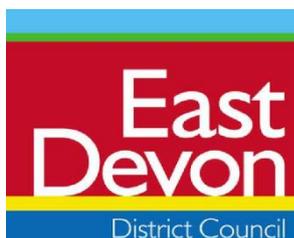


# **Sports, leisure and recreation at Cranbrook**

Evidence to support sports, leisure and recreation facilities infrastructure negotiations at Cranbrook



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# 1 Introduction

- 1.1 Cranbrook is a new community being built to the East of Exeter. Approximately 3,500 homes currently have planning permission, with approximately a further 4,000 in draft allocations / expansion areas of the East Devon Local Plan (subject of currently invalid planning applications). In addition to this there are additional sites within the allocated expansion areas that are either current planning applications by third parties or which are not identified for development within the current planning applications. Also, Cranbrook may eventually grow beyond its current planned extent. This being the case, it may potentially be the case that Cranbrook will one day grow to approximately 9,000 homes within the next 20-30 years. It is important to consider how the sports, leisure and recreation needs of the full extent of the town will be catered for now as co-location of facilities and earmarking of land in accessible, central locations is key at this moment in time. The assessments contained within this report are generic methodologies to be used to inform future sports, leisure and recreation infrastructure needs. Future assessments of exact numbers of homes proposed will be required to determine exact numbers and types of infrastructure required as and when these are available.
- 1.2 Using the East Devon average household occupancy rate of 2.08 persons per dwelling 9,000 homes would equate to a population of 18,720 people, making Cranbrook one of the largest towns in Devon. The purpose of this report is to highlight the sports, leisure and recreation needs of a town of 7,500, and 9,000 dwellings and suggest ways that these needs could be met.
- 1.3 It is important to note that whilst the needs of the entire population need to be met, 3,500 homes already have planning permission. This means that in line with the tests for planning obligations as set out in the Community Infrastructure Levy Regulations 2010 (as amended) it is not possible for the future (as yet unpermitted) phases to make up for any shortfall that the permitted phases have not signed up to through planning obligations. This means that in some cases, it may be that alternative funding sources are required to provide the full suite of sports, leisure and recreation facilities at Cranbrook.
- 1.4 For the purpose of this report, sports, leisure and recreation facilities are taken to mean the following (including ancillary facilities such as clubhouses, car parking and maintenance storage etc):
- Grass sports pitches;
  - Artificial sports pitches;
  - Swimming pools;
  - Indoor sports halls;
  - Gyms;
  - Exercise studios;
  - Tennis courts;
  - Bowling greens;
  - Outdoor hard courts;

- Athletics tracks;
- Skate / BMX parks;
- MUGAs (Multi-Use Games Areas);
- Parks and recreation grounds;
- Children’s and youth play areas;
- Allotments;
- Amenity green space; and
- Natural and semi-natural green space.

1.5 This report will consider each of these facility types in turn and suggest quantity, quality and accessibility standards for each. These standards will be based on existing provision around the district, input from relevant National Governing Bodies for sports, and existing studies into such facilities including the Open Space Study and the Draft Playing Pitch Strategy.

1.6 School sports, leisure and recreation facilities such as sports pitches, sports halls and swimming pools will not be accepted as meeting the requirements set out in this document even if community use can be secured. The provision of sports facilities at schools is designed to cater for the needs of the school and it cannot be guaranteed to be made available to the community in perpetuity. School facilities would only ever be available to the community outside of school usage hours and this means they are not suitable in place of truly open access facilities. The calculations of requirements contained in this report and the standards derived from the Open Space Study and Playing Pitch Strategy do not consider school facilities in other towns around East Devon. This is in-line with Fields in Trust guidance and Sport England methodologies.

1.7 Grass pitches have capacity constraints which most schools will utilise the majority of through lessons, after school clubs and school matches. They therefore would not be able to be used significantly outside of school usage hours, even less in winter without floodlighting. Sports halls and swimming pools would also only be available outside of school usage hours which means a few hours on weekday evenings and weekends. Whilst the peak time for usage of pools and halls is mainly outside of school usage hours there must be availability of such facilities during school hours. Despite this, community use of any school facilities will be encouraged. However, even where guaranteed community use agreements can be signed and availability made in perpetuity this will only be considered as bonus provision and cannot be counted towards meeting requirements.

## 2 Demographics

- 2.1 When trying to assess the likely sports, leisure and recreation demand of a settlement it is important to understand the demographics. A range of factors can have a bearing on the types of activity that a population favours, not least age.
- 2.2 The average household occupancy rate for East Devon is 2.08 persons per dwelling<sup>1</sup>. That may on the surface appear to be a reasonable figure to assume for Cranbrook, however a number of factors mean that in fact, Cranbrook is likely to have a younger population and therefore a higher household occupancy rate:
- Higher proportion of social housing compared to most East Devon towns;
  - Brand new settlement with brand new houses likely to draw in young families;
  - Government Help to Buy incentive; and
  - Proximity to Exeter, the M5 and railway links;
- 2.3 These factors increase the likelihood of the population being younger than the average East Devon town and made up primarily of younger families. The provision of sports, leisure and recreation facilities must take notice of this. Taking Cambourne, a new town in Cambridgeshire, as an example of a similar development to Cranbrook, the population demographics were drastically different (younger) to what had been expected and this meant that an extra temporary school had to be built to house the additional children<sup>2</sup>. This highlights the importance of understanding the expected demographics when infrastructure planning for a new settlement and sports leisure and recreation facilities are no different.
- 2.4 Taking the ONS 2012-based Sub National Population projections data for East Devon it is possible to understand the population breakdown of the district as a whole in 2014. The 2012 based population projections below (which were released in May 2014) show that the East Devon population is relatively old. This compared with the fact that the population of Cranbrook might be relatively young means there potentially could be a significant swing between the needs of the East Devon population and the needs of Cranbrook's population. However, there is no data on the same level of detail for the residents of Cranbrook so far. This being the case, this report assesses the need for different types of facility at Cranbrook against the district-wide 2014 population structure and then annually adjusts requirements to take account of the likely younger population.

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<sup>1</sup> East Devon Local Plan 2006-2026 Proposed Submission (Publication) Draft (November 2012), p.15

<sup>2</sup> <http://www.independent.co.uk/life-style/health-and-families/health-news/cambourne-britains-birth-place-1781470.html>

Table 2.1 – ONS population projections for East Devon by age group<sup>3</sup>

Age Group	2014
0-4	6203
5-9	6579
10-14	6634
15-19	7221
20-24	5578
25-29	5598
30-34	5575
35-39	6022
40-44	8055
45-49	9380
50-54	9342
55-59	9106
60-64	9618
65-69	11441
70-74	8934
75-79	7512
80-84	5965
85+	6602
Total Population	<b>135,373</b>

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<sup>3</sup> ONS 2012-based Sub National Population Projections (May 2014)

### **3 Methodology**

- 3.1 Section 4 of this report (playing pitches – grass and artificial) have been compiled based on the findings and team generation rates (TGRs) in the Draft East Devon Playing Pitch Strategy (PPS) in line with the latest Sport England guidance (October 2013).
- 3.2 Section 5 (swimming pools) has been compiled based on Sport England’s Sports Facilities Calculator and a knowledge of existing and planned facilities in the East Devon and Exeter area.
- 3.3 Sections 6 (sports halls), 7 (tennis courts), 8 (bowling greens) and 9 (athletics) have been compiled based on knowledge of existing facilities in the area, responses of relevant National Governing Bodies for sports (NGBs), and a basic audit of what facilities other towns in East Devon have. The survey responses received from NGBs can be found as an appendix to this report.
- 3.4 Section 10 (open space including parks and recreation grounds, children’s and youth play space, outdoor hard courts, MUGAs, allotments, amenity open space and natural and semi-natural green space) have been compiled based on the findings and standards presented by the East Devon Open Space Study 2012.

## **4 Playing pitches – grass and artificial**

- 4.1 The Draft East Devon Playing Pitch Strategy (PPS) has been compiled against the latest Sport England methodology (October 2013). It considers both grass and artificial pitches required to meet the needs of football, cricket, rugby and hockey in the district of East Devon. The Draft PPS is based on a shared evidence base produced by specialist consultants BeLAP for Exeter City Council and East Devon District Council. The evidence was jointly commissioned and prepared specifically due to the number of cross-boundary issues related to pitch sports.
- 4.2 As part of complying with the methodology, the strategy has considered the pitch requirements arising from the major housing development in East Devon’s West End and in particular Cranbrook. The methodology advocates the use of district wide team generation rates (TGRs) to work out the number of teams “created” by a population and thus the number of different pitches that may be required to meet those demands. This chapter essentially reproduces the Cranbrook assessment contained within the Draft PPS. The table below shows the teams generated by a development of 4,000 homes (roughly the number of dwellings included in the currently invalid planning applications submitted by the New Community Partners), 7,500 dwellings (the extent of Cranbrook combining extant permissions and allocations), and 9,000 (the potential future extent of Cranbrook should it grow beyond its current planned extent – it is important to consider the fact that Cranbrook will continue to grow for co-location of facilities especially).

**Table 4.1 – Teams generated\* by different numbers of dwellings using district-wide TGRs**

\*please note that teams generated are always rounded up

Sport and age groups	% of population in age group	TGR	4,000 dwellings		7,500 dwellings		9,000 dwellings	
			Population in age group	Teams potentially generated*	Population in age group	Teams potentially generated*	Population in age group	Teams potentially generated*
Football – Male 11v11 (16-45 yrs)	14.4%	305	1198	4	2246	8	2696	9
Football – Female 11v11 (16-45 yrs)	14.0%	6314	1165	1	2184	1	2621	1
Football – Youth Male 11v11 (12-15yrs)	2.1%	77	175	3	328	5	393	6
Football – Youth Female 11v11 (12-15yrs)	2.0%	900	166	1	312	1	374	1
Football – Youth Male 9v9 (10-11 yrs)	1.0%	55	83	2	156	3	187	4
Football – Youth Female 9v9 (10-11yrs)	0.9%	0	75	0	140	0	168	0
Mini Soccer 7v7 Mixed (8-9yrs)	1.9%	85	158	2	296	4	356	5
Mini Soccer 5v5 Mixed (6-7 yrs)	2.0%	148	166	2	312	3	374	3
Cricket Open Age Mens (18-55yrs)	19.9%	527	1656	4	3104	6	3725	8
Cricket Open Age Womens (18-55yrs)	20.1%	27180	1672	1	3136	1	3763	1
Cricket Junior (7-18yrs)	12.3%	449	1023	3	1919	5	2303	6
Rugby Union Senior Men (19-45yrs)	12.7%	1717	1057	1	1981	2	2377	2
Rugby Union Senior Women (19-45yrs)	12.4%	16719	1032	1	1934	1	2321	1
Rugby Union Youth Boys (13-18yrs)	3.4%	377	283	1	530	2	636	2
Rugby Union Youth Girls (13-18yrs)	3.2%	856	266	1	499	1	599	1
Rugby Union Mini/Midi Mixed (7-12yrs)	5.8%	340	483	2	905	3	1086	4
Hockey Senior Mens (16-55yrs)	21.1%	4755	1756	1	3292	1	3950	1
Hockey Senior Womens (16-55yrs)	21.2%	5734	1764	1	3307	1	3969	1
Hockey Junior (11-15yrs)	5.0%	1358	416	1	780	1	936	1
TOTAL POPULATION (based on 2.08 persons per dwelling)			8,320		15,600		18,720	

4.3 Using the teams generated in the table above it is possible to understand how many pitches of each type are required to host them. The number of pitches is based on the following assumptions:

- All football and rugby pitches provided are of standard quality;
- All cricket wickets provided are of good quality;
- No team training takes place on the grass pitches;
- Each team plays at home once every fortnight which means each team generates a demand for 0.5 of a match per week;

Table 4.2 – Peak times for different sport teams and age groups

Sport and age group	Mid week	Sat AM	Sat PM	Sun AM	Sun PM
Football (adult mens)			X		
Football (ladies)					X
Football (youth and mini)		X			
Cricket (seniors)			X		
Cricket (juniors)	X				
Rugby (senior mens)			X		
Rugby (youth and mini/midi)				X	
Rugby (vets and ladies)					X
Hockey seniors			X		
Hockey juniors				X	

Table 4.3 – Peak times for different size pitches

Sport and age group	Mid week	Sat AM	Sat PM	Sun AM	Sun PM
Football Adult 11v11			X		
Football Youth 11v11		X			
Football Youth 9v9		X			
Football Mini 7v7		X			
Football Mini 5v5		X			
Cricket			X		
Rugby senior			X		
Rugby mini/midi				X	
Sand-based AGP			X		

## Football

Table 4.4 – Football pitches required by potential teams generated

Pitch type	Match equivalent sessions per week supported by a “standard” quality pitch	4,000 dwellings				7,500 dwellings				9,000 dwellings			
		Teams generated	Assumed match equivalent sessions per week generated	Assumed matches generated at the peak time	Pitches required (rounded up)	Teams generated	Assumed match equivalent sessions per week generated	Assumed matches generated at the peak time	Pitches required (rounded up)	Teams generated	Assumed match equivalent sessions per week generated	Assumed matches generated at the peak time	Pitches required (rounded up)
Adult 11v11	2	5	2.5	2	2	9	4.5	4	4	10	5	4.5	5
Youth 11v11	2	4	2	1.5	1	6	3	2.5	3	7	3.5	3	3
Youth 9v9	2	2	1	1	1	3	1.5	1.5	2	4	2	2	2
Mini 7v7	4	2	1	1	1	4	2	2	2	5	2.5	2.5	3
Mini 5v5	4	2	1	1	1	3	1.5	1.5	2	3	1.5	1.5	2

4.4 The table above shows that whilst the assumed match equivalent sessions generated per week can be accommodated by a certain number of pitches, once you account for how many games will need to be played per week at the peak time, a higher number of pitches are required.

4.5 For a planning application proposing 4,000 dwellings, the following numbers of football pitches would be required to be provided:

- 2x adult 11v11
- 1x youth 11v11
- 1x youth 9v9
- 1x mini 7v7
- 1x mini 5v5

4.6 For a town of 7,500 dwellings, the following numbers of football pitches are required:

- 4x adult 11v11

- 3x youth 11v11
- 2x youth 9v9
- 2x mini 7v7
- 2x mini 5v5

There would be spare capacity on the adult pitches outside of the peak time (Sat PM) to allow for a mini 7v7 or 5v5 to be overmarked on each half of 2 of the adult pitches.

4.7 For a town of 9,000 dwellings, the following numbers of football pitches are required:

- 5x adult 11v11
- 3x youth 11v11
- 2x youth 9v9
- 3x mini 7v7
- 2x mini 5v5

There would be spare capacity on the adult pitches outside of the peak time (Sat PM) to allow for a mini 7v7 or 5v5 to be overmarked on each half of 2 or 3 of the adult pitches.

4.8 Taking into account the likely different demographic breakdown of the population at Cranbrook to the East Devon average, it will be particularly important to ensure that additional youth and mini provision is made, potentially at the expense of 1 adult pitch, however, as we do not know for sure what that demographic breakdown will be, it is reasonable to provide the above pitches with moveable goals and the flexibility to provide different pitch layouts depending on what teams are actually generated. This means that co-locating a number of pitches (not necessarily overmarking but locating side by side one another and sharing facilities) would be particularly beneficial.

4.9 Creating two football “hubs” containing a range of adult, youth and mini pitches would be the most sustainable way of delivering football pitches at Cranbrook both in terms of flexibility of space to provide the right types of pitches, and in terms of the long term viability of the football clubs which are likely to come into being. More on sports hub clubs is explained in the concluding remarks of this section.

## Cricket

**Table 4.5 – Number of grass cricket wickets required by potential teams generated**

Team	Match equivalent sessions per season supported by a “good” quality wicket	4,000 dwellings			7,500 dwellings			9,000 dwellings		
		Teams generated	Assumed match equivalent sessions per season generated	Wickets required (rounded up)	Teams generated	Assumed match equivalent sessions per season generated	Wickets required (rounded up)	Teams generated	Assumed match equivalent sessions per season generated	Wickets required (rounded up)
Senior	5	5	60	12	7	84	17	9	108	22
Junior	7	3	24	4	5	40	6	6	48	7

4.10 The table above assumes that each adult team generates 12 home games per season and each junior team generates 8 home games per season.

4.11 Using the above assessment and taking into account the likely different demographic breakdown of Cranbrook to the East Devon average it would be prudent to ensure that a cricket ground with a minimum of 15 good quality grass wickets and 1 artificial wicket were provided with space to increase the number of wickets if necessary and cut junior wickets into the outfield. This plus the overlap in seasons means that the cricket ground cannot be generally overmarked by football pitches or any other sports.

4.12 The cricket ground would be ideally co-located with other sports facilities to share changing and maintenance arrangements. The time for a cricket wicket to “bed in” should be considered and as such work on laying the cricket ground should begin an appropriate length of time prior to the facility needing to be open for use.

## Rugby

**Table 4.6 – Number of rugby pitches required by potential teams generated**

Pitch type	Match equivalent sessions per week supported by a “standard” quality pitch with pipe drainage	4,000 dwellings				7,500 dwellings				9,000 dwellings			
		Teams generated	Assumed match equivalent sessions per week generated	Assumed matches generated at the peak time	Pitches required (rounded up)	Teams generated	Assumed match equivalent sessions per week generated	Assumed matches generated at the peak time	Pitches required (rounded up)	Teams generated	Assumed match equivalent sessions per week generated	Assumed matches generated at the peak time	Pitches required (rounded up)
Senior pitch	2.5	4	2	0.5	1	6	3	1	1	6	3	1	1
Mini/Midi pitch	2.5	2	1	1	1	3	1.5	1.5	2	4	2	2	2

4.13 The table above suggests that an application proposing 4,000 dwellings ought to provide 1 senior and 1 mini/midi rugby pitch. For a town of 7,500 or 9,000 dwellings, an additional mini/midi pitch would be required. These would need to be stand alone pitches (ie not overmarking one another).

4.14 However, taking account of the likely different demographic breakdown of the population at Cranbrook, it will be particularly important to ensure that there are sufficient pitches to cater for additional youth and mini/midi rugby teams. Youth teams tend to play on the senior pitches whilst U12s play on mini/midi pitches. This being the case, it would be prudent for a town of 7,500 or 9,000 to actually provide 2x senior pitches and 4x mini/midi pitches, however, one of the senior pitches could then have two mini/midi pitches overmarking it.

## Hockey

4.15 Table 2 above shows that potentially Cranbrook will generate 1x senior men, 1x senior women and 1x mixed junior hockey teams. TGRs for hockey across East Devon are relatively low. Even at 9,000 dwellings, Cranbrook actually only generates demand for 0.8 senior mens, 0.8 senior womens and 0.7 mixed junior teams (each rounded up to 1 team). This being the case, and with significant pressures from football and rugby clubs within Exeter and arising from development within the West End of East Devon, it is considered that a 3G AGP surface in Cranbrook would be more in demand than a sand-based surface. That being said, Clyst Vale Community College in Broadclyst have aspirations to install an AGP and this should be encouraged to be a sand-based surface suitable for homing a hockey club should one form from Cranbrook and other West End developments.

## 3G AGP

4.16 As stated above, the AGP due to be installed in Cranbrook strategically would best be delivered as a 3G surface. 3G refers to a group of artificial grass surfaces that are based around a rubber “crumb” which acts similar to soil and rubber blades of artificial grass. Depending on the length of the pile, whether or not there is a shock pad laid beneath the surface and the dimensions of the pitch, 3G AGPs can be suitable for football and rugby training and matches but not hockey unlike sand-based surfaces which are designed specifically for hockey training and matches but can accommodate non-contact training for football and rugby.

4.17 As stated previously, the East Devon Playing Pitch Strategy is based on a shared evidence base with Exeter City Council. This evidence base shows that there are 7 sand-based AGPs and 1 water-based AGP in Exeter. These are all used by the 5 hockey clubs based in Exeter for matches and training, as well as Ashmoor HC, Dart HC and Exeter & Culm Vale HC who use the surfaces for matches only, and Honiton Hornets HC who train on one of the surfaces. In addition to this, due to the relatively low number of 3G surfaces in the city, these sand-based surfaces are heavily used by local football clubs for training. This means hockey clubs are often pushed out and also leads to conflicts of interest. Providing a 3G AGP at Cranbrook could help to migrate some of that football training away from the hockey surfaces in the city freeing up valuable availability.

- 4.18 Rugby demand for suitable 3G training surfaces is less of an issue in the West End of East Devon than football suitable training surfaces principally due to Exeter RFC's provision at Sandy Park. For this reason it is suggested that the AGP installed at Cranbrook be a Football Turf Pitch 3G AGP meeting at least FIFA 1\* performance standard.
- 4.19 Location of the 3G AGP at the leisure centre would potentially provide the most obvious way of ensuring ongoing management of such a facility, although it would perhaps be more appropriately located at one of the sports pitch hubs. This could help with the ongoing sustainability of that site, although, suitable ongoing management arrangements would need to be fully understood. Provision of the facility at/within the education campus would not be suitable due to the lack of security for community use in perpetuity. Whilst providing a facility at a school often works in other existing towns, this is a compromise position with limited alternative locations for their development. Cranbrook is a brand new town with the ability to ensure separate, more appropriate provision and this should be the aim.

### Conclusions for playing pitches

- 4.20 Based on the above assessment, Cranbrook should provide for the following numbers / combinations of sports pitches depending on the overall size of the town:

Table 4.7 – Required pitches for Cranbrook depending on number of dwellings

<b>Sport / surface</b>	<b>7,500 dwellings</b>	<b>9,000 dwellings</b>
Football	<ul style="list-style-type: none"> <li>• 4x adult 11v11</li> <li>• 3x youth 11v11</li> <li>• 2x youth 9v9</li> <li>• 2x mini 7v7</li> <li>• 2x mini 5v5</li> <li>• There would be spare capacity on the adult pitches outside of the peak time (Sat PM) to allow for a mini 7v7 or 5v5 to be overmarked on each half of 2 of the adult pitches.</li> </ul>	<ul style="list-style-type: none"> <li>• 5x adult 11v11</li> <li>• 3x youth 11v11</li> <li>• 2x youth 9v9</li> <li>• 3x mini 7v7</li> <li>• 2x mini 5v5</li> <li>• There would be spare capacity on the adult pitches outside of the peak time (Sat PM) to allow for a mini 7v7 or 5v5 to be overmarked on each half of 2 or 3 of the adult pitches.</li> </ul>
Cricket	<ul style="list-style-type: none"> <li>• 15x grass wickets (minimum) with room to cut more if necessary and room for junior wickets to be cut into the outfield</li> </ul>	<ul style="list-style-type: none"> <li>• 15x grass wickets (minimum) with room to cut more if necessary and room for junior wickets to be cut into the outfield</li> </ul>
Rugby	<ul style="list-style-type: none"> <li>• 2x senior</li> <li>• 4x mini/midi (2 of which overmarking one of the seniors)</li> </ul>	<ul style="list-style-type: none"> <li>• 2x senior</li> <li>• 4x mini/midi (2 of which overmarking one of the seniors)</li> </ul>

AGP	<ul style="list-style-type: none"> <li>• 3G Football Turf Pitch to at least FIFA 1* performance standard</li> </ul>	<ul style="list-style-type: none"> <li>• 3G Football Turf Pitch to at least FIFA 1* performance standard</li> </ul>
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4.21 In both cases above, pitches should be co-located as much as possible to help with the ongoing sustainability and viability of sites and clubs. This being the case it seems appropriate to provide all of the pitches in the form of two hub clubs. These sports hubs would need to be accessible to the population without needing access to a car, provide the flexibility to provide for the above pitch requirements but also the ability to be remarked according to needs each season. Hubs enable sports clubs to pool maintenance arrangements, share changing and social facilities, feed members into one another and generally improve viability and participation. It would not necessarily have to be just pitch sports which are co-located. Potentially, other sports, leisure and recreation facilities could also usefully be co-located, although clearly there has to be good access to open space throughout the town.

4.22 Sports pitches need to be provided to NGB performance standards and according to the following specifications:

Table 4.8 – Recommended pitch dimensions

Sport / age group	Pitch type	Recommended size without run-offs		Recommended size including run-offs		Recommended size of goalposts	
		Length (m)	Width (m)	Length (m)	Width (m)	Height (m)	Width (m)
Adult football	Adult 11v11	100	64	106	70	2.44	7.32
Youth U13/U14 football	Youth 11v11	82	50	88	56	2.13	6.40
Youth U11/U12 football	Youth 9v9	73	46	79	52	2.13	4.88
Mini soccer U9/U10	Mini 7v7	55	37	61	43	1.83	3.66
Mini soccer U7/U8	Mini 5v5	37	27	43	33	1.83	3.66
Cricket	Cricket wicket	20.12	3.05	Distance to boundary must be at least 50m		N/A	N/A
Senior/Colts/Junior rugby	Senior rugby	100	70	120	80	3m to cross bar, 3.4m above bar	5.6
U11/U12 Midi rugby	Midi rugby (mini to be played on smaller pitch within this area as well)	60	43	70	47	N/A	N/A

4.23 Using the above size specifications and the pitch requirements for a town of 9,000 dwellings it would potentially be possible to co-locate pitches in two hubs in the following arrangements (both hubs would be required). Please note these are only indicative but the principles of the example hubs will be expected to be adhered to when applications are considered. To allow for suitable overmarking of pitches and flexibility of the hub sites to cater for whatever the relevant demand is mobile goals to appropriate British standards and appropriate sizes (as detailed in the table above) should be provided for all of the football pitches. All of the pitch areas should be suitably drained to allow for more intensive usage that overmarking pitches inevitably creates.



## Cranbrook Example Sports Hub 1



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## Cranbrook Example Sports Hub 2



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- 4.24 Additionally one adult football and one senior rugby pitch should be capable of being developed as and when the clubs need to do so in order to progress through leagues. This would include the addition of a perimeter rail, a covered stand, dugouts and floodlighting. Floodlighting may also be required on the grass training areas.
- 4.25 Appropriate changing facilities and car parking should be provided on each hub site. Changing facilities should allow separate changing rooms for the home and away teams and the match official for each game expected to be taking place at the peak time. In the examples above, if 6 youth/mini football teams were all playing at home at Example Sports Hub 1 on a Saturday morning that site would need 12 separate team changing rooms as well as 6 match official changing rooms. Similarly, if 2 adult football and 2 senior rugby teams were all playing at home at Example Sports Hub 2 on a Saturday afternoon that site would need 8 separate team changing rooms as well as 4 match official changing rooms. Changing facilities should have regard to safeguarding children if at any point youth and adult matches are likely to take place simultaneously on the same site. Similarly, if at any point male and female matches are likely to take place simultaneously the changing configuration would need to have regard to that. Appropriate changing facilities should be designed in consultation with relevant NGBs.
- 4.26 In addition to changing facilities, sufficient car parking should be provided. The sports hubs should be located close to sustainable travel routes (bus stops, cycleways and footpaths), however, inevitably there will be a need for some travel by personal car, not least the away teams.
- 4.27 Clubhouse facilities should also include a kitchen, bar/social facilities, dedicated medical room, toilets (separate for players, match officials and spectators), showers (in each changing room including the match officials) and kit lockers. Clubhouse facilities should all be DDA compliant to ensure disabled access and usage. The clubhouse might also include built-in maintenance equipment storage. If not, separate provision will be required for this.
- 4.28 All sports pitches must be available for community use. Pitches provided at the education campus and at school sites around the town will be in addition to the pitches required through this assessment and cannot be relied upon as meeting community sporting needs. This is principally because community use cannot be guaranteed in perpetuity and educational use of the pitches takes up the vast majority of pitch capacity. Any pitch has a finite capacity and exceeding that can make a significant difference to the quality and usability of the pitches.

## 5 Swimming Pools

- 5.1 Swimming pools are a key piece of sports, leisure and recreation infrastructure. Currently in East Devon; Exmouth, Sidmouth, Honiton and Axminster all have publically run swimming pools as well as there being a number of additional privately run but publically accessible pools around the district. With Cranbrook potentially becoming the second largest settlement in the district it seems reasonable to expect that it will need to have a swimming pool to cater for its population, however, evidence is required to back this claim up.
- 5.2 In the most recent Cranbrook Community Questionnaire conducted in November / December 2014, “leisure centre” and “swimming pool” both were mentioned in the most common comments in response to questions about what one facility you would like to see in Cranbrook and what facilities you want information about or want to see in Cranbrook. Additionally, a Sports and Leisure Centre was highlighted as “important” or “very important” by the majority of respondents to the recent Cranbrook Economic Development Strategy questionnaire with “a swimming pool please” being the most commonly requested piece of infrastructure in further comments. This highlights that existing residents consider it to be a necessary piece of infrastructure.
- 5.3 This chapter looks at Sport England’s Sports Facility Calculator and a basic run of Sport England’s Facilities Planning Model.

### Sports Facility Calculator

- 5.4 The Sports Facility Calculator (SFC) is a simple Excel-based calculator (available from the [Sport England website](#)) designed to understand the stand-alone demand for swimming pools, sports halls, indoor bowls and artificial turf pitches arising from a specified population. The calculator essentially assumes that if no existing provision existed then all of the specified population would require access to x number of lanes of a swimming pool or x courts in a sports hall etc. This allows the user to roughly understand the demand being created from a development to know how much of a facility a development may need to contribute towards, and how much that financial or physical contribution should be.
- 5.5 Table 5.1 over page details the outcomes of the SFC swimming pools run for different scales of development. The projected populations are based on an average of 2.08 persons per household, but as explained in chapter 2 of this report, the population structure of Cranbrook may well be significantly younger than the East Devon average and as such the household formation rate may be significantly higher. This being the case, populations may be higher and in particular younger age groups might be more populous. Children create a significant and specific demand with regards to swimming pools through swimming lesson, club and fun sessions and so it is prudent to see the results in Table 5.1 merely as a minimum that should be exceeded.

- 5.6 The table clearly shows that if all of the projected developments in the West End of East Devon go ahead there will be a population just shy of 30,000 people in the immediate vicinity which would demand approximately 5.44 Lanes of a 25m swimming pool (without taking account of existing or planned changes to pool supply in the East Devon / Exeter area. This clearly suggests that a swimming pool ought to be provided in the West End, and Cranbrook is the most sustainable location for this.

Table 5.1 – Sports Facility Calculator outcomes for Swimming pool demand

<b>Population modelled (at 2.08 persons per dwelling)</b>	<b>8,320</b>	<b>15,600</b>	<b>18,720</b>	<b>24,430</b>	<b>29,609</b>
<b>Explanation for population</b>	4,000 dwelling expansion application for Cranbrook	7,500 dwelling town	9,000 dwelling town	11,745 dwellings planned to be built across the West End of East Devon*	11,745 dwellings planned to be built across the West End of East Devon, plus existing Council Tax banded dwellings **
<b>25m lanes generated</b>	1.53 Lanes	2.87 Lanes	3.44 Lanes	4.49 Lanes	5.44 Lanes
<b>Potential cost of above generated provision (varied to Devon specific costs)</b>	£1,230,456	£2,307,105	£2,768,526	£3,612,985	£4,378,914

\*Dwellings planned or with potential to be built across the West End of East Devon includes the following sites:

- 3,487 dwellings with permission at Cranbrook;
- 4,000 dwellings allocated / indicated in the draft New Local Plan in the Cranbrook expansion areas subject to current planning applications;
- 55 dwellings with permission at Land Opposite Oriental Promise, Cranbrook;
- 19 dwellings with permission at Jack in The Green, Cranbrook;
- 1,450 dwellings potentially at Cranbrook beyond the current planned extent;
- 439 dwellings with permission at Old Park Farm Phase 1, Pinhoe;
- 350 dwellings with a resolution to grant permission at Old Park Farm Phase 2, Pinhoe;
- 430 dwellings with a resolution to grant permission at Pinn Court Farm, Pinhoe;
- 35 dwellings with permission at Land South of Moonhill Copse, Pinhoe;
- 580 dwellings with permission at Tithebarn Green / Mosshayne;
- 900 dwellings subject of a current planning application at Tithebarn Green / Mosshayne.

\*\*3,436 dwellings Council Tax banded in the Parishes of Rockbeare, Broadclyst, Whimble and Clyst Honiton at 1 December 2014 minus 788 from the Cranbrook permission, 33 from the Oriental Promise permission and 125 from the Old Park Farm permission = 2,490 dwellings.

- 5.7 Clearly, from Table 5.1 a swimming pool for the West End is not something that only Cranbrook generates a need for, however it does generate a reasonable share of the demand, and, Cranbrook represents the most obvious and sustainable location for such provision. Whilst many of the West End housing sites have already gained planning permission or a resolution to grant permission, the 4,000 homes covered by the Cranbrook expansion areas, 900 dwellings at Tithebarn Green / Mosshayne and potential future development at Cranbrook beyond the current planned extent are still outstanding and these developments must contribute towards the facility.

### Facility Planning Model

- 5.8 The SFC above considers the stand-alone demand arising from a specified number of dwellings. What it does not do is take account of existing facilities, planned facilities, satisfied and unmet demand. Sport England's Facilities Planning Model (FPM) is designed to understand these factors. A basic run of the FPM was carried out for East Devon by Sport England in May 2013 (see appendix A to this report), however, this simply considered the supply and demand, satisfied and unmet demand, used capacity and personal/relative share of facilities in comparison to other areas. A full run of the FPM would also test scenarios including what would happen to supply and demand if a specific facility was built, demolished or refurbished for instance or a combination of scenarios at different pools. The full run would also be able to consider the impact of plans for existing and new facilities in adjoining authorities. East Devon has booked with Sport England for the full FPM to be run in late April 2015 (this is the earliest opportunity).
- 5.9 In the meantime it is possible to use the basic FPM run from 2013 to see that as a whole, East Devon is relatively well catered for by swimming pools. There are, however, holes in supply in Seaton and in the North-West of East Devon. The hole in supply in the North-West of the district will likely only be exacerbated by the planned development at the West End.
- 5.10 What cannot be fully understood until the full FPM has been run is the impact of proposed changes to supply in the area. For instance, it is understood that in Exeter, the City Council plans to close The Pyramids and open a brand new pool on the site of the current bus station in the city centre. This brand new pool will draw customers from a wide area as it will be so much newer than any other facility in Exeter. The FPM attributes weightings to facilities depending on their age and condition etc so this would take account of the pool being brand new. In general terms, however, it seems reasonable to assume that with the new pool essentially replacing an existing pool and being located very centrally within Exeter it would have limited impact on the suitability of developing a new pool at Cranbrook. A new pool at Cranbrook would likely draw customers from around the West End as already explained, but also probably from existing and planned developments on the Eastern edge of Exeter and even as far away as Ottery St Mary which currently does not have a swimming pool. Development of a new pool on the bus station site in the city is unlikely to impinge on this demand, however a run of the full FPM is required to be confident of this.

### Amateur Swimming Association comments

5.11 The comments of the ASA Aquatic Officer (see appendix 1) suggest that swimming clubs that exist currently in Exeter, Sidmouth and Honiton would not be impacted on by development at Cranbrook. This being the case, it suggests that residents of Cranbrook would be unlikely to travel to Exeter, Sidmouth or Honiton to join an existing club so one is more likely to be formed in Cranbrook given the facilities to do so. The ASA suggest that co-locating a swimming pool at Cranbrook with fitness facilities would be preferable.

### What is required, where and when?

5.12 Using the above assessment, although subject to the full FPM for swimming pools being run, it seems appropriate to provide a 6 lane, 25m long swimming pool plus learner pool in Cranbrook to serve the new town plus the surrounding areas. Feedback from LED (who run many of the swimming pools around East Devon) suggests that a gym and exercise/dance studio would need to be provided on the same site as the swimming pool in order to ensure the facility's financial viability. Co-location of a number of required sports facilities would be considered particularly appropriate and so a full leisure centre including a swimming pool, gym/fitness/dance studio, sports hall, squash courts and outdoor tennis courts might be the best way to provide these facilities (see chapters 6, 7 and 8 for justification for sports hall, squash courts and tennis courts). Please note that LED's feedback on this issue does not mean that they will be the eventual owner/manager of any facility in Cranbrook.

5.13 The leisure centre would be most suitably located at/adjacent to Cranbrook town centre. Town centres are changing in terms of their function and focus, far more towards a place for meeting and leisure than simply for shopping and working. The provision of a leisure centre in or next to the town centre would help to ensure that Cranbrook town centre is geared-up for this. Provision of the facility in this location would also provide valuable footfall to nearby shops, cafes and restaurants by establishing Cranbrook as a destination for residents of surrounding areas. A facility at or adjacent to the new town centre would also be easy to reach on foot and by public transport making it a sustainable location.

5.14 Any significant housing, and potentially some large-scale business developments in the West End should contribute towards the provision of the leisure centre. It might be considered appropriate for delivery of the leisure centre to occur alongside the development of the town centre to ensure that the footfall created by the facility is there to support the first retail and commercial uses moving into the town centre.

## 6 Sports Halls

- 6.1 Similar to swimming pools, Sport England provide the Sport Facility Calculator (SFC) to help understand how many sports halls (and courts within them) a specified population creates demand for. This chapter uses the SFC as a starting point, however, to help contextualise the evidence, a survey has been conducted with the National Governing Bodies (NGBs) for sports which use sports halls – the results of which inform the overall conclusions of this chapter.
- 6.2 For the purposes of this analysis, the sports considered to potentially need use of a sports hall in Cranbrook include the following:
- Badminton;
  - Basketball;
  - Chinese martial arts;
  - Exercise, movement and dance;
  - Fencing;
  - Gymnastics;
  - Judo;
  - Ju Jitsu;
  - Netball;
  - Squash;
  - Table Tennis
  - Taekwondo;
  - Tennis (indoor);
  - Volleyball (indoor);
  - Wheelchair basketball; and
  - Yoga.
- 6.3 Some of these sports obviously need more specifically tailored halls than the standard sports hall (e.g. squash; exercise, movement and dance; gymnastics; and indoor tennis), these sports have therefore been considered separately from the main sports hall usage.
- 6.4 Some of the sports above would be catered for by the provision of an exercise/dance studio at the leisure centre (see chapter 5 of this report). Chinese martial arts; exercise, movement and dance; Judo; Ju Jitsu; Taekwondo and Yoga are potentially able to use such a space and so these have been discounted from the users of any sports halls in Cranbrook.

### Sports Facility Calculator

- 6.5 As previously explained, the SFC is a simplistic tool designed to understand the standalone demand for a sports facility arising from a specified population. It does not take into account existing supply, changes to supply or the effects of building these facilities – this is considered by a full run of the FPM.

Table 6.1 – Sports Facility Calculator outcomes for sports hall demand

Population modelled (at 2.08 persons per dwelling)	8,320	15,600	18,720	24,430	29,609
Explanation for population	4,000 dwelling expansion application for Cranbrook	7,500 dwelling town	9,000 dwelling town	11,745 dwellings planned to be built across the West End of East Devon*	11,745 dwellings planned to be built across the West End of East Devon, plus existing Council Tax banded dwellings **
Courts and halls generated (assumed 4 courts = 1 hall)	2.06 Courts 0.52 Halls	3.86 Courts 0.97 Halls	4.64 Courts 1.16 Halls	6.05 Courts 1.51 Halls	7.33 Courts 1.83 Halls
Potential cost of above generated provision(varied to Devon specific costs)	£1,389,991	£2,606,234	£3,127,480	£4,081,428	£4,946,665

\*Dwellings planned or with potential to be built across the West End of East Devon includes the following sites:

- 3,487 dwellings with permission at Cranbrook;
- 4,000 dwellings allocated / indicated in the draft New Local Plan in the Cranbrook expansion areas subject to current planning applications;
- 55 dwellings with permission at Land Opposite Oriental Promise, Cranbrook;
- 19 dwellings with permission at Jack in The Green, Cranbrook;
- 1,450 dwellings potentially at Cranbrook beyond the current planned extent;
- 439 dwellings with permission at Old Park Farm Phase 1, Pinhoe;
- 350 dwellings with a resolution to grant permission at Old Park Farm Phase 2, Pinhoe;
- 430 dwellings with a resolution to grant permission at Pinn Court Farm, Pinhoe;
- 35 dwellings with permission at Land South of Moonhill Copse, Pinhoe;
- 580 dwellings with permission at Tithebarn Green / Mosshayne;
- 900 dwellings subject of a current planning application at Tithebarn Green / Mosshayne.

\*\*3,436 dwellings Council Tax banded in the Parishes of Rockbeare, Broadclyst, Whimble and Clyst Honiton at 1 December 2014 minus 788 from the Cranbrook permission, 33 from the Oriental Promise permission and 125 from the Old Park Farm permission = 2,490 dwellings.

6.6 Using the outcomes of Table 6.1 it is clear that a publicly accessible sports hall with at least 4 courts needs to be provided at Cranbrook.

### Badminton

6.7 Badminton is a popular sport that is capable of being played in a generic sports hall provided that appropriate line markings, equipment and court separators are provided.

6.8 Currently East Devon contains the following badminton courts:

**Table 6.2 – Badminton courts in East Devon (data from Active Places Power)**

<b>Location</b>	<b>Facility sub-type</b>	<b>Badminton courts</b>	<b>Access type</b>
Axminster Leisure Centre	Main	4	Pay and Play
Broadclyst Sports Centre	Main	4	Pay and Play
Clyst Vale Community College, Broadclyst	Activity Hall	1	Private Use
Colyton Sports Centre	Main	4	Sports Club / Community Association
Cranford Sports Club, Exmouth	Activity Hall	2	Pay and Play
CTCRM, Lymptstone	Main	8	Sports Club / Community Association
Exmouth Community College	Main	4	Pay and Play
Exmouth Community College	Activity Hall	1	Pay and Play
Exmouth Leisure Centre	Main	4	Pay and Play
Friends Life (Winslade Park), Clyst St Mary	Activity Hall	1	Registered Membership use
Honiton Community College	Activity Hall	1	Sports Club / Community Association
Honiton Leisure Centre	Main	4	Pay and Play
Ottery Leisure Centre	Main	4	Pay and Play
Sidmouth College	Activity Hall	1	Sports Club / Community Association
Sidmouth Leisure Centre	Main	4	Pay and Play
St Peters School, Lymptstone	Activity Hall	1	Private Use
The Kings School, Ottery St Mary	Activity Hall	1	Private Use
West Hill Village Hall	Activity Hall	1	Sports Club / Community Association
Woodbury Village Hall	Activity Hall	1	Sports Club / Community Association

6.9 The above table shows that most pay and play sports halls in East Devon contain 4 badminton courts. Exmouth, Axminster, Sidmouth, Honiton, Ottery St Mary and Broadclyst each have sports centre sports halls containing 4 badminton courts whilst Exmouth also has the Cranford Club which provides an additional 2 pay and play courts. In some cases school sports halls also have an element of community use and many of these have badminton courts in them. The table below shows the numbers of badminton courts with community use in each relevant settlement. Pay and play access courts are listed with sports club/ community association and registered membership use courts in brackets. Private use courts are not counted for this assessment.

**Table 6.3 – Badminton courts with community use in relevant East Devon settlements**

<b>Settlement</b>	<b>Number of badminton courts with community use Pay and play access courts + (sports club/community association and registered membership use courts)</b>
Axminster	4
Broadclyst	4
Clyst St Mary	0 + (1)
Colyton	4
Exmouth	11
Honiton	4 + (1)
Lympstone	0 + (8)
Ottery St Mary	4
Sidmouth	4 + (1)
West Hill	0 + (1)
Woodbury	0 + (1)

6.10 The assessment above suggests that a town the size that Cranbrook is likely to become a minimum of 4 pay and play badminton courts should be available. These would be located within the sports hall of the leisure centre. Any badminton courts provided at the education campus sports hall (which is required to dual up for community use) would be in addition to this in the same way as considered for the other settlements above.

6.11 The sports hall should be designed with badminton use in mind and in consultation with Badminton England. The hall should be possible of being used as a whole or separated into individual courts.

### Basketball and Wheelchair Basketball

6.12 Basketball is a popular sport in the Exeter and Devon area. The Exeter and District Basketball Association run leagues covering Devon, Dorset and Somerset and include a number of Exeter-based teams as well as teams from Exmouth and Broadclyst. Additionally Exeter Otters wheelchair basketball club are based at Wonford Sports Centre in the city.

6.13 With the popularity of the sport in the area, and the potentially youthful population of Cranbrook it is quite possible that a basketball team could be formed despite the existence of a club at Broadclyst already. However even if one wasn't, the provision of additional facilities capable of catering for basketball in the vicinity would be welcome. Additionally, with Cranbrook providing a larger amount of housing stock with disabled access than existing towns, the likelihood of a wheelchair basketball team being created is increased.

6.14 Basketball is compatible with other hall-based sports up to and including club level basketball and so it would be prudent to design any sports hall to be able to cater for basketball as well. The sports hall should be designed in consultation with England Basketball

## Fencing

- 6.15 Fencing is a relatively obscure sport in comparison to some of the other sports considered in this assessment; however it could be a potential user of a sports hall at Cranbrook. According to Active Places Power, there are fencing clubs at The Met Office in Exeter and at Sidmouth Leisure Centre in East Devon.
- 6.16 The comments of the British Fencing Workforce and Business Development Coordinator (see appendix 1) suggest that there are also clubs at Exeter University and Countess Wear Community School, however there may be demand for a fencing club to use a shared sports hall in Cranbrook for 1-2 hours per week.

## Netball

- 6.17 Netball is a sport gaining in popularity and participation. Currently no netball clubs exist in the immediate vicinity of Cranbrook and the West End, however successful clubs exist in Honiton and in Exeter.
- 6.18 The comments of the England Netball Devon Development Officer (see appendix 1) suggest that Cranbrook would likely create a demand for netball similar to that of Honiton. This being the case, at least 3 netball courts would be required for a total of 3-4 hours per week preferably co-located at a leisure centre or school so other sports can also use the facilities. Separate changing facilities for men/women/girls/boys would be useful. England Netball have already had contact from residents at Cranbrook regarding the setting up of a netball club for the town.
- 6.19 The sports hall should therefore be designed with netball in mind and in consultation with England Netball.

## Volleyball (indoor)

- 6.20 Volleyball, whilst not necessarily considered a mainstream sport is currently played at Ottery St Mary and Colyton sports centres. There may therefore be some demand for volleyball facilities at Cranbrook.
- 6.21 The sports hall should therefore be designed with volleyball in mind and in consultation with Volleyball England.

## Table Tennis

- 6.22 Table tennis is played in Exeter by West Exe TTC and in Exmouth by Exe TTC.

- 6.23 The comments of the Table Tennis England officer (see appendix 1) suggest that these clubs are a fair distance from Cranbrook and so there would be demand for facilities in the town for a satellite club to use. A table tennis club would hire a facility by the hour so long as it were designed appropriately (lighting and wall colour being key).
- 6.24 The sports hall should therefore be designed with volleyball in mind and in consultation with Table Tennis England.

### Generic sports hall conclusions

- 6.25 The above analysis shows that there is a need to provide generic sports hall facilities capable of catering for badminton, basketball and wheelchair basketball, fencing, netball, indoor volleyball and table tennis (along with essential equipment for these sports to function). Sport England's "[Developing the Right Sports Hall](#)" guidance should inform the design of the sports hall to ensure that all relevant sports are capable of being accommodated but the minimum requirement would be that it would be at least 4 badminton courts in size.

### Gymnastics

- 6.26 Gymnastics as a sport requires specific facilities. Some of these can be mobile and provided in a generic sports hall, however other equipment such as foam pits are fixed stand-alone facilities. There is a gymnastics centre in Exeter city centre which has exclusive gymnastics facilities including foam pits etc. This might be considered a sub-regional style facility and so there would be no need to provide similar facilities at Cranbrook.
- 6.27 However, gymnastics is practiced in multiple locations around East Devon using mobile equipment. Gymnastics is an important sport to cater for and so any sports hall at Cranbrook should be designed to allow for a gymnastics club to use mobile equipment in it. Consultation with the Devon Amateur Gymnastics Association at the time of facility design will provide further detail.

### Squash

- 6.28 Squash is a popular sport that requires very specific facilities distinct from a general sports hall. There is no single recognised methodology for creating quantity or accessibility standards for squash courts and so a reasonable approach seems to be to consider provision of squash courts in other East Devon towns and assume that similar provision ought to be made at Cranbrook.
- 6.29 Currently East Devon contains the following squash courts:

**Table 6.4 – Squash courts in East Devon (data from Active Places Power)**

<b>Location</b>	<b>Court type</b>	<b>Number of courts</b>	<b>Access type</b>
Exmouth Leisure Centre	Normal	1	Pay and Play
Exmouth Leisure Centre	Glass-backed	2	Pay and Play
Friends Life (Winslade Park), Clyst St Mary	Normal	1	Registered Membership use
Honiton Leisure Centre	Normal	2	Pay and Play
Sidmouth Leisure Centre	Normal	2	Pay and Play
St Peter’s School, Lypstone	Normal	1	Private Use
Woodbury Park Hotel Golf and Country Club	Normal	1	Pay and Play

6.30 The closest squash court to Cranbrook would be at Winslade Park, however this has recently closed and there are current planning applications being considered to redevelop the site for housing including the loss of this facility therefore the future of this facility cannot be guaranteed at this stage. Otherwise, there are no squash courts in the immediate vicinity of Cranbrook.

6.31 With the larger towns of Exmouth, Honiton and Sidmouth having 3, 2 and 2 courts respectively and the cumulative population of Cranbrook, other West End developments and existing homes in the area being likely to fall somewhere between the populations of Sidmouth and Exmouth it seems appropriate that it is catered for by at least 2 squash courts.

6.32 Location of these courts would most sensibly be at the leisure centre alongside the swimming pool, sports hall and gym/fitness centre. Courts should be designed in consultation with England Squash and Racquetball.

Tennis (indoor)

6.33 Indoor tennis is considered in chapter 7 of this report.

Conclusions

6.34 The above analysis shows that there is a need (in addition to any sports hall provision at the education campus) for:

- a generic sports hall catering for a minimum of 4 badminton courts and designed in consultation with the National Governing Bodies for Badminton, Basketball, Fencing, Netball, Volleyball, Table Tennis and Gymnastics and informed by reference to Sport England’s “Developing the Right Sports Hall” guidance; and
- a minimum of 2 squash courts designed in consultation with England Squash and Racquetball.

6.35 The sports hall and squash courts would best be located alongside other sporting facilities. This means that they could be located either alongside the swimming pool, gym and exercise/dance suite at the leisure centre, or perhaps at one of the sports pitch hub clubs.

## 7 Tennis

7.1 Tennis is a popular sport that requires specific facilities. The assessment below takes tennis provision in other East Devon towns as a benchmark and considers the type of courts and location of courts that should be provided.

### Assessment of Fixed Sports Facilities for East Devon

7.2 An *Assessment of Fixed Sports Facilities for East Devon* was produced as an addendum to the Open Space Study in 2012. This study suggests a quantity standard of 1 publicly accessible tennis court per 1,000 population. For the purposes of this report, 'publicly accessible' means any member of the public can use a court (whether free of charge or paid-for but not requiring membership). As a guide, existing towns in East Devon currently have the following provision:

Table 7.1 – Publicly accessible tennis court provision in East Devon town council areas

Town Council area	Population (2012 PPSA population estimate)	Number of publicly accessible tennis courts	Courts per 1,000
Axminster	6,927	0	0.00
Budleigh Salterton	5,291	0	0.00
Exmouth	35,989	5	0.14
Honiton	11,608	2	0.17
Ottery St Mary	9,010	9	1.00
Seaton	7,385	8	1.08
Sidmouth	14,106	15	1.06

7.3 From the table above it appears that the majority of East Devon towns are undersupplied by publicly accessible tennis courts. In fact, 2 courts in Axminster, 5 courts in Budleigh Salterton and an additional 13 courts not listed above in Exmouth exist but require paid membership of a club in order to access them. Even including these courts, these towns still fall below the standard, but they do have some provision.

7.4 Tennis courts at Cranbrook should be provided as publicly accessible facilities. Where paid membership clubs exist in other parts of the district, these have often grown over decades and in some cases over a century to provide superior facilities that provide the next step up for tennis. What Cranbrook requires is general access to tennis courts in order to meet demand and increase participation. If in the future a tennis club develops that wants to provide its own facilities this may be possible then but initially all courts should be fully publicly accessible.

7.5 The standard of 1 court per 1,000 population is based on existing provision around the district. Settlements where the highest courts per population exist have well established tennis clubs and most courts have existed in some form or another since the early twentieth century or even before when tennis was perhaps higher in popularity than today. The standard also takes into account the district's age profile. As previously explained in this report, it is likely that the

population of Cranbrook will be far younger than the average age profile in East Devon. Tennis participation tends to be highest in those over 40 years old. 1 court per 1,000 population is a very high average even in established towns and cities across the country so perhaps an unreasonably high number to aim at achieving for a new town especially with such a young expected demographic. It is therefore reasonable to assume that perhaps a lower number of tennis courts should be provided at Cranbrook.

7.6 Table 7.2 below shows the number of courts that would be required by assuming the standard developed by the *Assessment of Fixed Sports Facilities for East Devon* and then half the standard.

**Table 7.2 – Publicly accessible tennis court requirements for Cranbrook**

<b>Population modelled (at 2.08 persons per dwelling)</b>	<b>8,320</b>	<b>15,600</b>	<b>18,720</b>
<b>Explanation for population</b>	4,000 dwelling expansion application for Cranbrook	7,500 dwelling town	9,000 dwelling town
<b>Tennis Courts required against standard (rounded up)</b>	9	16	19
<b>Tennis Courts required against half of the standard (rounded up)</b>	5	8	10

**LTA (Lawn Tennis Association) comments**

7.7 The comments of the LTA Facilities Projects Manager (see appendix 1) suggest that existing facilities and clubs in Woodbury and Ottery St Mary would be impacted on if no tennis provision is made at Cranbrook. It would therefore be appropriate to provide such facilities on site, preferably at a multi-use site. A tennis club would likely use courts for more than 10 hours per week and would need access to a clubhouse facility.

**Location and type of courts**

7.8 Tennis courts should be provided in locations easily accessible by the population. With 8 courts required for a town of 7,500 dwellings it would be preferable to provide these in two clusters of 4 courts potentially attached to the sports pitch hubs or leisure centre.

7.9 Tennis courts should be surfaced with macadam, have high wire fencing surrounding them and have lockable gates. Co-location with pitch sport hubs or the leisure centre could provide changing facilities if required and the ability to manage the courts. Whilst floodlights would not be required at this stage, in the future they may become desirable and so the location of one of the tennis court clusters should be suitable for at least one of the courts to be floodlit in the future.

## 8 Bowling Greens

- 9.1 Bowls is a popular sport in East Devon. Traditionally it has been enjoyed mainly by older generations and with the district's demographic profile it is therefore perhaps unsurprising that the sport is so popular, however Bowls England are trying to encourage younger participation in the sport. It is important that Cranbrook has some bowls provision, however, due to the likely younger demographic profile of the town in comparison to the district average it might seem appropriate to temper that provision in comparison to other towns.
- 9.2 As with tennis courts, the *Assessment of Fixed Sports Facilities for East Devon* assesses the provision of bowling greens, however it does not suggest a quantity standard as all existing towns are considered to be well catered for. That being the case, it is perhaps more useful to look at what provision exists in towns within East Devon per 1,000 population and see how many bowling greens this suggests might be necessary in Cranbrook.
- 9.3 The table below shows the current bowling green provision in existing towns around East Devon.

**Table 8.1 – Bowling green provision in East Devon Towns**

Town Council area	Population (2012 PPSA population estimate)	Number of outdoor bowling greens	Greens per 1,000
Axminster	6,927	1	0.14
Budleigh Salterton	5,291	3	0.57
Exmouth	35,989	3	0.08
Honiton	11,608	1	0.09
Ottery St Mary	9,010	1	0.11
Seaton	7,385	1	0.14
Sidmouth	14,106	2	0.14
Average			0.18

- 9.4 Every town in East Devon has at least one bowls club, with two in Budleigh Salterton and two in Exmouth. Using the average of 0.18 outdoor bowling greens per 1,000 people, Cranbrook would require the following provision:

**Table 8.2 – Bowling green requirements for Cranbrook based on East Devon average number of outdoor greens per 1,000 population**

Population modelled (at 2.08 persons per dwelling)	8,320	15,600	18,720
Explanation for population	4,000 dwelling expansion application for Cranbrook	7,500 dwelling town	9,000 dwelling town
Outdoor bowling greens required	1.49	2.81	3.37

- 9.5 Using the above table but considering the expected age profile of the town in comparison to existing towns and the proximity of Broadclyst Bowls Club, it is reasonable to expect that

Cranbrook as a whole should contain 1 bowling green or potentially an indoor bowls centre to complement the existing outdoor provision at Broadclyst.

### Location of facilities

- 9.6 Due to the general demographic of players, bowling greens should be located in easily accessible locations with reasonable car parking and public transport connections. Any bowls provision at Cranbrook should therefore be located nearby the Main Local Route (MLR) either at the leisure centre or one of the pitch sport hubs. This encourages participation in other sports and the ability to link trips.

## **9 Athletics**

- 9.1 Athletics sports are increasing in popularity, particularly since the London 2012 Olympic Games. This being the case, it is important that the population of Cranbrook has access to facilities to enable participation. With Exeter Arena just a few miles away in Whipton there would likely be no demand for a standalone athletics arena in Cranbrook or elsewhere in the West End. Having said that, it is important that children have the ability to participate in athletic sports at school. The education campus comprising the secondary school and second primary school should have playing fields sufficient enough to mark out a full athletics track and field. Dual-use of these facilities for the community should be a priority. In addition to this, with running and keeping fit being among the most popular sporting activities in East Devon, it is important to ensure safe, attractive and fun routes exist throughout the development, linking residential areas and key facilities into open space and particularly “trim trails” and outdoor gyms.

## 10 Open Space

10.1 The East Devon Open Space Study 2012 produced by JPC and BeLAP on behalf of the Council provides the basis for open space requirements within housing developments in the district. The study was developed to accord with the requirements of PPG17 and the NPPF. The study provides quantity, quality and accessibility standards for the following types of open space (full definitions available in the Open Space Study):

- Allotments;
- Amenity Open Space;
- Outdoor Sport – Pitches;
- Parks and Recreation Grounds;
- Play Space – Children;
- Play Space – Youth; and
- Natural and Semi-Natural Greenspace.

In addition to this, the following open space types are assessed by the study but standards have not been developed for them due to their specific nature:

- Cemeteries and Churchyards;
- Civic Spaces; and
- Outdoor Sport – Fixed (although as explained in chapter 7 of this report a separate assessment does exist for these).

10.2 This chapter considers the requirements for those open space typologies for which standards have been set, however, clearly, cemeteries/churchyards, civic spaces and fixed outdoor sports facilities should also be provided for in a town the size that Cranbrook is intended to become. The assessment provided by this chapter has been drawn and adapted from the Open Space Study which should be referred to for further explanations.

10.3 It should be noted that the Open Space Study Review 2014 states that “it may be necessary or desirable to provide more of certain typologies and subsequently less of others depending on site specifics”, however in this situation, a brand new town is being created and it is important that adequate open spaces of all typologies are provided, therefore (for instance) provision of more natural and semi-natural greenspace than standards require on site in Cranbrook will not be accepted in lieu of other open space typologies.

10.4 Table 10.1 over page uses the open space calculator to work out how much of each open space typology should be provided at Cranbrook for different scales of development. It uses the “urban” quantity standards developed by the Open Space Study as Cranbrook is to become an urban area in due course. All calculations have assumed that all of the dwellings being developed are 2-4 beds in size (assumed 2.22 persons per dwelling) just for ease of calculation. In reality, some will be 1 bed and some will be 5+ and this may change the calculation slightly due to the assumed occupancy rates being different. Please note that an assumed occupancy rate of 2.22 persons per dwelling is different to that used in other parts of

this report. The Open Space Study uses 2.22 persons per dwelling and so that is used here, whereas the East Devon average of 2.08 is used elsewhere. In reality, due to the expected demographic profile of Cranbrook, 2.22 is perhaps likely to be more realistic.

Table 10.1 – Calculation of open space quantity requirements for different scales of development at Cranbrook

<b>Population modelled (at 2.22 persons per dwelling)</b>	<b>Quantity standard (sqm/1000)</b>	<b>8,880</b>	<b>16,650</b>	<b>19,980</b>
<b>Explanation for population</b>		4,000 dwelling expansion application for Cranbrook	7,500 dwelling town	9,000 dwelling town
Allotments (sqm)	2.50	22,200	41,625	49,950
Amenity Open Space (sqm)	3.50	31,080	58,275	69,930
Outdoor Sport – Pitches (sqm)	6.50	57,720	108,225	129,870
Parks and Recreation Grounds (sqm)	10.00	88,800	166,500	199,800
Play Space – Children (sqm)	0.50	4,440	8,325	9,990
Play Space – Youth (sqm)	0.50	4,440	8,325	9,990
Natural and Semi-Natural Green Space (sqm)	10.00	88,800	166,500	199,800

## Allotments

- 10.5 With increased interest in people growing their own food and reduced garden spaces in new developments provision of sufficient allotments is perhaps more important than ever.
- 10.6 Allotments or other suitable food growing areas should be provided in accessible locations close to housing. Accessibility standards suggest that there should be an allotment within 480m (10 minutes walk) of every home in an urban area.
- 10.7 Plot sizes should comply with the standards set out by the National Society of Allotment and Leisure Gardeners:
- Standard plot size = 250sqm;
  - Paths = 1.4m wide (suitable for disabled access);
  - Haulage ways = 3m wide; and
  - Shed on plot = 12sqm.
- 10.8 Additionally, allotments should have:
- Separate water points for each plot with water meters (so usage can be monitored);
  - Promotion of community involvement;
  - Well-drained soil which is capable of cultivation to a reasonable standard;
  - A sunny, open aspect preferably on a southern facing slope;
  - Limited overhang from trees and buildings either bounding or within the site;
  - Adequate lockable storage facilities, and a good water supply within easy walking distance of individual plots;
  - Provision for composting facilities;
  - Secure boundary fencing;
  - Good access within the site both for pedestrians and vehicles;
  - Good vehicular access into the site and adequate parking and manoeuvring space;
  - Disabled access;
  - Toilets; and
  - Notice boards.
- 10.9 Adjacent land uses should also be considered to ensure that conflicts of interest are avoided where possible (e.g. allotments directly adjacent a football pitch might mean that footballs go into and potentially damage allotments and parking spaces are all used at peak times unless these issues are considered in the planning stage).

## Amenity Open Space

- 10.10 Amenity open space refers to informal green spaces within housing development which is not formally laid out as any other open space typology. It does not, however, just mean roadside verges and SLOAP (space left over after planning). Amenity Open Space should be usable for informal recreation potentially including dog walking, kickabouts, informal play, and general “greening” of an area.

10.11 Such spaces should be provided within housing developments. Accessibility standards suggest that there should be amenity open space within 480m (10 minutes walk) of every home in an urban area.

10.12 Amenity open spaces should be:

- Safely designed to encourage their usage;
- Not so small that they are useless;
- Predominantly laid to (mown) grass;
- No specific recreational facilities or fixtures other than potentially a bench, litter bin and/or dog waste bin.

### Outdoor Sport - Pitches

10.13 The Open Space Study provides a basic assessment of sports pitch requirements for new housing developments, however, the Playing Pitch Strategy (PPS) is a far more detailed assessment. Chapter 4 of this report has been compiled based on the PPS and as such should be referred to for this open space typology.

10.14 As an example, chapter 4 requires 7,500 dwellings to provide grass sports pitches amounting to a total of approximately 99,067 sqm. This is less than the Open Space Study calculator requires for outdoor sport pitch space (108,225 sqm for 7,500 dwellings). The difference allows for provision of grass training areas and buffers between pitches which are essential on a multi-pitch site as this report proposes should be delivered.

### Parks and Recreation Grounds

10.15 Parks and recreation grounds are multi-functional open spaces formally laid out for public enjoyment.

10.16 Accessibility standards suggest that there should be a park/recreation ground within 480m (10 minutes walk) of every home.

10.17 Parks and recreation grounds should provide for a range of the following:

- Informal recreation/outdoor sport (kickabout areas / potentially football goal(s) but no formal pitch);
- Play space (including formal and informal – formal play areas will not count towards the parks and recreation grounds total area requirement);
- Attractive walks to work (public footpaths and/or cycleways suitable for disabled access);
- Landscape and amenity features (grassed lawn areas, landscaped banks, water features etc);
- Formal planting (flower beds, shrubs, trees);
- Areas for events (e.g. space for community events like fetes, fairs, celebrations etc); and

- Habitats for wildlife (including areas left to nature and specific provision of bird and bat boxes etc).

10.18 Quality is key to the success of parks and recreation grounds and so they should be capable of meeting the criteria for the Green Flag Award. Quality comes through ongoing maintenance but also ensuring that a full range of facilities are provided. Parks and recreation Grounds should have:

- Appropriate, welcoming and informative signage;
- Well defined and well lit paths;
- Well tended planting;
- Adequate seating;
- Litter and dog waste bins;
- Imaginative and contemporary activities;
- Reduce risks of anti-social behaviour; and
- Possibly public toilets and a food stand / kiosk.

10.19 Parks and recreation grounds are a good place to concentrate a number of open space typologies but particularly larger NEAPs (Neighbourhood Equipped Areas for Play) which tend to cater for a wider range of ages including youths/teens. Location of a park in close proximity to the town centre would be beneficial both to residents and visitors to the town. The informal recreation element of parks and recreation grounds could perhaps be enhanced in Cranbrook over the more formal gardens side of provision (though not entirely at its expense) to account for the potentially younger population and allow for informal sports participation outside of formal club / match situations.

### Play Space

10.20 Play space refers to both that provided for children and youths/teens. Play England provide definitions for LAPs, LEAPs and NEAPs (Local, Local Equipped and Neighbourhood Equipped Areas for Play). These should be seen as the guidelines for meeting requirements. However, East Devon specifically no longer accept LAPs as suitable play provision as they are too small to be reasonably useable and require such a high proliferation of facilities that they are unreasonably expensive in upkeep. For this reason just LEAPs and NEAPs will be required in Cranbrook. LEAPs tend to provide play facilities for children, whilst NEAPs tend to provide this, plus facilities for youths/teens. The exact number of LEAPs and NEAPs required will be considered through the planning process, but applications will be expected to comply with the quantity, quality and accessibility standards of the Open Space Study.

10.21 East Devon uses a process called “participative budgeting” for designing new and enhanced play areas. This means getting the local community involved to decide exactly what sort of equipment should be provided on a site. Bespoke designed play areas are generally more successful and provide for exactly what the community wants. At Cranbrook, the existing community will be consulted to develop designs for future play areas.

- 10.22 According to Fields in Trust standards, LEAPs should have a minimum activity zone of 400sqm and NEAPs a minimum activity zone of 1,000sqm. In addition to this, buffer zones should be provided surrounding all play areas to ensure that the amenity of neighbouring properties is not adversely affected. For LEAPs the buffer should be at least 20m from the nearest habitable façade, and for NEAPs the buffer should be at least 30m.
- 10.23 Play areas should be provided within housing developments. Accessibility standards suggest that there should be a children's play area within 480m (10 minutes walk) of every home and a youth play area within 600m of every home.
- 10.24 Play areas should be designed with safety at their heart, both in terms of equipment meeting relevant safety standards and safeguarding.
- 10.25 Youth play space might include (but not limited to) skate/bmx parks, teen shelters, Multi-Use Games Areas (MUGAs) and more adventurous equipment. Such provision should be separated from (although may well be provided on the same facility as) children's play to reduce potential conflicts of interest.
- 10.26 All play spaces must include adequate seating for parents/guardians, litter bins, fencing and signage to exclude dogs, and provide for formal, equipped as well as informal, alternative and imaginative ways to play.

#### Natural and semi-natural greenspace

- 10.27 Natural and semi-natural greenspace refers to areas of open space that are either left to nature or managed in a sustainable way to provide natural / semi-natural habitats for wildlife. Such provision is required as it is important that people have access to natural green spaces for general health and wellbeing as well as for the obvious benefits to nature. Natural and semi-natural greenspace provision should be made in the most appropriate locations for that site. Provision within housing development has great benefits, but so long as there is good access to the provision it could be outside of the development.
- 10.28 Accessibility standards suggest that there should be natural/semi-natural greenspace within 800m (15-20 minutes walk) of every home as a basic standard, but also that Natural England's Accessible Natural Greenspace Standards (ANGSt) should be aspired to ANGSt requires:
- Everyone should have at least 2ha of natural greenspace within 300m;
  - At least 1 Local Nature Reserve should be provided for every 1,000 people;
  - There should be at least 20ha of natural greenspace within 2km;
  - There should be at least 100ha of natural greenspace within 5km; and
  - There should be at least 500ha of natural greenspace within 10km.
- 10.29 Natural and semi-natural greenspace provision may be possible to be met (in part, though not entirely), within the floodplain and underneath the high voltage powerlines in the Eastern expansion area and may include imaginative use of flood attenuation basins / SUDs, however,

it is important that the land is accessible for most of the year at a minimum, useable and attractive for people to utilise for recreation.

10.30 Provision of natural and semi-natural greenspace may in some cases be able to contribute towards meeting Suitable Alternative Natural Greenspaces (SANGs) for the purposes of meeting Habitat Regulation requirements. However, in order to do so, the provision must provide a realistic and suitable alternative to the existing natural site it is trying to mitigate damage to. This being the case, a short walk around some flood attenuation basins is unlikely to reduce the number of people visiting the East Devon Pebblebed Heaths for walks with their dog – it would need to be something more significant and link into wider provision of the Clyst Valley Regional Park.

### Accessibility, movement and design

10.31 All sports, leisure and recreation provision at Cranbrook should:

1. Be accessible by walking and cycling on attractive, safe to use and lit (where appropriate) paths; and
2. Have adequate cycle parking; and
3. Be located in areas / designed with appropriate natural surveillance – for example houses should front onto greenspaces rather than just back garden fences etc.

10.32 Suitable, safe footpaths and cycleways should be provided throughout the town linking key facilities, employment areas and housing areas to encourage sustainable travel movements wherever possible.

10.33 Provision of a cycle hub in a central location would help to encourage and set a standard for sustainable travel in the town. Such a hub would typically be a place where people can hire bikes, get them fixed, find out about routes (specifically into the Clyst Valley Regional Park and to key employment sites in the West End/Exeter), and purchase food and drinks. Whilst being located centrally would be preferred, it would be of key importance that it had easy and visible links into the Country Park / Clyst Valley Regional Park.

## 11 Conclusions

- 11.1 Each of the above chapters sets out sports, leisure and recreation needs for Cranbrook depending on the amount of dwellings built and the subsequent population. The figures presented are indicative and there purely as worked examples. All calculations will be run to the same methodology using the exact figures at the appropriate time if necessary.
- 11.2 The evidence contained in the above chapters will be used to assess the provision being made in current and forthcoming planning applications and as such determine whether they are providing adequate facilities for a town the size that Cranbrook is likely to develop into. This report will therefore form the basis of any S106 negotiations / Heads of Terms regarding sports, leisure and recreation facilities for Cranbrook’s future phases.
- 11.3 In summary and indicatively, Cranbrook, as a town of 7,500 dwellings within the context of the West End would be required to contain the following sports, leisure and recreation facilities:

**Table 11.1 – Summary of indicative sports, leisure and recreation requirements for Cranbrook at 7,500 dwellings**

<b>Sport/leisure/recreation item</b>	<b>Number / sqm</b>	<b>Preferable location</b>
<b>Playing pitches</b>		
Adult 11v11 football	4x pitches / 29,680 sqm	Pitch sport hub(s)
Youth 11v11 football	3x pitches / 14,784 sqm	Pitch sport hub(s)
Youth 9v9 football	2x pitches / 8,216 sqm	Pitch sport hub(s)
Mini 7v7 football	2x pitches / 5,246 sqm	Pitch sport hub(s)
Mini 5v5 football	2x pitches overmarking adult pitch	Pitch sport hub(s)
Cricket ground	15x grass wickets / 15,361.49 sqm	Pitch sport hub(s)
Senior rugby	2x pitches / 19,200 sqm	Pitch sport hub(s)
Midi rugby	4x pitches (2x overmarking senior) / 6,580 sqm	Pitch sport hub(s)
Tennis courts	4x outdoor courts	Pitch sport hub(s)
Clubhouse(s) including changing facilities, social space, kitchen and maintenance storage	1x clubhouse per pitch sport hub capable of hosting sufficient games at peak times	Pitch sport hub(s)
<b>Leisure Centre</b>		
Swimming pool to cater for entire West End of East Devon	6 lane x 25m main pool plus learner pool	Adjacent to town centre
Sports hall capable of catering for badminton, basketball, fencing, netball, volleyball, table tennis and gymnastics	1x hall (4x badminton courts in size)	Adjacent to town centre
Squash courts	2x courts	Adjacent to town centre
Gym / fitness centre / dance / exercise studio	1x 50 station gym plus dance/exercise studio	Adjacent to town centre
3G Artificial Grass Pitch	1x Floodlit 3G Football	Adjacent to town centre

	Turf AGP	
Tennis courts	4x outdoor courts	Adjacent to town centre
Bowling green	1x green	Adjacent to town centre
<b>Public open space</b>		
Allotments	41,625 sqm	Accessible locations close to housing
Amenity Open Space	58,275 sqm	Within housing areas
Outdoor Sport – Pitches	108,225 sqm (broken down as above with remainder set aside for grass training areas and buffers between pitches)	Pitch sport hub(s)
Parks and Recreation Grounds	166,500 sqm	Adjacent to town centre and within housing areas
Play Space – Children	8,325 sqm	Within housing areas and potentially linked to other open spaces
Play Space – Youth	8,325 sqm	Within housing areas and potentially linked to other open spaces
Natural and Semi-Natural Green Space	166,500 sqm	In the most appropriate location(s).

## **Appendix 1 – Non-pitch based sports NGB survey responses**

## Cranbrook Sport, Leisure and Physical Activity Provision Survey December 2014 – January 2015

Question No.	Question	Response
1	Please could you complete the following parameters in the box provided below; Name, Position, NGB	Neil Hutchinson ASA Aquatic Officer for Swimming
2	Are there any clubs currently catering for your sport in the vicinity of Cranbrook and the West End?	No
2a	If YES, where do they play?	Exeter, Sidmouth and Honiton
3	What is the quality of these facilities?	Average
3a	Other (please specify)	
4	Do you expect the above mentioned developments to impact on these clubs? (For example more members requiring more teams to be run)	No
4a	If YES, do you think it will require additional facilities?	
5	Does the NGB or the club have any funding that could be put towards such a facility?	No
5a	Comment (please specify)	
6	Would clubs be willing / able to share facilities with any other clubs/sports?	Yes
6a	Comment (please specify)	
7	Where would any new/additional facilities be best located? (For example in a town centre location/more peripheral, co-located with other sporting facilities/stand-alone facility)	With other facilities particularly fitness.
8	Who would own and manage the facility?	A leisure trust
9	How many hours per week would you expect to use such a facility?	10+
10	What ancillary facilities would you require? (For example separate changing rooms for men/women/girls/boys, kitchen, clubhouse facility)	Separate changing rooms (men / women / girls / boys)
10a	Other (please specify)	

## Cranbrook Sport, Leisure and Physical Activity Provision Survey December 2014 – January 2015

Question No.	Question	Response
1	Please could you complete the following parameters in the box provided below; Name, Position, NGB	Jenny Kelly, Development Officer Devon, England Netball
2	Are there any clubs currently catering for your sport in the vicinity of Cranbrook and the West End?	No
2a	If YES, where do they play?	
3	What is the quality of these facilities?	
3a	Other (please specify)	
4	Do you expect the above mentioned developments to impact on these clubs? (For example more members requiring more teams to be run)	No
4a	If YES, do you think it will require additional facilities?	There are currently no netball clubs in the area but the increase in population would most probably result in a need to create a netball club. For example looking at similar size towns such as Honiton which has a senior league catering for over 100 women each week and a large junior club with 85 members aged 9-16. This would mean a population the size suggested at Cranbrook would need access to at least 3 courts for netball.
5	Does the NGB or the club have any funding that could be put towards such a facility?	No
5a	Comment (please specify)	But we would be happy to support any external funding bids for the right facility
6	Would clubs be willing / able to share facilities with any other clubs/sports?	Yes
6a	Comment (please specify)	we would see netball courts as part of a multi sports site such as a leisure centre or school that other sports also use.
7	Where would any new/additional facilities be best located? (For example in a town centre location/more peripheral, co-located with other sporting facilities/stand-alone facility)	Located with other sporting facilities with a location easily accessed by the community.
8	Who would own and manage the	LA , School or LED

	facility?	
9	How many hours per week would you expect to use such a facility?	3-4
10	What ancillary facilities would you require? (For example separate changing rooms for men/women/girls/boys, kitchen, clubhouse facility)	Separate changing rooms (men / women / girls / boys)
10a	Other (please specify)	We wouldn't require the other facilities listed to function but they would be useful

## Cranbrook Sport, Leisure and Physical Activity Provision Survey December 2014 – January 2015

Question No.	Question	Response
1	Please could you complete the following parameters in the box provided below; Name, Position, NGB	Charlie Miller, Workforce and Business Development Coordinator, British Fencing
2	Are there any clubs currently catering for your sport in the vicinity of Cranbrook and the West End?	Yes
2a	If YES, where do they play?	Exeter Uni Sports Centre, Countess Wear Community School
3	What is the quality of these facilities?	Good
3a	Other (please specify)	No data on Countess Wear Community School facilities
4	Do you expect the above mentioned developments to impact on these clubs? (For example more members requiring more teams to be run)	
4a	If YES, do you think it will require additional facilities?	
5	Does the NGB or the club have any funding that could be put towards such a facility?	No
5a	Comment (please specify)	As an NGB we do not have any grants to allocate for venue development. However, we are happy to support a club obtain funding for this from another source where possible.
6	Would clubs be willing / able to share facilities with any other clubs/sports?	Yes
6a	Comment (please specify)	In many cases they already do. Meeting on alternate nights sharing a facility with badminton, futsal to name a couple
7	Where would any new/additional facilities be best located? (For example in a town centre location/more peripheral, co-located with other sporting facilities/stand-alone facility)	Town/regional centres are also the best option as they are close to transport links and all the population centres.
8	Who would own and manage the facility?	
9	How many hours per week would you expect to use such a facility?	1-2

10	What ancillary facilities would you require? (For example separate changing rooms for men/women/girls/boys, kitchen, clubhouse facility)	Separate changing rooms (men / women / girls / boys)
10a	Other (please specify)	

## Cranbrook Sport, Leisure and Physical Activity Provision Survey December 2014 – January 2015

Question No.	Question	Response
1	Please could you complete the following parameters in the box provided below; Name, Position, NGB	Colin Corline, Facility Projects Manager, Lawn Tennis Association
2	Are there any clubs currently catering for your sport in the vicinity of Cranbrook and the West End?	Yes
2a	If YES, where do they play?	Woodbury, Ottery St Mary
3	What is the quality of these facilities?	Average
3a	Other (please specify)	
4	Do you expect the above mentioned developments to impact on these clubs? (For example more members requiring more teams to be run)	Yes
4a	If YES, do you think it will require additional facilities?	yes either at these facilities or at newly constructed ones
5	Does the NGB or the club have any funding that could be put towards such a facility?	Yes
5a	Comment (please specify)	
6	Would clubs be willing / able to share facilities with any other clubs/sports?	Yes
6a	Comment (please specify)	Potential to share depending on sports
7	Where would any new/additional facilities be best located? (For example in a town centre location/more peripheral, co-located with other sporting facilities/stand-alone facility)	At a potential multi use site. Would depend on land available
8	Who would own and manage the facility?	TBC - Would need to see how plans were developed and whether there were potential operators locally
9	How many hours per week would you expect to use such a facility?	10+
10	What ancillary facilities would you require? (For example separate changing rooms for men/women/girls/boys, kitchen, clubhouse facility)	Clubhouse facility
10a	Other (please specify)	

## Cranbrook Sport, Leisure and Physical Activity Provision Survey December 2014 – January 2015

Question No.	Question	Response
1	Please could you complete the following parameters in the box provided below; Name, Position, NGB	Chris Brown, Table Tennis England
2	Are there any clubs currently catering for your sport in the vicinity of Cranbrook and the West End?	Yes
2a	If YES, where do they play?	West Exe comm college, and Exe TTC, both slightly far away
3	What is the quality of these facilities?	Good
3a	Other (please specify)	
4	Do you expect the above mentioned developments to impact on these clubs? (For example more members requiring more teams to be run)	Yes
4a	If YES, do you think it will require additional facilities?	Potentially a satellite club in the new area would be suitable
5	Does the NGB or the club have any funding that could be put towards such a facility?	Yes
5a	Comment (please specify)	Potentially satellite club funding or priority zone money's in 2016
6	Would clubs be willing / able to share facilities with any other clubs/sports?	Yes
6a	Comment (please specify)	Provided tables can be stored, and lighting, wall colour etc is sufficient.
7	Where would any new/additional facilities be best located? (For example in a town centre location/more peripheral, co-located with other sporting facilities/stand-alone facility)	In high footfall, visible locations, e.g. Social bar area, or leisure centre with viewing gallery.
8	Who would own and manage the facility?	Club would simply rent the facility on an hourly basis.
9	How many hours per week would you expect to use such a facility?	1-2
10	What ancillary facilities would you require? (For example separate changing rooms for men/women/girls/boys, kitchen, clubhouse facility)	Separate changing rooms (men / women / girls / boys)

10a	Other (please specify)	Access to cafe or kitchen area, and social viewing area
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## Appendix 2 – Costs for delivering requirements

The table below sets out the potential projected costs for developing the required facilities for 7,500 dwellings as set out in the conclusion. Costs have been assumed based on the best available evidence and are purely indicative.

<b>Sport/leisure/recreation item</b>	<b>Number / sqm</b>	<b>Cost per/sqm</b>	<b>Cost source</b>	<b>Total cost</b>
Allotments	41,625 sqm	£30.00	Open Space Study	£1,248,750
Amenity Open Space	58,275 sqm	£15.00	Open Space Study	£874,125
Outdoor Sport – Pitches	108,225 sqm	£21.00	Open Space Study	£2,272,725
Parks and Recreation Grounds	166,500 sqm	£72.00	Open Space Study	£11,988,000
Play Space – Children	8,325 sqm	£170.00	Open Space Study	£1,415,250
Play Space – Youth	8,325 sqm	£170.00	Open Space Study	£1,415,250
Natural and Semi-Natural Green Space	166,500 sqm	£15.00	Open Space Study	£2,497,500
Clubhouse 1 including changing facilities, social space, kitchen and maintenance storage	500 sqm (10x team changing rooms, 5x officials changing rooms, mens w/cs, womens w/cs, disabled w/c, kitchen, social space, maintenance storage)	£1,291.00	BCIS Mean £/sqm gross internal floorspace Qtr 1 2015 (Sports pavilions, club houses and changing rooms)	£645,500
Clubhouse 2 including changing facilities, social space, kitchen and maintenance storage	420 sqm (8x team changing rooms, 4x officials changing rooms, mens w/cs, womens w/cs, disabled w/c, kitchen, social space, maintenance storage)	£1,291.00	BCIS Mean £/sqm gross internal floorspace Qtr 1 2015 (Sports pavilions, club houses and changing rooms)	£542,220
Swimming Pool, Gym/fitness/dance/exercise studio, Changing, Cafe/reception	6 lane x 25m main pool plus learner pool, 1x 60 station gym plus dance/exercise studio based on Godalming Leisure Centre, Surrey (2,146 sqm gross internal floorspace), car parking included in overall	£2,255.36	Sport England Facility Case Study – Godalming Leisure Centre	£4,840,000

	cost.			
Sports hall capable of catering for badminton, basketball, fencing, netball, volleyball, table tennis and gymnastics	1x hall (4x badminton courts / 690 sqm in size)	£724	BCIS Mean £/sqm gross internal floorspace Qtr 1 2015 (Gymnasia / sports halls)	£499,560
Squash courts	2x courts (124.8 sqm)	£1,283.00	BCIS Mean £/sqm gross internal floorspace Qtr 1 2015 (Sports centre/recreation centres inc swimming pools)	£160,118.40
3G AGP	1x Floodlit 3G Football Turf AGP	£78.66	Average price quoted by tenders for installation of 3G pitch in Axminster provided by the FA	£648,449.51
Tennis courts	8x outdoor courts	c. £30,000 per court	LTA	£240,000
Bowling green	1x green (1,600 sqm)	£78.13	Sport England Facility Costs First Quarter 2015	£125,000

### **Appendix 3 – Requirements for 4,000 home expansion to Cranbrook and meeting the shortfall for a 7,500 dwelling town**

This report has been produced to understand the sports, leisure and recreation needs for the town of Cranbrook as a whole and in some cases the wider catchment area of East Devon's West End. Whilst Cranbrook has a planned extent of 7,500 homes at present and potential to increase further, it must be recognised that approximately 3,500 homes already have planning permission. The 3,500 homes with planning permission were considered under different circumstances and therefore have undersupplied certain elements of sports, leisure and recreation facilities against current policies and evidence. That being the case, future planning applications for 4,000 homes taking the town's total up to 7,500 homes cannot legally be required to address any shortfalls in provision from those homes already permitted. The assessment below considers the requirements for a town of 7,500 homes, the facilities already planned to be provided by the permitted 3,500 homes, the requirements for a development of 4,000 homes and then the shortfall in provision against the requirements for 7,500 dwellings and how that shortfall might be addressed.

<b>Sport/Leisure/Recreation Facility</b>	<b>Requirement for 7,500 dwellings</b>	<b>Already committed to provide through existing permissions for 3,500 dwellings</b>	<b>Requirement for 4,000 dwellings (assumed full compliance)</b>	<b>Shortfall in provision against requirements for 7,500 dwellings</b>	<b>Potential way to resolve shortfall</b>
Allotments	41,625 sqm	8,000 sqm	22,200 sqm	11,425 sqm	Town Council may wish to use future open space contributions / CIL income to fund additional allotments.
Amenity Open Space	58,275 sqm	8,444 sqm	31,080 sqm	18,751 sqm	Likely oversupply of natural and semi-natural greenspace within housing development anyway could make up for this shortfall through additional provision of paths, bins and benches.
Outdoor Sport – Pitches	108,225 sqm 4x adult football 3x youth 11v11 football 2x youth 9v9 football 2x mini 7v7 football 2x mini 5v5 football 15x grass wicket cricket ground 2x senior rugby 4x midi rugby	28,190 sqm 2x adult football 15x grass wicket cricket ground	57,720 sqm 2x adult football 3x youth 11v11 football 2x youth 9v9 football (2x mini 5v5 could overmark adult pitches if good enough quality) 1x senior rugby 2x midi rugby (additional 2x midi could overmark senior rugby if good enough quality) Above pitches add up to 54,020 sqm. Remaining 3,700 sqm to be provided as buffers between pitches.	22,315 sqm 1x senior rugby 2x mini 7v7 football Above pitches add up to 14,846 sqm. Remaining 7,469 sqm should be used as a buffer between pitches.	Potential off-site contributions from non consortium developments in the vicinity could help pay for these.
Parks and Recreation Grounds	166,500 sqm	23,235 sqm	88,800 sqm	54,465 sqm	Likely oversupply of natural and semi-natural greenspace within housing development anyway could make up for this shortfall through additional provision of paths, bins, benches, play trails and kickabout areas.
Play Space – Children	8,325 sqm	2,400 sqm	4,440 sqm	1,485 sqm	Town Council may wish to use future open space contributions

					/ CIL income to fund additional play facilities.
Play Space – Youth	8,325 sqm	2,400 sqm	4,440 sqm	1,485 sqm	Town Council may wish to use future open space contributions / CIL income to fund additional play facilities.
Natural and Semi-Natural Green Space	166,500 sqm	279,100 sqm	88,800 sqm	-201,400 sqm	Likely overprovision may be possible to help resolve overall shortfall in amenity open space and parks and recreation grounds.
Clubhouse 1 including changing facilities, social space, kitchen and maintenance storage	500 sqm (10x team changing rooms, 5x officials changing rooms, mens w/cs, womens w/cs, disabled w/c, kitchen, social space, maintenance storage)	1x clubhouse and parking	So long as clubhouse provided by 3,500 development is suitable and sufficient – no requirement.	None	
Clubhouse 2 including changing facilities, social space, kitchen and maintenance storage	420 sqm (8x team changing rooms, 4x officials changing rooms, mens w/cs, womens w/cs, disabled w/c, kitchen, social space, maintenance storage)	None	1x clubhouse and parking	None	
Swimming Pool, Gym/fitness/dance/exercise studio, Changing, Cafe/reception	6 lane x 25m main pool plus learner pool, 1x 60 station gym plus dance/exercise studio based on Godalming Leisure Centre, Surrey (2,146 sqm gross internal floorspace), car parking included in overall cost.	None	1.53 lanes of a swimming pool	4.47 lanes of swimming pool, learner pool, gym, dance/exercise studio	HCA funding recycle and contributions from other West End sites could potentially pay for remainder of pool. Operator would pay for the gym, dance/exercise studio and ancillaries. As an example, 900 dwellings at Mosshayne could provide a contribution of 0.34 lanes (£276,853) according to the SFC.
Sports hall capable of catering for badminton, basketball, fencing, netball, volleyball, table tennis and gymnastics	1x hall (4x badminton courts / 690 sqm in size)	None	0.52 halls (2.06 courts) generated by SFC	0.48 halls (1.94 courts) generated by SFC	HCA funding recycle and contributions from other Cranbrook sites could potentially pay for remainder of hall. As an example, 250 dwellings on the Bell Cornwell

					site could provide a contribution of 0.03 halls (£86,874) according to the SFC.
3G AGP	1x floodlit 3G Football Turf AGP	1x floodlit AGP (location and specification to be agreed with the Council). Note – the specification of the AGP being provided at the Education Campus by the NCPs has not been agreed with the Council and S106 specifically precludes its location at the Education Campus – whether or not this meets the requirement therefore still remains to be understood.	None	None	
Squash courts	2x courts (124.8 sqm)	None	2x courts	None	
Tennis courts	8x outdoor courts	None	5x courts	3x courts	Provision either on-site or through off-site contributions from other Cranbrook sites.
Bowling green	1x green	None	1x green	None	