking
Hulham Road (E12)	<ul style="list-style-type: none"> • New pitches site comprising of: <ul style="list-style-type: none"> ○ 1x Youth 11v11 football pitch ○ 1x Mini 7v7 football pitch ○ 2x Mini 5v5 football pitch ○ Clubhouse and parking

3F.2 The draft recommendations above are based on officer assessment of the sustainability and suitability of the sites that have been considered. However, it is important to understand the views of key stakeholders including the clubs, the National Governing Bodies (NGBs) for the relevant sports, Sport England, other statutory consultees, land owners, the town council and neighbouring parish councils, neighbours to the sites and the general public. Consultation with these persons and bodies should help to ensure that the final recommendations and the final strategy are well evidenced and generally supported by the community.

3F.3 It is important to note that at the point of going out to consultation the draft recommendations contained in this strategy have not been considered by Elected Members of the Council. At various stages in the PPS process Members clearly stated that they wanted to understand the views of the clubs and community before making any decisions on where any future sports facilities for Exmouth should be located. That being the case, officers felt that it was appropriate to consult on draft recommendations and amend them in light of comments made before taking the final recommended strategy to Members for adoption.

3F.4 It is also important to note that the recommendations in this strategy are not a substitute for planning permission and do not mean that such proposals would necessarily gain planning permission. All planning applications are considered on their own merits against the development plan and any relevant material considerations of which this strategy would be one.

3F.5 Consultation will run from **Friday 27th May 2016 until 5pm on Friday 8th July 2016**. Any comments received after this point will not necessarily be taken into account.

3F.6 Comments should be sent to Planning Policy preferably by email to localplan@eastdevon.gov.uk, otherwise in the post to Planning Policy, East Devon District Council, Knowle, Sidmouth, Devon, EX10 8HL.

Step G – Amendments to the strategy

3G.1 Following the public consultation the strategy will be amended where relevant to take into account comments made. It is important that final recommendations have been shaped by comments received during the consultation.

Step H – Recommendation of site(s) and strategy for delivering new pitches

3H.1 The final recommendations and strategy will be considered by the Council later in 2016. It is intended that it will then be adopted as the Council's strategy for the delivery of sports pitches in Exmouth. Adoption will ensure that the strategy acts as corporate policy across all areas of the Council and will act as evidence in the determination of planning applications. This essentially means it is planning guidance on the same level as the Playing Pitch Strategy and the Open Space Study and would be a material consideration on any future planning applications for sports pitches at Exmouth or on land recommended for their delivery. In addition to this, the strategy will form part of the evidence base used in negotiating developer contributions (be they through S106 or CIL) from relevant housing sites in the Exmouth and Lypstone area.

STAGE 4 – IMPLEMENTATION

Step I – Implementation

- 4I.1 Following adoption of the final strategy, the projects will move into the implementation stage. This will involve negotiating purchase/lease arrangements for the land; working up planning applications for the various sites; identifying and applying for funding streams; hiring contractors; working with clubs, NGBs and the public to ensure that projects deliver what is needed; and ultimately building out new facilities and improvements.
- 4I.2 This will be an ongoing project that will take a number of years to be fully realised. The significant costs involved plus the potential need to CPO land in order to deliver against the strategy means that unfortunately some of the larger projects may well take a long time to come to fruition. Conversely, some smaller projects including renewals of leases and improvements to existing facilities could be progressed relatively quickly.
- 4I.3 This strategy will need to be kept under review in response to progress against the recommendations. If, after five years it has not been possible to make progress on certain projects due to land ownership issues etc then the strategy will need to consider whether alternative sites should be progressed or not, noting the reasons why this strategy has chosen one site over another in the first place. However, until that point the strategy should be seen as the definitive plan for delivery of sports facilities at Exmouth.
- 4I.4 The exact role of the Council going forwards is yet to be determined; however, at the least it would appear reasonable for the Council to perform a facilitating role. Where delivery requires CPO then the Council will perhaps have to take a more in-depth role due to the fact that other organisations would not be in a position to do so.
- 4I.5 The table below sets out the list of projects recommended by this strategy and the potential costs for delivery where known. Some costs (for instance those for leasing or purchasing land) are unknown at present, and considering some may require CPO they are likely to be significant. Other costs are taken from the approximate costings set out in the STRI Stage 2 Report or are based on research / experience of similar projects.
- 4I.6 The Council is not obligated to fund or deliver any of these projects, however it will work closely with key partners towards their realisation.

Site	Project	Approximate cost
Withycombe Common Pitches (EA)	Improvements to car parking	Unknown
	Re-mark 2x mini 5v5 pitches as a single mini 7v7 pitch.	£0
Exmouth Town FC (EB)	Increase maintenance	Unknown
Former Rolle College playing fields (EC)	Lease or purchase land	Unknown
	Level and drain lower platform for the laying out of 1x adult 11v11, 1x youth 11v11 and 1x mini 5v5 football pitches.	Unknown
	Purchase of new moveable goals, nets etc	Unknown
	Construction of new clubhouse	Unknown

Site	Project	Approximate cost
Warren View (ED)	Install drainage to the northern platform to facilitate the laying out of an additional youth 11v11 football pitch.	£70,000
Exmouth Cricket Club (EE)	No projects identified	N/A
Imperial Ground (EF)	Explore options for improvement and enhancement of existing facilities alongside delivery of regeneration projects	Unknown
Raleigh Park (EG)	Installation of World Rugby 22 compliant 3G AGP surface	£390,000
	Floodlighting	£60,000
	Perimeter fencing	£50,000
	Covered stand	£20,000
	Enhanced and extended clubhouse	£350,000
	Resurfacing of car park	£30,000
St. John's Road (E1)	Level and drain platforms for the laying out of 1x senior rugby pitch and 1x midi rugby pitch	£150,000
	Construction of new clubhouse	£160,000
	Construction of car parking	£30,000
	Purchase of new goals etc	Unknown
King George's Field (E3)	Purchase of new goals etc	Unknown
Courtland's Cross (E11)	Lease or purchase land	Unknown
	Level and drain platforms for the laying out of 2x senior rugby, 1x midi rugby pitch and 2x adult 11v11 football pitches	£435,000
	Purchase of new moveable/collapsible goals etc	Unknown
	Construction of new clubhouse and car parking	£725,000
	Construction of access road	£50,000
	Undergrounding of powerlines	£59,000
	Improvements to foot/cycle access	Unknown
Hulham Road (E12)	Lease or purchase of land	Unknown
	Levelling and drainage of platform for the laying out of 2x youth 11v11 football pitches	£160,000
	Purchase of new moveable goals, nets etc	Unknown
	Construction of new clubhouse and car parking	£650,000
	Improvements to foot/cycle access	Unknown