

Playing Pitch Strategy – overall position regarding the surplus or deficiency of playing pitch provision in different scenarios

In response to discussions at the Local Plan hearing sessions, and to address paragraphs 13-14 of the Inspector's letter dated 27th June 2017, the Council has assessed the overall position regarding the surplus or deficiency of playing pitch provision for football and cricket in the relevant sub area and across the borough as a whole in the event that:

- i. Oakfield and Ford Sports Ground are not developed for housing;
- ii. Only Oakfield is developed for housing;
- iii. Only Ford Sports Ground is developed for housing; and
- iv. Both Oakfield and Ford Sports Ground are developed for housing.

This note provides an assessment of each of the four scenarios looking at current supply, future demand and the surplus and deficiency of playing pitch provision for football and cricket at 2030.

Overall, the outcome of each scenario demonstrates that, with completing the identified actions, there will be sufficient playing pitch provision for cricket and football across the borough to meet demand in 2030.

SCENARIO 1

The Inspector's letter of 27th June 2017 seeks further clarification of the overall position regarding the surplus or deficiency of playing pitch provision for football and cricket in the relevant sub area and across the borough in four different scenarios. This note focuses on Scenario 1 which is what would happen to playing pitch provision for football and cricket in the event that:

- **Oakfield and Ford Sports Ground are not developed for housing**

The following looks at the overall position in terms of supply, demand, and the surplus and deficiencies for football and cricket in the whole borough in 2030. This is then followed by a table that sets out the surpluses and deficiencies by Sub Area and the actions required to meet these deficiencies.

The note is structured as follows:

- Section 1 explains the position regarding playing pitch provision for football in the event that Oakfield and Ford Sports Ground are not developed for housing across the whole borough;
- Section 2 explains the position regarding playing pitch provision for cricket in the event that Oakfield and Ford Sports Ground are not developed for housing across the whole borough; and
- Section 3 provides an overall summary and conclusion of playing pitch provision in 2030 in the event that Scenario 1 is delivered.

1. PLAYING PITCH STRATEGY SUPPLY 2015 – FOOTBALL WHOLE BOROUGH

- 1.1 Table 1.1 considers the supply of pitches for the whole borough taking into account the current number of football pitches in secured and unsecured community use and the number of pitches that can be brought back into use.

Table 1.1: Playing Pitch Strategy Supply 2015 – Football Whole Borough

	SENIOR	JUNIOR 11 v 11	JUNIOR 9 v 9	MINI 7 v 7	MINI 5 v 5
Current number of pitches secured and unsecured community use 2015	85	18	13	17	8
Pitches that could be brought back into use	23	2	0	0	0
TOTAL SUPPLY 2030	108	20	13	17	8

PLAYING PITCH STRATEGY DEMAND 2030 – FOOTBALL WHOLE BOROUGH

- 1.2 Table 1.2 looks at the demand for pitches across the whole borough. It considers pitches currently required at peak time of play. It adds in pitches required to meet team equivalents, strategic reserve, latent and sports development demand and in light of increased population in 2030.

Table 1.2 Playing Pitch Strategy Demand 2030 – Football Whole Borough

	SENIOR	JUNIOR	JUNIOR	MINI	MINI
		11 v 11	9 v 9	7 v 7	5 v 5
Pitches required to meet peak time of play	55	35.5	36.5	46.5	26.5
Pitches to meet Team Equivalent Requirements	9.5	4.5	4.5	2.5	1.5
Strategic Reserve	6.5	4	3	4	4
Latent and Sports Development Demand	3.5	9.5	9.5	10.5	8.5
Future Population Growth 2030	16	4	16	22	14
TOTAL FUTURE DEMAND 2030	90.5	57.5	69.5	85.5	54.5

PLAYING PITCH STRATEGY SURPLUS / DEFICIENCIES 2030 – FOOTBALL WHOLE BOROUGH

Table 1.3 Playing Pitch Strategy Surplus / Deficiencies 2030 – Football Whole Borough

	SENIOR	JUNIOR	JUNIOR	MINI	MINI
		11 v 11	9 v 9	7 v 7	5 v 5
Supply 2030	108	20	13	17	8
Demand 2030	90.5	57.5	69.5	85.5	54.5
TOTAL SURPLUS / DEFICIENCIES 2030	17.5	-37.5	-56.5	-68.5	-46.5

- 1.3 Table 1.3 shows the surplus and deficit of pitches for the whole borough. It shows there is a projected surplus of 17 senior football pitches in 2030, a deficit of 38 (37.5 rounded up) junior football 11 v 11 pitches, a deficit of 57 (56.5 rounded up) junior football 9 v 9 pitches, a deficit of 69 (68.5 rounded up) mini soccer 7 v 7 pitches and a deficit of 47 (46.5 rounded up) mini soccer 5 v 5 pitches.
- 1.4 The Redbridge Playing Pitch Strategy (2016) also identified that there are insufficient 3G rubber crumb pitches across Redbridge. The three sub areas with the majority of teams are highlighted as areas where a minimum of 2 x 3G rubber crumb pitches should be provided. The most suitable sites for the 3G rubber crumb pitches would be in Sub Area 1 Wanstead Flats, Sub Area 3 Hainault Recreation Ground/ Forest Road or Redbridge Leisure Centre and Sub Area 7 Ford Sports Ground or in the vicinity of Seven Kings Park.

HOW WILL THE DEFICIENCIES BE REMEDIED FOR FOOTBALL IN WHOLE BOROUGH BY SUB AREAS

- 1.5 Table 1.4 below provides a summary of what actions would be required as stated in the Playing Pitch Strategy Action Plan for G1 Sub Area 1 Football – G7 Sub Area 7 Football to meet deficiencies.

Table 1.4 Surplus and Deficit by Sub Area and Actions required to meet deficiencies

SUB AREA 1	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
Adult 11 v 11 football surplus 1 adult pitch.	Reconfigure adult 11 v 11 as a junior 11 v 11 football pitch.
Junior 11 v 11 football - deficit 20 junior 11 v 11 pitches'	1 adult pitch reconfigured as a junior 11 v 11 football pitch and all junior 11 v 11 football pitches upgraded from 'poor' or 'standard' quality to 'good' quality and therefore able to provide for increased capacity to meet the 20 junior 11 v 11 pitch deficit. These pitches when upgraded to 'good' quality can be played at staggered times to allow the Central League to play up to 40 games over a weekend.
Junior 9 v 9 football - deficit 40 pitches	Sub Area 1 currently has 6 junior 9 v 9 pitches and by 2030 there will be a requirement for an additional 40 junior 9 v 9 pitches. However, if the quality of the current 6 pitches is raised to 'good' then the FA would recommend 4 games to be played per pitch per week. This would enable 24 games per week to be played on the current 6 pitches. There would still be a shortfall of 22 games in 2030, which would require a further 6 grass junior 9 v 9 pitches. The provision of these additional pitches would need to be considered as part of any future master plan for Wanstead Flats. The master plan would include the development of 2 x 3G rubber crumb pitches which would meet the shortfall of 22 games and demand needs for junior 9 v 9 football in 2030.
Mini Soccer 7 v 7 – deficit 16 pitches	There are currently 4 mini soccer 7 v 7 pitches and by 2030 there will be a requirement for an additional 16 mini soccer 7 v 7 pitches if all games were played on individual pitches. If the quality of the 4 pitches was raised to 'good' then the FA would recommend that 6 games could be played per pitch per week enabling 24 games to be played. This would provide the required provision of mini soccer 7 v 7 to 2030
Mini Soccer 5 v 5 – deficit 13 pitches	If the quality of the existing pitch was raised to 'good' then the FA would recommend that 6 games could be played on the pitch per week. There would still be a shortfall of 7 games which would require a further 2 grass mini soccer 5 v 5 pitches of 'good' quality. The provision of these additional pitches would need to be considered as part of any future master plan and could be provided for through the provision of 2 full size 3G rubber crumb pitches.

SUB AREA 2	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
<p>There are no deficit issues with any football typology.</p> <p>There is a surplus of 2 adult 11 v 11 football pitches, 1 junior 9 v 9 football pitch, 1 mini soccer 7 v 7 and 1 mini soccer 5 v 5.</p>	<p>The surplus pitches are at Whitbread Sports Ground. This is an Education Sports Ground and will require a community use agreement to be put in place for the use of these pitches by community football clubs.</p>
SUB AREA 3	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
<p>Adult 11 v 11 football surplus 5 adult football pitches.</p>	<p>Reconfigure 5 adult 11 v 11 as a junior 11 v 11 football pitch.</p>
<p>Junior 11 v 11 football - deficit 14 junior 11 v 11 pitches'</p>	<p>5 surplus adult pitches reconfigured to junior pitches</p> <p>Use of 2 adult pitches at Whitbread's (Sub Area 2) transferring adult teams from Hainault Recreation Ground to Sub Area 2 allowing for a further reconfiguration of 2 adult pitches to junior 11 v 11 pitches Sub Area 3.</p> <p>Starch House Lane FC could be re homed at Goodmayes Park. This would create 3 junior pitches at Starch House Lane and if they were of good quality they could be played 3 times a day and with staggered start times on a Sunday provide an additional 9 match slots. This would meet the 14 junior 11 v 11 pitch deficit e.g. Kearley and Tongue Ground (Sub Area 7) an Education Sports Ground that can accommodate 3 junior 11 v 11 pitches a community use agreement would need to be put in place.</p> <p>If Starch House Lane FC did not move to Goodmayes Park then there would be 5 adult and 2 junior 11 v 11 pitches that could be used to meet the remaining deficit of junior 11 v 11 football pitches.</p>
<p>Junior 9 v 9 football – deficit 9 pitches.</p> <p>Mini soccer 7 v 7 pitches – deficit 19 pitches</p> <p>Mini soccer 5 v 5 pitches – deficit 13 pitches</p>	<p>The FA have identified the need for a minimum of 2 3G rubber crumb pitches in Sub Area 3 linked to multi pitch sites. There is an opportunity to look at Hainault Recreation Ground in conjunction with Forest Road to reconfigure playing pitches and introduce 2 3G Rubber Crumb pitches.</p> <p>The 3G rubber crumb pitches would remove the deficit for junior 9 v 9, mini soccer 7 v 7 and 5 v 5.</p>
SUB AREA 4	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
<p>Deficit 1 adult 11 v 11 football pitch.</p>	<p>There is one unsecured community use site Oak Park High School. If this site was party to a Community Use agreement this would remove the deficit of the adult 11 v 11 football pitch.</p>

Deficit 1 junior 11 v 11 pitch.	Clayhall Park provides for 1 junior 11 v 11 pitch, 1 junior 9 v 9 pitch and 1 mini soccer 7 v 7 pitch. The junior pitches are quality rated as 'Standard'. The mini soccer pitch is rated as poor. The Council is required to upgrade these pitches to a 'Good' quality standard. This would increase the games per week on these pitches and remove the deficit of pitches.
Deficit 1 junior 9 v 9 pitches.	
Deficit 3 mini soccer 7 v 7 pitches.	
Deficit 3 mini soccer 5 v 5 pitches.	A 5 v 5 mini soccer pitch is required to be marked out at Clayhall Park and be of a 'Good' quality rating. The 'Good' quality rating will allow for 6 games per week and remove the deficit.

SUB AREA 5

SURPLUS/DEFICIT 2030

There are no deficit issues with any football typology.

There is a surplus of 5 adult 11 v 11 football pitches and 2 junior 11 v 11 football pitches that could be provided for at Goodmayes Park.

Mayfield School has a new 3G rubber crumb pitch. The school has submitted a planning application for floodlights. If the planning application is successful and a community use agreement put into place, this would provide a much needed additional training facility and competitive match facility for football and could be used as a Central venue for 7 v 7 and or 5 v 5 in the future.

ACTION REQUIRED

It has been suggested in Sub Area 3 that discussions should be held with Shield Academy (Starch House Lane) to see if they would be interested in a home base at Goodmayes Park Extension.

If the discussions were successful there would be a need to provide as a minimum:

1 adult football pitch; 1 junior 11 v 11 football pitch; 2 junior 9 v 9 pitches; 2 mini soccer 7 v 7 pitches and 1 mini soccer 5 v 5 pitch.

The above would also allow for a further surplus of 2 adult football pitches to be provided to meet any further deficit or reconfiguration of pitches across Redbridge.

Mayfield School 3G Rubber Crumb Pitch - Planning conditions should include a Community Use Agreement and stipulate that the Pitch will be FA registered to allow for competitive play.

This facility could also become home to a new 9 v 9 central venue catering for an additional 8 9 v 9 teams that are projected to be generated by 2030. These 8 teams are currently allocated to Sub Area 7.

SUB AREA 6	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
There are no deficit issues with any football typology.	Along with 1 surplus adult 11 v 11 pitch there are 2 parks that could provide adult football pitches. These are Loxford Park and South Park. 1 adult pitch in each, Neither are currently used. It is suggested that these 2 pitches are kept as reserve pitches for the future.
There is a surplus of 1 adult 11 v 11 football pitch rounded down from 1.5	
There a further 2 adult pitches if required.	

SUB AREA 7	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
Adult 11 v 11 football surplus 3 adult football pitches.	Reconfigure 3 adult 11 v 11 as a junior 11 v 11 football pitches.
Junior 11 v 11 football - deficit 6 junior 11 v 11 pitches'	3 surplus adult pitches reconfigured to junior pitches. Kearley and Tonge Sport Ground an Education Sports Ground to be opened up for community use with a Community Use Agreement in place providing 3 junior pitches of 'Good' quality. Staggered start times would allow for 9 games at peak time. There are additional Playing Fields at Cranbrook School adjacent to the Frenford Club that could provide a number of junior pitches. Team changing is already provided on the school site.
Junior 9 v 9 football – deficit 8 pitches.	The FA have identified the need for a minimum of 2 3G rubber crumb pitches in Sub Area 7 linked to multi pitch sites.
Mini soccer 7 v 7 pitches – deficit 32 pitches	The 3G rubber crumb pitches would remove the deficit for mini soccer 7 v 7 and 5 v 5.
Mini soccer 5 v 5 pitches – deficit 13 pitches	The 3G pitch at Mayfield School (Sub Area 5) would cater for central venue junior 9 v 9 football pitch requirements and remove the deficit of 8 pitches.

SUMMARY

- 1.6 It is clear from the above that if Oakfield and Ford Sports Ground are not developed for housing, and the above actions are completed across the whole borough, there will be sufficient football pitches for team demand across all football typologies by 2030. This does rely on the development of 3G rubber crumb pitches in Sub Areas 1, 3 and 7 which are feasible.
- 1.7 In addition, since the Playing Pitch Strategy has been adopted, capacity for additional football pitches has been identified by the London Borough of Redbridge through its conceptual masterplanning work on the Green Belt sites (LBR 2.78). There is potential to deliver two adult pitches on land at Billet Road and two adult pitches on King George and Goodmayes Hospital.

2. CRICKET WHOLE BOROUGH – OAKFIELD AND FORD SPORTS GROUND ARE NOT DEVELOPED FOR HOUSING

PLAYING PITCH STRATEGY CURRENT SUPPLY CRICKET 2015 - WHOLE BOROUGH

2.1 Table 1.5 below identifies the current playing capacity for the cricket season at each site across Redbridge. The Playing Pitch Strategy (2016) identified that the current playing capacity of the cricket pitches in Redbridge in 2015 was 1737 cricket games and after overplay and under play had been considered there was still sufficient capacity for 447 cricket games to be played on grass pitches. This does not include non-turf pitches.

Table 1.5: Cricket – Current Capacity 2015 whole of Redbridge not including Non-Turf Pitches

	CAPACITY CURRENT	OVER PLAY (+) /UNDER PLAY (-)	CAPACITY END OF 2015
Nutters Lane	30	-1	-1
Overton Drive	85	-11	-11
South Woodford	135	49	49
Whitbread's	40	-11	-11
Woodford Green	45	-3	-3
Woodford Wells	95	-45	-45
Barkingside Recreation Ground	54	4	4
Fairlop Oak Playing Field	150	28	28
London Marathon Trust	70	32	32
Hainault Recreation Ground Grass Squares	300	195	195
Jack Carter Sports Ground (Oakfield)	105	0	0
Old Parkonians (Oakfield)	120	0	0
Clayhall Park	69	17	17
Goodmayes Park	30	1	1
South Park	18	18	18
Ilford CC	50	6	6
Valentines Community	27	-3	-3
Ford Sports Ground	150	60	60
Frenford - The Drive	110	91	91
Seven Kings Park	54	20	20
TOTALS WHOLE OF THE BOROUGH	1737	447	447

PLAYING PITCH STRATEGY CURRENT AND FUTURE DEMAND 2030 – WHOLE BOROUGH CRICKET

2.2 Table 1.6 below indicates that by 2030 there will be a surplus of 122 cricket pitches per season.

Table 1.6: Cricket – Current and Future Demand 2030 not including non-turf pitches

SUB AREA 1 - SITES	CAPACITY CURRENT	OVER PLAY (+) /UNDERPLAY (-)	CAPACITY END OF 2015		POPULATION PROJECTIONS	SURPLUS / DEFICIENCY / CAPACITY 2030
Nutters Lane	30	-1	-1	0		
Overton Drive	85	-11	-11	0		
TOTALS	115	-12	-12	0	-23	-35

SUB AREA 2 – SITES	CAPACITY CURRENT	OVER PLAY (+) /UNDERPLAY (-)	CAPACITY END OF 2015		POPULATION PROJECTIONS	SURPLUS / DEFICIENCY / CAPACITY 2030
South Woodford	135	49	49	0		
Whitbread's	40	-11	-11	0		
Woodford Green	45	-3	-3	0		
Woodford Wells	95	-45	-45	0		
TOTALS	315	-10	-10	0	-66	-76

SUB AREA 3 – SITES	CAPACITY CURRENT	OVER PLAY (+) /UNDERPLAY (-)	CAPACITY END OF 2015		POPULATION PROJECTIONS	SURPLUS / DEFICIENCY / CAPACITY 2030
Barkingside Recreation Ground	54	4	4	0		
Fairlop Oak Playing Field	150	28	28	0		
London Marathon Trust	70	32	32	0		
Hainault Recreation Ground	300	195	195	0		
Jack Carter Sports Ground (Oakfield's)	105	0	0	0		
Old Parkonians (Oakfield's)	120	0	0	23		

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TOTALS	799	259	259	-23	-112	124
SUB AREA 4 - SITE	CAPACITY CURRENT	OVER PLAY (+) /UNDERPLAY (-)	CAPACITY END OF 2015		POPULATION PROJECTIONS	SURPLUS / DEFICIENCY / CAPACITY 2030
Clayhall Park	69	17	17	0	0	
TOTALS	69	17	17	0	0	17

SUB AREA 5 - SITE	CAPACITY CURRENT	OVER PLAY (+) /UNDERPLAY (-)	CAPACITY END OF 2015		POPULATION PROJECTIONS	SURPLUS / DEFICIENCY / CAPACITY 2030
Goodmayes Park	30	1	1	0	0	
TOTALS	30	1	1	0	0	1

SUB AREA 6 - SITE	CAPACITY CURRENT	OVER PLAY (+) /UNDERPLAY (-)	CAPACITY END OF 2015		POPULATION PROJECTIONS	SURPLUS / DEFICIENCY / CAPACITY 2030
South Park	18	18	18	0	0	
TOTALS	18	18	18	0	0	18

SUB AREA 7 - SITE	CAPACITY CURRENT	OVER PLAY (+) /UNDERPLAY (-)	CAPACITY END OF 2015		POPULATION PROJECTIONS	SURPLUS / DEFICIENCY / CAPACITY 2030
Ilford CC	50	6	6	-39		
Valentines Community	27	-3	-3	0		
Ford Sports and Social Club	150	60	60	-26		
Frenford - The Drive	110	91	91	0		
Seven Kings Park	54	20	20	0		
TOTALS	391	174	174	-65	-36	73
REDBRIDGE WHOLE BOROUGH TOTALS	1737	447	447	-88	-237	122

HOW WILL THE DEFICIENCIES BE REMEDIED FOR CRICKET IN WHOLE BOROUGH BY SUB AREAS

2.3 Table 1.7 below provides a summary of what actions would be required as stated in the Playing Pitch Strategy Action Plan G8 Sub Area 1 Cricket – G8 Sub Area 7 cricket to meet deficiencies.

Table 1.7: Surplus and Deficit by Sub Area and Actions required to meet deficiencies

SUB AREA 1	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
Overplay of approximately 12 games per season (2015). This deficit is projected to increase by 2030 to 35 games.	An improvement in the quality of the cricket pitches at Hainault Recreation Ground Sub Area 3 to a suitable quality would enable the 35 games to be played at this facility in the future.
SUB AREA 2	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
Overplay of 10 games a season (2015). This deficit is projected to increase by 2030 to increase to 76 games	A square at Hainault Recreation Ground that has improvement work undertaken to provide 'good' quality could cater for club cricket 5 th and 6 th teams on a Saturday and provide an additional 26 games per season on a Saturday afternoon. 3 squares at Hainault Recreation Ground would need to be provided to this quality by 2030 in order to meet the needs of Sub Area 2.
SUB AREA 3	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
2 sites are at their maximum game play capacity. These 2 sites are both at Oakfield – Oakfield Cricket Club and the Jack Carter cricket facilities.	It has already been mentioned in the Action Plan reference above G8 and G9 that Hainault Recreation Ground facilities are required to undergo improvements to be able to provide sufficient quality facilities for teams based in Sub Area 1 and Sub Area 2.
The site with the highest under play that the Local Authority has control over is Hainault Recreation Ground 10 cricket squares with 10 pitches on each square. The site is currently under played by 195 games per season. This facility has poor quality pitches.	Teams from Sub Area 1 would require use of 35 games per season. These games would equate to 26 per season on one square on a Saturday. Sub Area 1 will require the use of at least 2 quality squares on a Saturday in the future. Sub Area 2 will need a further 3 squares on a Saturday at peak time.
Only 1 team can play on 1 square at any one time – this means that a maximum of 10 teams can play at Hainault on a Saturday and 10 teams on a Sunday.	Sub Area 7 – Ilford Cricket Club have identified that they wish to expand by 3 adult teams. Hainault recreation Ground with improved facilities could provide these facilities on a Saturday. The South Asian Cricket community is ever expanding its leagues and is currently looking for quality safe facilities for cricket in LB Redbridge.

SUB AREA 3	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
	<p>Hainault Recreation Ground is already used by South Asian leagues that play on a Sunday. The Leagues would utilise the facilities even more if the pitches were improved to a better quality.</p> <p>Hainault Recreation Ground because of its large number of squares is ideal for events such as the Festival of Cricket and the ECB would like to discuss the continuation of events such as this with LB Redbridge to ensure that this type of use can continue with an improvement in quality to the 10 cricket squares and outfielders provided.</p>

SUB AREA 4	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
There are no current or future surplus or deficit issues with this site	None required

SUB AREA 5	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
<p>There are no current or future surplus or deficit issues with this site</p> <p>There is a possibility that Goodmayes Park could provide 2 additional cricket squares and outfielders in the future</p>	<p>Discussion should be held with the South Asian Cricket Leagues to identify if they would make use of the possible 2 squares at Goodmayes Park Extension due to the expansion of the South Asian Cricket Leagues and in particular youth and junior teams in the future.</p> <p>Goodmayes Park should also be considered as an option as a possible site for the replacement facilities for those cricket clubs currently using the Jack Carter squares if the use of the Frenford Club facilities do not materialise.</p>

SUB AREA 6	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
<p>There is 1 site for cricket in Sub Area 6 – South Park. It provides secure community use.</p> <p>The facility is poor and currently not used.</p>	<p>South Park is used for unstructured cricket by the community. A non-turf wicket should be pursued for this site to encourage a more structured approach to cricket at this facility.</p> <p>Discussion with the South Asian Cricket Leagues should also be held to discuss the future use of South Park. Improvements will need to be made to provide a good enough playing surface for cricket.</p>

SUB AREA 7	
SURPLUS/DEFICIT 2030	ACTION REQUIRED
<p>Iford Cricket Club Valentines Park – currently played to the grounds capacity at peak times. The club uses other alternative cricket grounds for its lower teams and wishes to provide an additional 3 teams. This would require additional pitches and squares. The facility provides secured community use.</p> <p>Valentines Cricket Facility is currently played to the ground’s capacity, but is of a poor quality at peak times of use Saturday and Sunday. The facility provides secured community use.</p> <p>Seven Kings Park has 3 cricket squares and is not used to capacity. The London Underground Cricket League use the facility for 20 games per season. This equals 1 square per season. The facility provides secured community use.</p> <p>The Frenford Club Cricket facilities are currently underutilised. These are new cricket facilities, however, it is unclear if they will provide cricket facilities for adults in the future or just juniors. The facility provides secured community use.</p> <p>Ford Sports Ground provides 3 squares. 2 squares are currently used on a Saturday and the NCL South Asian League uses the cricket squares on a Sunday with a Sunday League Team. The facility provides secured community use.</p>	<p>Iford Cricket Club 3 additional Saturday teams could be accommodated at Hainault Recreation Ground this would require use of 3 squares on a Saturday.</p> <p>Decisions on the future use of the new Frenford Club Cricket facilities are required. This will then answer what would happen to the clubs that are currently using the Jack Carter cricket squares.</p>

SUMMARY

- 2.4 In addition to the spare capacity of 122 games across the whole borough in 2030, there are opportunities as mentioned above to improve playing capacity at Council cricket pitches by improving the quality of the pitches through improved maintenance. Hainault Recreation Ground could improve to offer a further 200 games a season. Forest Road could offer 2 additional cricket squares in the future. Goodmayes Park has an opportunity to provide 2 additional cricket squares. These 4 squares offering 6 pitches as a minimum would provide for 5 matches per pitch per season if they are of 'Good' quality. This would provide for a further 120 games. These squares will also offer cricket clubs additional provision to meet additional capacity issues for clubs that continually have home fixture clashes amongst their own teams.
- 2.5 In addition, since the Playing Pitch Strategy has been adopted, additional cricket squares have been identified by the London Borough of Redbridge through its conceptual masterplanning work on the Green Belt sites (LBR 2.78). This work demonstrates that one cricket square could be accommodated on land at Billet Road and one cricket square accommodated on King George and Goodmayes Hospital, further contributing to the overall playing pitch provision for football and cricket across the borough.

3. OVERALL CONCLUSION

- 3.1 It is clear from the above that if Oakfield and the Ford Sports Ground are not developed for housing, and with the required actions carried out regarding improved playing pitch facilities, there is sufficient playing pitch provision for football and cricket to meet future requirements to 2030.

SCENARIO 2

The Inspector's letter of 27th June 2017 seeks further clarification of the overall position regarding the surplus or deficiency of playing pitch provision for football and cricket in the relevant sub area and across the borough in four different scenarios. This note focuses on Scenario 2 which is what would happen to the overall playing pitch provision for football and cricket in the event that:

- **Only Oakfield is developed for housing**

The note is structured as follows:

- Section 1 explains the position regarding playing pitch provision for football in the event that Oakfield is developed for housing;
- Section 2 explains the position regarding playing pitch provision for cricket in the event that Oakfield is developed for housing; and
- Section 3 provides an overall summary and conclusion of playing pitch provision in 2030 in the event that Scenario 2 is delivered.

1. OAKFIELD FOOTBALL PROVISION – PARKONIANS FOOTBALL CLUB

- 1.1 The Playing Pitch Strategy (2016) subdivides the borough into 7 sub areas. Oakfield is in sub area 3. Parts of Oakfield are leased from the Council. Old Parkonians Cricket Club and Parkonians Football Club have a lease for one part of the Oakfield and a separate lease for the club house/pavilion. The Frenford Club leased the Jack Carter clubhouse and playing fields.
- 1.2 The football playing pitches are of a high quality and provide a high capacity of use. The playing pitches are hired to other football clubs outside the peak time of use by the Parkoniains Football Club.
- 1.3 Current and future requirements for the Parkonians Football Club are identified in Table 2.1 below. These requirements have been identified through the Playing Pitch Strategy and subsequent consultation, and are required for Parkonians Football Club should Oakfield be developed for housing.

Table 2.1: Old Parkonians CC and Parkonians FC Current (2015) and Future (2030) Playing Pitch Requirements to replace Current Facilities should Oakfield be redeveloped

CURRENT PITCH REQUIREMENTS (2015)		FUTURE PITCH REQUIREMENTS (2030)	
Adult Football	5 pitches - quality rating 'Good'.	Adult Football	6 pitches required at peak time Saturday PM. Quality rating 'Good'.
Junior 11 v 11	1 pitch – quality rating 'Good'.	Junior 11 v 11	2 pitches providing for 5 games per week. Quality rating 'Good'.
Mini Soccer 7 v 7	1 pitch – quality rating 'Good'.	Mini Soccer 7 v 7	1 pitch providing for 4 games per week. Quality rating 'Good'.

CURRENT PITCH REQUIREMENTS (2015)		FUTURE PITCH REQUIREMENTS (2030)	
Mini Soccer 5 v 5	1 pitch – quality rating ‘Good’.	Mini Soccer 5 v 5	1 pitch providing for 4 games per week. Quality rating ‘Good’.
Ancillary Facilities	8 changing rooms – separate male and female. 1 officials changing with shower & toilet. Bar & kitchen provision in clubhouse – quality rating ‘standard’.	Ancillary Facilities	10 changing rooms- separate male and female. 2 officials changing with shower and toilet, bar and kitchen in clubhouse – quality rating ‘Good’.

OAKFIELD FOOTBALL PROVISION – JACK CARTER

- 1.4 The Jack Carter Pavilion and playing pitches at Oakfield are currently leased to the Frenford Club. The Frenford Club has moved to the Drive in sub area 7 and currently hires the playing pitches at the Jack Carter to other clubs.
- 1.5 Old Bealonians is the Football Club that hires the football pitches at the Jack Carter.
- 1.6 Current and future requirements for Old Bealonians Football Club are identified in Table 2.2 below. Future requirements have been identified through the Playing Pitch Strategy and subsequent consultation and would need to be provided should Oakfield be developed for housing.

Table 2.2: Old Bealonians Current (2015) and Future (2030) Playing Pitch Requirements to replace Current Facilities should Oakfield be redeveloped

CURRENT PITCH REQUIREMENTS (2015)		FUTURE PITCH REQUIREMENTS (2030)	
Adult Football	4 pitches - quality rating ‘Standard’. Overplay of junior 1 v 11 games on adult pitches.	Adult Football	6 pitches required at peak time Saturday PM. Quality rating ‘Good’.
Junior 11 v 11	0	Junior 11 v 11	2 pitches – quality rating ‘Good’.
Junior 9 v 9	1 pitch – quality rating ‘Good’.	Junior 9 v 9	2 pitches – quality rating ‘Good’
Mini Soccer 7 v 7	2 pitch – quality rating ‘Good’.	Mini Soccer 7 v 7	2 pitches – quality rating ‘Good’
Mini Soccer 5 v 5		Mini Soccer 5 v 5	2 pitches – quality rating ‘Good’

CURRENT PITCH REQUIREMENTS (2015)		FUTURE PITCH REQUIREMENTS (2030)	
Ancillary Facilities	8 changing rooms plus 1 officials changing room, bar and kitchen provision	Ancillary Facilities	12 changing rooms plus 2 officials changing room, bar and kitchen provision

SUITABLE LOCATION – OLD PARKONIANS CRICKET CLUB, PARKONIANS FC AND OLD BEALONIANS

- 1.7 In relation to the requirements set out in Tables 2.1 and 2.2 any new facilities would be required to be reasonably accessible to current users and members of the existing clubs and teams.
- 1.8 The most suitable location for new facilities would be in sub area 3 where Oakfield is currently located off Forest Road. New facilities if possible would be required to be as near to Forest Road as possible to ensure ease of access for existing club and team members and provision of public transport. However, it has to be recognised that it may not be feasible to provide all future playing pitch facilities required within sub area 3.
- 1.9 The only current playing pitch site that could accommodate the required amount of football pitches is Forest Road and Hainault Recreation Ground. There are lapsed football pitches on both these sites.
- 1.10 The Playing Pitch Strategy (2016) recommended that feasibility studies should be undertaken to explore if it is feasible to move and provide quality facilities for the sports clubs currently using Oakfield.

WORK CARRIED OUT FOLLOWING THE PLAYING PITCH STRATEGY

- 1.11 The Council has carried out a Feasibility Study (document LBR 2.44.1) to establish whether relocating the pitches from Oakfield onto the Hainault and Forest Road site is feasible. The report demonstrates that the reprovision of equivalent or better replacement of football pitches and facilities can be delivered at Hainault and Forest Road Recreation Grounds.
- 1.12 In addition, it should also be noted that within the Green Belt Conceptual Masterplan (LBR 2.78) provision has been included on each of the proposed green belt release sites (Billet Road, Oakfield, Ford Sports Ground and King George and Goodmayes Hospital) for open space/sports facilities should these sites come forward for development over the plan period (and PPS period). The number of pitches to be retained would be:
- **Ford:** Two adult football pitches.
 - **Billet Road:** Two adult football pitches.
 - **King George and Goodmayes Hospital:** Two adult football pitches.
 - **Oakfield:** Two adult football pitches.
- 1.13 The Feasibility Study (LBR 2.44.1) has looked at the required pitches as they are currently provided at Old Parkonians and Jack Carter. This information is provided in Table 2.3 below with the pitch requirements from the Playing Pitch Strategy (which has in addition considered latent demand and population growth to 2030).

Table 2.3: Feasibility Study 2017 and Playing Pitch Strategy Requirements for Pitches

PITCH TYPE	OLD PARKONIANS NUMBER	JACK CARTER NUMBER*	HAINAULT CURRENT NUMBER	PLAYING PITCH STRATEGY REQUIREMENTS 2030 OLD PARKONIANS NUMBER	PLAYING PITCH STRATEGY REQUIREMENTS 2030 JACK CARTER NUMBER*
Adult football	5 (High Quality)	5 (4 High Quality)	7	6 (High Quality)	6
Junior football (11 x 11)	1 (High Quality)	0	0	2	2
Junior football (9 x 9)	0	1	1	0	2
Mini football (7 x 7)	1	2		1	2
Mini football (5 x 5)	1	0		1	2
3G adult football / rugby	0	0		2	

FOOTBALL SUB AREA 3 SUPPLY WITH OAKFIELD DEVELOPED FOR HOUSING

- 1.14 The following considers overall supply should Oakfield be developed for housing. The tables below set out the supply, demand, and the surplus and deficiencies for Sub Area 3 in 2030. A number of required actions are then set out to meet the deficiencies either from within Sub Area 3 or other sites across the Borough.
- 1.15 Table 2.4 considers the supply of pitches in Sub Area 3 if Oakfield was to be developed taking account of the current number of football pitches in secured and unsecured community use. It then subtracts the pitches to be lost due to the development of Oakfield and adds back in the pitches that are to be retained at Oakfield if the Green Belt is to be developed. Finally the pitches that are to be brought back into use at Hainault and Forest Road are added in.

Table 2.4: Football Sub Area 3 Pitch Supply 2030 – Oakfield Developed for Housing

	SENIOR	JUNIOR 11 v 11	JUNIOR 9 v 9	MIMI 7 v 7	MINI 5 v 5
Current number of pitches secured and unsecured community use 2015	34	7	5	7	4
Pitches lost due to development at Oakfield	10	1	1	2	1
Pitches retained at Oakfield Development	2	0	0	0	0
Pitches that could be brought back into use (Feasibility Study 2017)	15	3	3	7	9
TOTAL SUPPLY 2030	41	9	7	12	12

FOOTBALL SUB AREA 3 DEMAND WITH OAKFIELD DEVELOPED FOR HOUSING

- 1.16 Table 2.5 looks at the demand for pitches in Sub Area 3 if Oakfield is to be developed. It considers pitches currently required at peak time of play but excludes Oakfield current teams (Parkonians FC and Old Bealonians) requirements. It adds in pitches required to meet team equivalents, latent and sports development demand and the future requirements for Parkonians Football Club and Old Bealonians Football Club in 2030.

Table 2.5 Football Sub Area 3 Demand 2030 – Oakfield Developed for Housing

	SENIOR	JUNIOR 11 v 11	JUNIOR 9 v 9	MIMI 7 v 7	MINI 5 v 5
Pitches currently required at Peak times of play excluding Oakfield	18.5	9	2	8.5	2.5
Pitches to meet Team Equivalent Requirements	5	1.5	0.5	1	0.5
Strategic Reserve	3	1	1	1	1
Latent and Sports Development Demand	1.5	1.5	1.5	5	1.5
Future Population Growth 2030	6	1	6	8	5
Parkonians FC Requirements 2030 - Oakfield	6	2	0	1	1
Old Bealonians requirement's 2030 - Oakfield	6	2	2	2	2
TOTAL FUTURE DEMAND 2030	46	18	13	26.5	13.5

FOOTBALL SUB AREA 3 SURPLUS / DEFICIENCIES 2030 WITH OAKFIELD DEVELOPED FOR HOUSING

Table 2.6 Football Sub Area 3 Surplus / Deficiencies 2030 – Oakfield Developed for Housing

	SENIOR	JUNIOR 11 v 11	JUNIOR 9 v 9	MIMI 7 v 7	MINI 5 v 5
Supply 2030	41	9	7	12	12
Demand 2030	46	18	13	26.5	13.5
TOTAL SURPLUS / DEFICIENCIES 2030	-5	-9	-6	-14.5	-1.5

- 1.17 Table 2.6 shows the surplus and deficit of pitches in sub area 3 if Oakfield is developed and the pitch requirements for the existing football clubs currently using Oakfield are projected forward to 2030.
- 1.18 In 2030, there is a projected deficit of 5 senior football pitches, a deficit of 9 junior football 11 v 11 pitches, a deficit of 6 junior football 9 v 9 pitches, a deficit of 15 (14.5 rounded up) mini soccer 7 v 7 pitches and a deficit of 2 (1.5 rounded up) mini soccer 5 v 5 pitches in sub area 3 if Oakfield is developed for housing.
- 1.19 The Redbridge Playing Pitch Strategy (2016) also identified that there are insufficient 3G rubber crumb pitches across Redbridge. The three sub areas with the majority of teams are highlighted as areas where a minimum of 2 x 3G rubber crumb pitches should be provided. The most suitable sites

for the 3G rubber crumb pitches would be Sub Area 1 Wanstead Flats, Sub Area 3 Hainault Recreation Ground/ Forest Road or Redbridge Leisure Centre and Sub Area 7 Ford Sports Ground or in the vicinity of Seven Kings Park.

HOW WILL THE DEFICIENCIES BE REMEDIED FOR FOOTBALL IN SUB AREA 3

1.20 Table 2.7 below provides a summary of what actions would be required to meet the identified deficiencies in 2030.

Table: 2.7: Meeting the deficiencies in Sub Area 3 if Oakfield is developed for housing

Surplus/Deficit 2030	Action Required
Adult 11 v 11 football – deficit 5 adult 11 v 11 pitches	<p>Use of 2 adult pitches at Whitbread’s (Sub Area 2) transferring adult teams from Hainault Recreation Ground to Sub Area 2. A Community Use Agreement would be required. Whitbreads Sports Ground is an education site in Sub Area 2.</p> <p>Bring into use Playing Field at Cranbrook School Sub Area 7 to provide additional 3 adult pitches or use additional pitches identified in the Green Belt Billets Road – 2 adult pitches and King George and Goodmayes Hospital – 2 adult pitches</p>
Junior 11 v 11 football - deficit 9 junior 11 v 11 pitches’	<p>Starch House Lane FC could be re homed at Goodmayes Park. This would create 3 junior pitches at starch House Lane and if they were of good quality they could be played 3 times a day and with staggered start times on a Sunday provide an additional 9 match slots. This would meet the 9 junior 11 v 11 pitch deficit.</p> <p>If the above is not possible then the pitches at Goodmayes Park could be reconfigured to provide for:</p> <p>4 senior pitches required and 3 junior pitches that can be played up to 3 times a day with staggered times slots AM, Midday and PM to provide the 9 match slots required.</p>
Junior 9 v 9 football – deficit 9 pitches.	<p>The FA have identified the need for a minimum of 2 3G rubber crumb pitches in Sub Area 3 linked to multi pitch sites. There is an opportunity to look at Hainault Recreation Ground in conjunction with Forest Road to reconfigure playing pitches and introduce two 3G Rubber Crumb pitches.</p>
Mini soccer 7 v 7 pitches – deficit 19 pitches	
Mini soccer 5 v 5 pitches – deficit 13 pitches	
	<p>The 3G rubber crumb pitches would remove the deficit for junior 9 v 9, mini soccer 7 v 7 and 5 v 5.</p>

SUMMARY – FOOTBALL

1.21 Taking the scenario that Oakfield is developed for housing (and Ford Sports Ground remains undeveloped) and the above actions are completed across sub area 3 and other sites across the borough, there will be sufficient football pitches for team demand across all football typologies by 2030, to meet the needs of football teams across the whole borough. This does rely on the development of 3G rubber crumb pitches in Sub Area 1, 3 and 7 which are feasible.

- 1.22 Although the PPS Action Plan refers to the potential replacement sites such as Hainault Recreation Ground and Forest Road making provision in their own right, the sites can still be considered as a replacement for pitch needs in sub area 3 on the basis that the demand for pitches in 2030 meets the supply across the whole borough for football.
- 1.23 In addition since the Playing Pitch Strategy has been adopted, capacity for additional football pitches has been identified by the London Borough of Redbridge through its conceptual masterplanning work on the Green Belt sites (LBR 2.78). There is potential to deliver two adult pitches on land at Ford Sports Ground and two adult pitches on King George and Goodmayes Hospital, two adult pitches at Billet Road and two adult pitches at Oakfield, therefore, further contributing to the overall level of provision for football to 2030, both in the borough as a whole and in particular in sub area 3.

2. OAKFIELD CRICKET PROVISION – OLD PARKONIANS CRICKET CLUB

- 2.1 The cricket playing pitches at Oakfield are of a high quality and provide a high capacity of use. The playing pitches are hired to other cricket clubs outside the peak time of use by the Old Parkonians Cricket Club.
- 2.2 The cricket pitches are at capacity at peak time of use by the Old Parkonians Cricket Club and the club will be actively seeking additional cricket pitches for its own additional teams in the coming cricket seasons.
- 2.3 Current and future requirements for the Old Parkonians Cricket Club are identified in Table 2.8 below.

Table 2.8: Old Parkonians CC and Parkonians FC Current and Future Playing Pitch Requirements to replace Current Facilities should Oakfield be redeveloped

CURRENT PITCH REQUIREMENTS (2015)		FUTURE PITCH REQUIREMENTS (2030)	
Cricket	2 squares (24 pitches) – quality rating ‘Good’.	Cricket Adult	3 squares (36 pitches). Quality rating ‘Good’.

- 2.4 The future requirements in 2030 in table 2.8 identify the facilities required as replacement playing pitch requirements for Old Parkonians Cricket Club as identified through the Playing Pitch Strategy analysis and consultation that would need to be provided if Oakfield was to be developed.

OAKFIELD CRICKET PROVISION – JACK CARTER

- 2.5 The Jack Carter Pavilion and playing pitches at Oakfield are currently leased to the Frenford Club. The Frenford Club has moved to the Drive in sub area 7 and currently hires the playing pitches at the Jack Carter to other clubs.
- 2.6 The Frenford Cricket Club was still using the Jack Carter facility in the 2015 season along with Hainault and Clayhall Cricket Club, Eithad Cricket Club. East London Cricket Club and Oaks Park School with East London Boys School used the cricket facilities when they required a second square.
- 2.7 It is understood that the Frenford Cricket Club (which have been relocated from Jack Carter to the Port of London Authority, the Drive, Ilford) will use its new facilities at the Drive, once issues such as fencing have been resolved. It is also understood that Hainault and Clayhall Cricket Club will use the Frenford Club cricket facilities in the future. Other cricket clubs will be able to use the cricket facilities at the Drive or other cricket facilities along Forest Road e.g. Hainault Recreation Ground.

- 2.8 If the clubs do not move to the Frenford Club at the Drive there will be a requirement to provide 2 cricket squares (21 pitches) and 3 strip practise net facility.

SUITABLE LOCATION – OLD PARKONIANS CRICKET CLUB AND CRICKET CLUBS USING JACK CARTER

- 2.9 In relation to the requirements set out in Tables 2.8 and the replacement facilities required if the existing cricket clubs using the Jack Carter cricket facilities do not transfer to the Frenford Club at the Drive, any new facilities would be required to be reasonably accessible to current users and members of the existing clubs and teams.
- 2.10 The most suitable location for new facilities would be in Sub Area 3. New facilities if possible would be required to be as near to Forest Road as possible to ensure ease of access for existing club and team members and provision of public transport. However, it has to be recognised that it may not be feasible to provide all future playing pitch facilities required within Sub Area 3. It may be possible to relocate some playing pitches to other playing field provision in Sub Area 7.
- 2.11 The only current playing pitch site that could cater for the required amount of cricket pitches is Forest Road and Hainault Recreation Ground. The Playing Pitch Strategy identified that Forest Road could possibly cater for two of the required cricket squares and other existing upgraded cricket pitches could be used at Hainault Recreation Ground.
- 2.12 The Playing Pitch Strategy recommended that feasibility studies should be undertaken to explore if it is feasible to move and provide quality facilities for the sports clubs currently using Oakfield.

WORK CARRIED OUT FOLLOWING THE PLAYING PITCH STRATEGY

- 2.13 The Council has carried out a Feasibility Study (document LBR 2.44.1) to establish whether relocating the pitches from the Old Parkonians and Jack Carter sites onto the Hainault and Forest Road site is feasible. In addition, the Local Plan and supporting conceptual masterplans (LBR2.78), have made provision for sports pitches/facilities on each of the proposed green belt release sites (Billet Road, Oakfield, Ford Sports Ground and King George and Goodmayes Hospital) should these sites come forward for development over the plan period (and PPS period). The number of pitches to be retained would be:
- **Ford:** Two adult football pitches.
 - **Billet Road:** One Cricket square and two adult football pitches.
 - **King George and Goodmayes Hospital:** One cricket square and two adult pitches.
 - **Oakfield:** One cricket square and two adult football pitches.
- 2.14 The Feasibility Study (LBR 2.44.1) has only looked at the required pitches as they are currently provided at Old Parkonians and Jack Carter. This information is provided in Table 2.9 below with the pitch requirements from the Playing Pitch Strategy (which in addition has considered latent demand and population growth to 2030).

Table 2.9: Feasibility Study 2017 and Playing Pitch Strategy Requirements for Pitches

PITCH TYPE	OLD PARKONIANS NUMBER	JACK CARTER NUMBER	HAINAULT CURRENT NUMBER	PLAYING PITCH STRATEGY REQUIREMENTS 2030 OLD PARKONIANS NUMBER	PLAYING PITCH STRATEGY REQUIREMENTS 2030 JACK CARTER NUMBER*
Cricket squares	2 (12-pitch)	2	10 (8-pitch)	3 (12 pitch)	2 (21 pitches)
NT cricket pitches	0	0	3		

HOW WILL THE DEFICIENCIES BE REMEDIED FOR CRICKET IN SUB AREA 3

- 2.15 One of the options set out in the Feasibility Study is to provide 9 cricket squares – 6 squares will provide for 12 pitches and 3 squares will provide for 8 pitches.
- 2 squares with 12 pitches will only be available to Old Parkonians from Oakfield = 120 matches @ 5 games per pitch
 - 4 squares with 12 pitches = 240 matches @ 5 games per pitch
 - 3 squares with 8 pitches = 120 matches @ 5 games per pitch
- 2.16 The total number of games available in the future at Hainault Recreation Ground and Forest Road is 480 games per season.
- 2.17 The future requirement to 2030 identified in the Playing Pitch Strategy for cricket at Hainault and Forest Road is set out below:

Table 2.10: Playing Pitch Strategy requirements for cricket pitches in 2030

Requirements	No. of games
Current requirement Hainault Recreation Ground	105 games
Old Parkonians (Includes provision for a 3rd square with latent demand and population growth to 2030)	180 games
Jack Carter	105 games
Teams requiring additional cricket pitches from Sub Area 1	35 games
Teams requiring additional cricket pitches form Sub Area 2	76 games
Teams requiring additional pitches from rom sub Area 7	39 games
Total Games/pitches required 2030	540 games

- 2.18 It is clear from Table 2.10 that the total games required at Hainault and Forest Road in 2030 exceeds the number of games available in 2030 by 60 games. If the 105 games at Jack Carter transfer to the Frenford Club at The Drive then there would be spare capacity of 45 pitches.

- 2.19 If the cricket clubs at the Jack Carter do not transfer to the Frenford Club, then it would be possible to transfer Ilford Cricket Club to the retained /new cricket square at King George and Goodmayes Hospital in Sub Area 7. This would reduce the number of games by 39 to 21. However, the new / retained cricket square at Oakfield would accommodate the remaining 21 games.

SUMMARY

- 2.20 Taking the scenario that Oakfield is developed for housing (and Ford Sports Ground remains undeveloped) and the above actions for cricket are completed across Sub Area 3 and other sites across the borough, there will be sufficient cricket pitches for team demand by 2030 to meet the needs of cricket across the whole borough. This does rely on the development of 3G rubber crumb pitches in Sub Areas 1, 3 and 7 which are feasible.
- 2.21 In addition, since the Playing Pitch Strategy has been adopted, capacity for additional cricket pitches has been identified by the London Borough of Redbridge through its conceptual masterplanning work on the Green Belt sites (LBR 2.78). There is potential to deliver one cricket square each on land at Billet Road. King George and Goodmayes Hospital and Oakfield.

3. OVERALL CONCLUSION

- 3.1 It is clear that if Oakfield is developed for housing, the proposed actions identified above along with the potential to deliver additional playing pitch provision for football and cricket on the proposed green belt release sites, will not result in a deficiency of playing pitch provision for football and cricket to meet demand in the borough in 2030.



SCENARIO 3

The Inspector's letter of 27th June 2017 seeks further clarification of the overall position regarding the surplus or deficiency of playing pitch provision for football and cricket in the relevant sub area and across the borough in four different scenarios. This note focuses on Scenario 3 which is what would happen in the event that:

- **Only Ford Sports Ground is developed for housing**

The note is structured as follows:

- Section 1 explains the position regarding playing pitch provision for football in the event that Ford Sports Ground is developed for housing;
- Section 2 explains the position regarding playing pitch provision for cricket in the event that Ford Sports Ground is developed for housing; and
- Section 3 provides an overall summary and conclusion of playing pitch provision for football and cricket in 2030 in the event that Scenario 3 is delivered.

1 FORD SPORTS GROUND – FOOTBALL PROVISION

- 1.1 The football pitches on Ford Sports Ground are of a high quality and provide a high capacity of use. The playing pitches are hired to community football clubs.
- 1.2 Ford Sports Ground is currently well used for senior football on a Saturday afternoon and is home to a "Central Venue" for mini soccer 7 v 7 - providing for 54 teams on a Sunday - and mini soccer 5 v 5 - providing for 28 teams on a Sunday.
- 1.3 Should Ford Sports Ground be developed for housing there will be a requirement to replace the existing facilities with the same or better quality facilities for use by the existing clubs and teams. Community teams use the following facilities:
 - 7 adult 11 v 11 football pitches.
 - 1 junior 11 v 11 football pitches.
 - 4 mini soccer 7 v 7 football pitches used as a Central Venue facility.
 - 2 mini soccer 5 v 5 football pitches used as a Central Venue facility.
 - Clubhouse and changing rooms.
- 1.4 Current and future football requirements are identified in Table 3.1 below. These are based on what facilities are required as replacement playing pitch requirements for users at Ford Sports Ground as identified through the Playing Pitch Strategy analysis and consultation.

Table 3.1: Current (2015) and Future Pitch Requirements (2030) Ford Sports Ground as stated in the Playing Pitch Strategy

CURRENT PITCH REQUIREMENTS (2015)		FUTURE PITCH REQUIREMENTS (2030)	
Adult Football	7 pitches - quality rating 'Standard'.	Adult Football	7 pitches required at peak time Saturday PM. Quality rating 'Good'.
Junior 11 v 11	1 pitch quality rating 'Good'	Junior 11 v 11	2 pitches – quality rating 'Good'.

CURRENT PITCH REQUIREMENTS (2015)		FUTURE PITCH REQUIREMENTS (2030)	
Junior 9 v 9	0	Junior 9 v 9	0
Mini Soccer 7 v 7	4 pitches – quality rating ‘Standard’. Used as a central venue league site.	Mini Soccer 7 v 7	36 mini soccer 7 v 7 pitches - provide 2 3G rubber crumb pitches to provide for 7 v 7 and 5 v 5 central venue pitches
Mini Soccer 5 v 5	2 pitches – quality rating ‘Standard’. Used as a central venue league site.	Mini Soccer 5 v 5	21 mini soccer 5 v 5 pitches - provide 2 3G rubber crumb pitches to provide for 7 v 7 and 5 v 5 central venue pitches
Ancillary Facilities	12 changing rooms plus 2 officials changing room, bar and kitchen provision	Ancillary Facilities	12 changing rooms plus 2 officials changing room, bar and kitchen provision

WORK CARRIED OUT FOLLOWING THE PLAYING PITCH STRATEGY

- 1.5 The Playing Pitch Strategy (2016) recommended that feasibility studies be undertaken to explore if it is feasible to move and provide quality facilities for the sports clubs currently using Fords Sports Ground. The Council has identified the potential to re provide the existing level of sports provision currently located on the Ford Sports Ground to the Goodmayes Park Extension. Proposals set out in Pitch Relocation and Improvement Feasibility Report (LBR 2.44.6) demonstrate how the sports provision at Ford Sports Ground could be replaced by equivalent or better provision in terms of quantity and quality at the Goodmayes Park.
- 1.6 In addition to the feasibility work, it should also be noted that within the Green Belt Conceptual Masterplan (LBR 2.78) provision has been included on each of the proposed green belt release sites (Billet Road, Oakfield, Ford Sports Ground and King George and Goodmayes Hospital) for open space/sports facilities should these sites come forward for development over the plan period (and PPS period). The number of pitches to be retained would be:
- **Ford:** Two adult football pitches.
 - **Billet Road:** One Cricket square and two adult pitches.
 - **King George and Goodmayes Hospital:** One cricket square and two adult pitches.
 - **Oakfield:** One cricket square and two adult football pitches.

FORD SPORTS GROUND – FOOTBALL PITCH REPLACEMENT TO GOODMAYES PARK

- 1.7 The Feasibility Study (LBR 2.44.6) demonstrates how the existing provision on the Ford Sports Ground can be replaced by equivalent or better provision in terms of quantity and quality at the Goodmayes Park Extension.
- 1.8 Goodmayes Park Extension has been looked at as part of other scenarios within the Playing Pitch Strategy. In particular to providing security and growth for a junior club at Starch House Lane in Sub

Area 3. If Goodmayes Park is used as a replacement for Ford Sports Ground there will still be a need to accommodate this junior club so that 3 junior pitches can be upgraded to good quality to allow for 9 junior games to be played at staggered start times on the peak day of play 3 games per pitch 10am, 12noon and 2pm in Sub Area 3 or elsewhere in the borough.

1.9 Table 3.2 below shows the pitch requirements from the Playing Pitch Strategy which in addition to the feasibility study considered latent demand and population growth to 2030.

Table 3.2: Future Pitch Requirements (2030) Ford Sports Ground as stated in the Playing Pitch Strategy and pitches identified by the 2017 Feasibility Study that can be provided at Goodmayes Park

PLAYING PITCH STRATEGY FUTURE PITCH REQUIREMENTS FORD SPORTS GROUND 2030		FEASIBILITY STUDY 2017 REPLACEMENT PITCHES GOODMAYES PARK FOR FORD SPORTS GROUND	
Adult Football	7 pitches - quality rating 'Good'.	Adult Football	6 pitches required at peak time Saturday PM. Quality rating 'Good'.
Junior 11 v 11	2 pitches quality rating 'Good'	Junior 11 v 11	1 pitch – quality rating 'Good'.
Junior 9 v 9	0	Junior 9 v 9	0
Mini Soccer 7 v 7	36 mini soccer 7 v 7 pitches - provide 2 3G rubber crumb pitches to provide for 7 v 7 and 5 v 5 central venue pitches	Mini Soccer 7 v 7	4 grass mini soccer 7 v 7 pitches and 1 x 3G rubber crumb pitch full size to provide for 7 v 7 and 5 v 5 central venue pitches
Mini Soccer 5 v 5	21 mini soccer 5 v 5 pitches - provide 2 3G rubber crumb pitches to provide for 7 v 7 and 5 v 5 central venue pitches	Mini Soccer 5 v 5	2 mini soccer 5 v 5 pitches
Ancillary Facilities	12 changing rooms plus 2 officials changing room, bar and kitchen provision	Ancillary Facilities	12 changing rooms plus 2 officials changing room, bar and kitchen provision

1.10 Table 3.2 above identifies that there is a deficit in the number of pitches that the Feasibility Study has stated can be provided at Goodmayes Park and what pitches the Playing Pitch Strategy is stating are required if Ford Sports Ground is replaced. The deficit is:

- **1 adult 11 v 11 football pitch**
- **1 junior 11 v 11 football pitch**
- **1 mini soccer 5 v 5 football pitch**

HOW WILL THE DEFICIENCIES BE REMEDIED FOR FOOTBALL – FORD SPORTS GROUND

- 1.11 There is a need to identify sites to provide for the deficit of pitches that can be provided at Goodmayes Park and the number of pitches that are required to replace Ford Sports Ground.
- 1.12 As discussed above, the Council has carried out a Feasibility Study (document LBR 2.44.6) which sets out proposals to demonstrate how the sports provision at Ford Sports Ground could be replaced by equivalent or better provision in terms of quantity and quality at the Goodmayes Park Extension. In addition, the Local Plan and supporting conceptual masterplans (LBR 2.78), has made provision for sports pitches/facilities on each of the proposed green belt release sites (Billet Road, Oakfield, Ford Sports Ground and King George and Goodmayes Hospital) should these sites come forward for development over the plan period (and PPS period). With specific reference to sub area 7, the number of football pitches to be retained would be:
- **Ford:** Two adult football pitches.
 - **King George and Goodmayes Hospital:** Two adult football pitches.
- 1.13 The above two sites can provide for the 4 adult 11 v 11 football pitches which can be reconfigured to meet the shortfall of pitches at Goodmayes Park explained in paragraph 1.10 above.
- 1.14 The Playing Pitch Strategy has identified other use for Goodmayes Park. This identified use by a junior club could be moved to Cranbrook School which would require a Community Use Agreement to be put in place. Changing provision is already on the school site.
- 1.15 Another alternative would be Seven Kings Park which would not now be required to provide replacement football pitches for Ford Sports Ground. There is capacity to provide for 3 adult 11 v 11 pitches that are currently not used. This would need to be in addition to one of the adult 11 v 11 pitches remaining on the Ford Sports Ground site.

SUMMARY

- 1.16 Taking the scenario that Ford Sports Ground is developed (and Oakfield remains undeveloped) and the above actions are completed then there will be sufficient football pitches for team demand across all football typologies by 2030.
- 1.17 In addition since the Playing Pitch Strategy has been adopted, capacity for additional football masterplanning work on the Green Belt sites (LBR 2.78). There is potential to deliver two adult pitches on land at Ford Sports Ground and two adult pitches on King George and Goodmayes Hospital, further contributing to the borough's overall playing pitch provision for football.

2. FORD SPORTS GROUND – CRICKET PROVISION

- 2.1 Ford Sports Ground currently provides 3 cricket squares providing 30 pitches. However, the Playing Pitch Strategy also recommended that Seven Kings cricket facilities are upgraded to a higher quality and that the current use on the Ford Sports Ground could transfer to Seven Kings Park.
- 2.2 The Playing Pitch Strategy also identified the possibility of 2 additional cricket squares at Goodmayes Park. It also stated that discussion should be held with the South Asian Cricket Leagues to identify if they would make use of the possible 2 squares at Goodmayes Park due to the expansion of the South Asian Cricket Leagues, and in particular youth and junior teams in the future.

- 2.3 The Playing Pitch Strategy also stated that Goodmayes Park Extension should be considered as an option as a possible site for the replacement facilities for those cricket clubs currently using the Jack Carter cricket squares if the use of the Frenford Club did not materialise.

WORK CARRIED OUT FOLLOWING THE PLAYING PITCH STRATEGY

- 2.4 The Feasibility Study (LBR 2.44.6) undertaken in January 2017 has looked at re providing Ford Sports Ground and looks at Goodmayes Park Extension as a replacement site for Ford Sports Ground. The Feasibility Study has identified that Goodmayes Park can provide 3 cricket squares.
- 2.5 In addition to the feasibility work, the Council's Green Belt Conceptual Masterplan (LBR 2.78) has made provision for sports pitches/facilities on each of the proposed green belt release sites (Billet Road, Oakfield, Ford Sports Ground and King George and Goodmayes Hospital) should these sites come forward for development over the plan period (and PPS period). The number of cricket pitches to be retained would be:
- **Billet Road:** One Cricket square.
 - **King George and Goodmayes Hospital:** One cricket square.
 - **Oakfield:** One cricket square.

HOW WILL THE DEFICIENCIES BE REMEDIED FOR CRICKET IN SUB AREA 7?

- 2.6 Goodmayes Park Extension would provide the required three cricket squares to replace the 3 Ford Sports Ground cricket squares.
- 2.7 The South Asian cricket community's future facilities could be accommodated on Seven Kings Park (as part of upgrading existing facilities) or on Billet Road rather than having to use Goodmayes Park Extension.
- 2.8 The issue of cricket clubs not being able to use the Frenford Club at the Drive is resolved by the clubs using the remaining square at Oakfield and a new square at King George and Goodmayes Hospital. This releases Goodmayes Park from this possible use.

SUMMARY – CRICKET

- 2.9 Taking the scenario that Ford Sports Ground is developed for housing and the above actions are completed across sub area 7 and other sites across the borough, then there will be sufficient cricket pitches for team demand by 2030 to meet the needs of cricket teams across the whole borough.
- 2.10 In addition, since the Playing Pitch Strategy has been adopted, capacity for additional football pitches has been identified by the London Borough of Redbridge through its conceptual masterplanning work on the Green Belt sites (LBR 2.78). There is potential to deliver one cricket square on King George and Goodmayes Hospital, one cricket square at Billet Road and one cricket square at Oakfield, therefore further contributing to the overall future provision.

3. OVERALL CONCLUSION

- 3.1 If Ford Sports Ground is developed for housing there is sufficient provision of playing pitch provision for cricket and football in the borough to meet demand in 2030.



SCENARIO 4

The Inspector's letter of 27th June 2017 seeks further clarification of the overall position regarding the surplus or deficiency of playing pitch provision for football and cricket in the relevant sub area and across the borough in four different scenarios. This note focuses on Scenario 4 which is what would happen to the overall playing pitch provision for football and cricket in the event that:

- **Oakfield and Ford Sports Ground are developed for housing**

The note is structured as follows:

- Section 1 explains the position regarding playing pitch provision for football in the event that Oakfield and Ford Sports Ground are developed for housing;
- Section 2 explains the position regarding playing pitch provision for cricket in the event that Oakfield and Ford Sports Ground are developed for housing; and
- Section 3 provides an overall summary and conclusion of playing pitch provision in 2030 in the event that Scenario 4 is delivered.

1. OAKFIELD FOOTBALL PROVISION – PARKONIANS FOOTBALL CLUB

- 1.1 The Playing Pitch Strategy (2016) subdivides the borough into 7 sub areas. Oakfield is in Sub Area 3. Parts of Oakfield are leased from the Council - Old Parkonians Cricket Club and Parkonians Football Club have a lease for one part of Oakfield and a separate lease for the club house/pavilion. The Frenford Club leased the Jack Carter clubhouse and playing fields.
- 1.2 The football playing pitches are of a high quality and provide a high capacity of use. The playing pitches are hired to other football clubs outside the peak time of use by the Parkonians Football Club.
- 1.3 Current and future requirements for the Parkonians Football Club are identified in Table 4.1 below. These requirements have been identified through the Playing Pitch Strategy and subsequent consultation, and are required for Parkonians Football Club should Oakfield be developed for housing.

Table 4.1: Old Parkonians CC and Parkonians FC Current (2015) and Future (2030) Playing Pitch Requirements to replace Current Facilities should Oakfield be redeveloped

CURRENT PITCH REQUIREMENTS (2015)		FUTURE PITCH REQUIREMENTS (2030)	
Adult Football	5 pitches - quality rating 'Good'.	Adult Football	6 pitches required at peak time Saturday PM. Quality rating 'Good'.
Junior 11 v 11	1 pitch – quality rating 'Good'.	Junior 11 v 11	2 pitches providing for 5 games per week. Quality rating 'Good'.
Mini Soccer 7 v 7	1 pitch – quality rating 'Good'.	Mini Soccer 7 v 7	1 pitch providing for 4 games per week. Quality rating 'Good'.

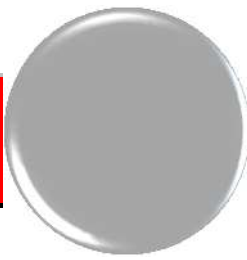
CURRENT PITCH REQUIREMENTS (2015)		FUTURE PITCH REQUIREMENTS (2030)	
Mini Soccer 5 v 5	1 pitch – quality rating ‘Good’.	Mini Soccer 5 v 5	1 pitch providing for 4 games per week. Quality rating ‘Good’.
Ancillary Facilities	8 changing rooms – separate male and female. 1 officials changing with shower & toilet. Bar & kitchen provision in clubhouse – quality rating ‘standard’.	Ancillary Facilities	10 changing rooms–separate male and female. 2 officials changing with shower and toilet, bar and kitchen in clubhouse – quality rating ‘Good’.

OAKFIELD FOOTBALL PROVISION – JACK CARTER

- 1.4 The Jack Carter Pavilion and playing pitches at Oakfield are currently leased to the Frenford Club. The Frenford Club has moved to the Drive in sub area 7 and currently hires the playing pitches at the Jack Carter to other clubs. Old Bealonians is the Football Club that hires the football pitches at the Jack Carter.
- 1.5 Current and future requirements for Old Bealonians Football Club are identified in Table 4.2 below. Future requirements have been identified through the Playing Pitch Strategy and subsequent consultation and would need to be provided should Oakfield be developed for housing.

Table 4.2: Old Bealonians Current (2015) and Future (2030) Playing Pitch Requirements to replace Current Facilities should Oakfield be redeveloped

CURRENT PITCH REQUIREMENTS (2015)		FUTURE PITCH REQUIREMENTS (2030)	
Adult Football	4 pitches - quality rating ‘Standard’. Overplay of junior 1 v 11 games on adult pitches.	Adult Football	6 pitches required at peak time Saturday PM. Quality rating ‘Good’.
Junior 11 v 11	0	Junior 11 v 11	2 pitches – quality rating ‘Good’.
Junior 9 v 9	1 pitch – quality rating ‘Good’.	Junior 9 v 9	2 pitches – quality rating ‘Good’
Mini Soccer 7 v 7	2 pitch – quality rating ‘Good’.	Mini Soccer 7 v 7	2 pitches – quality rating ‘Good’
Mini Soccer 5 v 5		Mini Soccer 5 v 5	2 pitches – quality rating ‘Good’
Ancillary Facilities	8 changing rooms plus 1 officials changing room, bar and kitchen provision	Ancillary Facilities	12 changing rooms plus 2 officials changing room, bar and kitchen provision



SUITABLE LOCATION – OLD PARKONIANS CRICKET CLUB, PARKONIANS FC AND OLD BEALONIANS

- 1.6 In relation to the requirements set out in Tables 4.1 and 4.2 any new facilities would be required to be reasonably accessible to current users and members of the existing clubs and teams.
- 1.7 The most suitable location for new facilities would be in sub area 3 where Oakfield is currently located off Forest Road. New facilities if possible would be required to be as near to Forest Road as possible to ensure ease of access for existing club and team members and provision of public transport. However, it has to be recognised that it may not be feasible to provide all future playing pitch facilities required within sub area 3.
- 1.8 The Playing Pitch Strategy (2016) recommended that feasibility studies should be undertaken to explore if it is feasible to move and provide quality facilities for the sports clubs currently using Oakfield.

WORK CARRIED OUT FOLLOWING THE PLAYING PITCH STRATEGY

- 1.9 The Council has carried out a Feasibility Study (document LBR 2.44.1) to establish whether relocating the pitches from Oakfield onto the Hainault and Forest Road site is feasible. In addition, the Local Plan and supporting conceptual masterplans, have made provision for sports pitches/facilities on each of the proposed green belt release sites (Billet Road, Oakfield, Ford Sports Ground and King George and Goodmayes Hospital) should these sites come forward for development over the plan period (and PPS period). The number of pitches to be retained would be:
 - **Ford:** Two adult football pitches.
 - **Billet Road:** Two adult football pitches.
 - **King George and Goodmayes Hospital:** Two adult football pitches.
 - **Oakfield:** Two adult football pitches.
- 1.10 The Feasibility Study (LBR 2.44.1) has only looked at the required pitches as they are currently provided at Old Parkonians and Jack Carter. This information is provided in Table 4.3 below with the pitch requirements from the Playing Pitch Strategy (which has in addition considered latent demand and population growth to 2030).

Table 4.3: Feasibility Study 2017 and Playing Pitch Strategy Requirements for Pitches

PITCH TYPE	OLD PARKONIANS NUMBER	JACK CARTER NUMBER*	HAINAULT CURRENT NUMBER	PLAYING PITCH STRATEGY REQUIREMENTS 2030 OLD PARKONIANS NUMBER	PLAYING PITCH STRATEGY REQUIREMENTS 2030 JACK CARTER NUMBER*
Adult football	5 (High Quality)	5 (4 High Quality)	7	6 (High Quality)	6
Junior football (11 x 11)	1 (High Quality)	0	0	2	2
Junior football (9 x 9)	0	1	1	0	2
Mini football (7 x 7)	1	2		1	2
Mini football (5 x 5)	1	0		1	2
3G adult football / rugby	0	0		2	

FOOTBALL SUB AREA 3 SUPPLY WITH OAKFIELD DEVELOPED FOR HOUSING

- 1.11 The following considers overall supply should Oakfield be developed for housing. The tables below set out the supply, demand, and the surplus and deficiencies for sub area 3 in 2030. A number of required actions are then set out to meet the deficiencies either from within sub area 3 or other sites across the borough.
- 1.12 Table 4.4 considers the supply of pitches in sub area 3 if Oakfield was to be developed, taking account of the current number of football pitches in secured and unsecured community use. It then subtracts the pitches to be lost due to the development of Oakfield and adds back in the pitches that are to be retained at Oakfield if the Green Belt is to be developed. Finally, the pitches that are to be brought back into use at Hainault and Forest Road are added in.

Table 4.4: Football Sub Area 3 Pitch Supply 2030 – Oakfield Developed for Housing

	SENIOR	JUNIOR	JUNIOR	MIMI	MINI
		11 v 11	9 v 9	7 v 7	5 v 5
Current number of pitches secured and unsecured community use 2015	34	7	5	7	4
Pitches lost due to development at Oakfield	10	1	1	2	1
Pitches retained at Oakfield Development	2	0	0	0	0
Pitches that could be brought back into use (Feasibility Study 2017)	15	3	3	7	9
TOTAL SUPPLY 2030	41	9	7	12	12

FOOTBALL SUB AREA 3 DEMAND WITH OAKFIELD DEVELOPED FOR HOUSING

- 1.13 Table 4.5 looks at the demand for pitches in sub area 3 if Oakfield is to be developed. It considers pitches currently required at peak time of play but excludes Oakfield current teams (Parkonians FC and Old Bealonians) requirements. It adds in pitches required to meet team equivalents, latent and sports development demand and the future requirements for Parkonians Football Club and Old Bealonians Football Club in 2030.

Table 4.5: Football Sub Area 3 Demand 2030 – Oakfield Developed for Housing

	SENIOR	JUNIOR	JUNIOR	MIMI	MINI
		11 v 11	9 v 9	7 v 7	5 v 5
Pitches currently required at Peak times of play excluding Oakfield	18.5	9	2	8.5	2.5
Pitches to meet Team Equivalent Requirements	5	1.5	0.5	1	0.5
Strategic Reserve	3	1	1	1	1
Latent and Sports Development Demand	1.5	1.5	1.5	5	1.5
Future Population Growth 2030	6	1	6	8	5
Parkonians FC Requirements 2030 - Oakfield	6	2	0	1	1
Old Bealonians requirement's 2030 - Oakfield	6	2	2	2	2
TOTAL FUTURE DEMAND 2030	46	18	13	26.5	13.5

FOOTBALL SUB AREA 3 SURPLUS / DEFICIENCIES 2030 WITH OAKFIELD DEVELOPED FOR HOUSING

Table 4.6: Football Sub Area 3 Surplus / Deficiencies 2030 – Oakfield Developed for Housing

	SENIOR	JUNIOR	JUNIOR	MIMI	MINI
		11 v 11	9 v 9	7 v 7	5 v 5
Supply 2030	41	9	7	12	12
Demand 2030	46	18	13	26.5	13.5
TOTAL SURPLUS / DEFICIENCIES 2030	-5	-9	-6	-14.5	-1.5

- 1.14 Table 4.6 shows the surplus and deficit of pitches in sub area 3 if Oakfield is developed and the pitch requirements for the existing football clubs currently using Oakfield are projected forward to 2030.
- 1.15 In 2030, there is a projected deficit of 5 senior football pitches in 2030, a deficit of 9 junior football 11 v 11 pitches, a deficit of 6 junior football 9 v 9 pitches, a deficit of 15 (14.5 rounded up) mini soccer 7 v 7 pitches and a deficit of 2 (1.5 rounded up) mini soccer 5 v 5 pitches in sub area 3 if Oakfield is developed for housing.
- 1.16 The Redbridge Playing Pitch Strategy also identified that there are insufficient 3G rubber crumb pitches across Redbridge. The three sub areas with the majority of teams are highlighted as areas where a minimum of 2 x 3G rubber crumb pitches should be provided. The most suitable sites for the 3G rubber crumb pitches would be Sub Area 1 Wanstead Flats, Sub Area 3 Hainault Recreation Ground/ Forest Road or Redbridge Leisure Centre and Sub Area 7 Ford Sports Ground or in the vicinity of Seven Kings Park.

HOW WILL THE DEFICIENCIES BE REMEDIED FOR FOOTBALL IN SUB AREA 3

- 1.17 Table 4.7 below provides a summary of what actions would be required to meet the identified deficiencies in 2030.

Table: 4.7: Meeting the deficiencies in Sub Area 3 if Oakfield is developed for housing

SURPLUS/DEFICIT 2030	ACTION REQUIRED
Adult 11 v 11 football – deficit 5 adult 11 v 11 pitches	Use of 2 adult pitches at Whitbread's (Sub Area 2) transferring adult teams from Hainault Recreation Ground to Sub Area 2. A Community Use Agreement would be required. Whitbreads Sports Ground is an education site in Sub Area 2. Use of adult pitches identified in the Green Belt – 2 remaining at Oakfield and 1 at Billets Road.
Junior 11 v 11 football - deficit 9 junior 11 v 11 pitches'	Starch House Lane FC could no longer be rehomed at Goodmayes Park if Goodmayes Park is to be used as a replacement for Ford Sports Ground. There would be a need to change the facility to Seven Kings Park instead of Goodmayes Park and use 1 of the 2 additional adult pitches that would remain at Ford Sports Ground or alternatively move to Cranbrook School. This would require a Community Use Agreement to be put in place. The above would allow for the creation of 3 junior pitches at starch

	House Lane and if they were of good quality they could be played 3 times a day and with staggered start times on a Sunday providing an additional 9 match slots. This would meet the 9 junior 11 v 11 pitch deficit.
Junior 9 v 9 football – deficit 9 pitches.	The FA have identified the need for a minimum of 2 3G rubber crumb pitches in Sub Area 3 linked to multi pitch sites. There is an opportunity to look at Hainault Recreation Ground in conjunction with Forest Road to reconfigure playing pitches and introduce 2 3G Rubber Crumb pitches.
Mini soccer 7 v 7 pitches – deficit 19 pitches	
Mini soccer 5 v 5 pitches – deficit 13 pitches	

FORD SPORTS GROUND – FOOTBALL PROVISION

- 1.18 The football pitches on Ford Sports Ground are of a high quality and provide a high capacity of use. The playing pitches are hired to community football clubs.
- 1.19 Ford Sports Ground is currently well used for senior football on a Saturday afternoon and is home to a “Central Venue” for mini soccer 7 v 7 - providing for 54 teams on a Sunday - and mini soccer 5 v 5 - providing for 28 teams on a Sunday.
- 1.20 Should Ford Sports Ground be developed for housing there will be a requirement to replace the existing facilities with the same or better quality facilities for use by the existing clubs and teams. Community teams use the following facilities:
- 7 adult 11 v 11 football pitches
 - 1 junior 11 v 11 football pitches
 - 4 mini soccer 7 v 7 football pitches used as a Central Venue facility
 - 2 mini soccer 5 v 5 football pitches used as a Central Venue facility
 - Clubhouse and changing rooms
- 1.21 Current and future football requirements are identified in Table 4.8 below. The future requirements identify the facilities required as replacement playing pitch requirements for users at Ford Sports Ground as identified through the Playing Pitch Strategy analysis and consultation.

Table 4.8: Current (2015) and Future Pitch Requirements (2030) Ford Sports Ground as stated in the Playing Pitch Strategy

CURRENT PITCH REQUIREMENTS (2015)		FUTURE PITCH REQUIREMENTS (2030)	
Adult Football	7 pitches - quality rating 'Standard'.	Adult Football	7 pitches required at peak time Saturday PM. Quality rating 'Good'.
Junior 11 v 11	1 pitch quality rating 'Good'	Junior 11 v 11	2 pitches – quality rating 'Good'.
Junior 9 v 9	0	Junior 9 v 9	0
Mini Soccer 7 v 7	4 pitches – quality rating 'Standard'. Used as a central venue league site.	Mini Soccer 7 v 7	36 mini soccer 7 v 7 pitches - provide 2 3G rubber crumb pitches to provide for 7 v 7 and 5 v 5 central venue pitches
Mini Soccer 5 v 5	2 pitches – quality rating 'Standard'. Used as a central venue league site.	Mini Soccer 5 v 5	21 mini soccer 5 v 5 pitches - provide 2 3G rubber crumb pitches to provide for 7 v 7 and 5 v 5 central venue pitches
Ancillary Facilities	12 changing rooms plus 2 officials changing room, bar and kitchen provision	Ancillary Facilities	12 changing rooms plus 2 officials changing room, bar and kitchen provision



WORK CARRIED OUT FOLLOWING THE PLAYING PITCH STRATEGY

- 1.22 The Playing Pitch Strategy (2016) recommended that feasibility studies be undertaken to explore if it is feasible to move and provide quality facilities for the sports clubs currently using Fords Sports Ground. The Council has identified the potential to reprovide the existing level of sports provision currently located on the Ford Sports Ground to the Goodmayes Park Extension. Proposals set out in Pitch Relocation and Improvement Feasibility Report (LBR 2.44.6) demonstrate how the sports provision at Ford Sports Ground could be replaced by equivalent or better provision in terms of quantity and quality at the Goodmayes Park Extension.
- 1.23 In addition to the feasibility work, it should also be noted that within the Green Belt Conceptual Masterplan (LBR 2.78) provision has been included on each of the proposed green belt release sites (Billet Road, Oakfield, Ford Sports Ground and King George and Goodmayes Hospital) for open space/sports facilities should these sites come forward for development over the plan period (and PPS period). The number of pitches to be retained would be:
- **Ford:** Two adult football pitches.
 - **Billet Road:** One Cricket square and two adult pitches.
 - **King George and Goodmayes Hospital:** One cricket square and two adult pitches.
 - **Oakfield:** One cricket square and two adult football pitches.

FORD SPORTS GROUND – FOOTBALL PITCH REPLACEMENT TO GOODMAYES PARK

- 1.24 The Feasibility Study (LBR 2.44.6) undertaken in January 2017 demonstrates how the existing provision on the Ford Sports Ground can be replaced by equivalent or better provision in terms of quantity and quality at the Goodmayes Park Extension.
- 1.25 Goodmayes Park Extension has been looked at as part of other scenarios within the Playing Pitch Strategy. In particular to providing security and growth for a junior club at Starch House Lane in Sub Area 3. If Goodmayes Park is used as a replacement for Ford Sports Ground there will still be a need to accommodate this junior club so that 3 junior pitches can be upgraded to good quality to allow for 9 junior games to be played at staggered start times on the peak day of play 3 games per pitch 10.00am, 12noon and 2.00pm in Sub Area 3 or elsewhere.
- 1.26 Table 4.9 below shows the pitch requirements from the Playing Pitch Strategy which in addition to the feasibility study considered latent demand and population growth to 2030.

Table 4.9: Future Pitch Requirements (2030) Ford Sports Ground as stated in the Playing Pitch Strategy and pitches identified by the 2017 Feasibility Study that can be provided at Goodmayes Park

PLAYING PITCH STRATEGY FUTURE PITCH REQUIREMENTS FORD SPORTS GROUND 2030		FEASIBILITY STUDY 2017 REPLACEMENT PITCHES GOODMAYES PARK FOR FORD SPORTS GROUND	
Adult Football	7 pitches - quality rating 'Good'.	Adult Football	6 pitches required at peak time Saturday PM. Quality rating 'Good'.
Junior 11 v 11	2 pitches quality rating 'Good'	Junior 11 v 11	1 pitch – quality rating 'Good'.



PLAYING PITCH STRATEGY FUTURE PITCH REQUIREMENTS FORD SPORTS GROUND 2030		FEASIBILITY STUDY 2017 REPLACEMENT PITCHES GOODMAYES PARK FOR FORD SPORTS GROUND	
Junior 9 v 9	0	Junior 9 v 9	0
Mini Soccer 7 v 7	36 mini soccer 7 v 7 pitches - provide 2 3G rubber crumb pitches to provide for 7 v 7 and 5 v 5 central venue pitches	Mini Soccer 7 v 7	4 grass mini soccer 7 v 7 pitches and 1 x 3G rubber crumb pitch full size to provide for 7 v 7 and 5 v 5 central venue pitches
Mini Soccer 5 v 5	21 mini soccer 5 v 5 pitches - provide 2 3G rubber crumb pitches to provide for 7 v 7 and 5 v 5 central venue pitches	Mini Soccer 5 v 5	2 mini soccer 5 v 5 pitches
Ancillary Facilities	12 changing rooms plus 2 officials changing room, bar and kitchen provision	Ancillary Facilities	12 changing rooms plus 2 officials changing room, bar and kitchen provision

1.27 Table 4.9 above identifies that there is a deficit in the number of pitches that the Feasibility Study has stated can be provided at Goodmayes Park and what pitches the Playing Pitch Strategy is stating are required if Ford Sports Ground is replaced. The deficit is:

- 1 adult 11 v 11 football pitch
- 1 junior 11 v 11 football pitch
- 1 mini soccer 5 v 5 football pitch

HOW WILL THE DEFICIENCIES BE REMEDIED FOR FOOTBALL – FORD SPORTS GROUND

1.28 There is a need to identify sites to provide for additional pitches that are required on top of what can be provided at Goodmayes Park.

1.29 As discussed above, the Council has carried out a Feasibility Study (document LBR 2.44.6) which sets out proposals to demonstrate how the sports provision at Ford Sports Ground could be replaced by equivalent or better provision in terms of quantity and quality at the Goodmayes Park Extension. In addition, the Local Plan and supporting conceptual masterplans, has made provision for sports pitches/facilities on each of the proposed green belt release sites (Billet Road, Oakfield, Ford Sports Ground and King George and Goodmayes Hospital) should these sites come forward for development over the plan period (and PPS period). With specific reference to sub area 7, the number of football pitches to be retained would be:



- **Ford:** Two adult football pitches. (One of these pitches has been identified for use by Starch House Lane Junior FC within the Oakfield actions above).
- **King George and Goodmayes Hospital:** Two adult football pitches.

1.30 The above two sites can provide 3 adult 11 v 11 football pitches which can be reconfigured to meet the shortfall of pitches at Goodmayes Park identified in paragraph 1.27 above.

1.31 The Playing Pitch Strategy has identified other use for Goodmayes Park. This identified use by a junior club could be moved to Seven Kings Park (3 adult pitches currently unused) or Cranbrook School which would require a Community Use Agreement.

SUMMARY – FOOTBALL

1.32 Taking the scenario that Oakfield and Ford Sports Ground are developed for housing and the above actions are completed across sub areas 3 & 7 and other sites across the borough, then there will be sufficient football pitches for team demand across all football typologies by 2030 to meet the needs of football teams across the whole borough. This does rely on the development of 3G rubber crumb pitches in sub areas 1, 3 and 7 which is feasible.

1.33 Although the PPS Action Plan refers to the potential replacement sites such as Goodmayes and Hainault and Forest Road Recreation Ground making provision in their own right, these sites can be considered as replacements for pitch needs in the relevant sub areas on the basis that the demand for pitches in 2030 meets the supply across the whole borough for football.

1.34 In addition since the Playing Pitch Strategy has been adopted, capacity for additional football pitches has been identified by the London Borough of Redbridge through its conceptual masterplanning work on the Green Belt sites (LBR 2.78). There is potential to deliver two adult pitches on land at Ford Sports Ground and two adult pitches on King George and Goodmayes Hospital, two adult pitches at Billet Road and two adult pitches at Oakfield, therefore, further contributing to the overall level of provision for football in 2030.

2. OAKFIELD CRICKET PROVISION – OLD PARKONIANS CRICKET CLUB

2.1 The cricket playing pitches at Oakfield are of a high quality and provide a high capacity of use. The playing pitches are hired to other cricket clubs outside the peak time of use by the Old Parkonians Cricket Club.

2.2 The cricket pitches are at capacity at peak time of use by the Old Parkonians Cricket Club and the club will be actively seeking additional cricket pitches for its own additional teams in the coming cricket seasons.

2.3 Current and future requirements for the Old Parkonians Cricket Club are identified in Table 4.10 below.

Table 4.10: Old Parkonians CC and Parkonians FC Current and Future Playing Pitch Requirements to replace Current Facilities should Oakfield be redeveloped

CURRENT PITCH REQUIREMENTS (2015)		FUTURE PITCH REQUIREMENTS (2030)	
Cricket	2 squares (24 pitches) – quality rating ‘Good’.	Cricket Adult	3 squares (36 pitches). Quality rating ‘Good’.

- 2.4 The future requirements 2030 in Table 4.10 identify the facilities required as replacement playing pitch requirements for Old Parkonians Cricket Club as identified through the Playing Pitch Strategy analysis and consultation that would need to be provided if Oakfield was to be developed.

OAKFIELD CRICKET PROVISION – JACK CARTER

- 2.5 The Jack Carter Pavilion and playing pitches at Oakfield are currently leased to the Frenford Club. The Frenford Club has moved to the Drive in sub area 7 and currently hires the playing pitches at the Jack Carter to other clubs.
- 2.6 The Frenford Cricket Club was still using the Jack Carter facility in the 2015 season along with Hainault and Clayhall Cricket Club, Eithad Cricket Club. East London Cricket Club and Oaks Park School with East London Boys School use the cricket facilities when they require a second square.
- 2.7 It is understood that the Frenford Cricket Club (which have been relocated from Jack Carter to the Port of London Authority, the Drive) will use its new facilities at the Drive, once issues such as fencing have been resolved. It is also understood that Hainault and Clayhall Cricket Club will use the Frenford Club cricket facilities in the future. Other cricket clubs will be able to use the cricket facilities at the Drive or other cricket facilities along Forest Road e.g. Hainault Recreation Ground.
- 2.8 If the clubs do not move to the Frenford Club at the Drive there will be a requirement to provide 2 cricket squares (21 pitches) and 3 strip practise net facility.

SUITABLE LOCATION – OLD PARKONIANS CRICKET CLUB AND CRICKET CLUBS USING JACK CARTER.

- 2.9 In relation to the requirements set out in Table 4.10 and the replacement facilities required if the existing cricket clubs using the Jack Carter cricket facilities do not transfer to the Frenford Club at the Drive, any new facilities would be required to be reasonably accessible to current users and members of the existing clubs and teams.
- 2.10 The most suitable location for new facilities would be in sub area 3. New facilities if possible would be required to be as near to Forest Road as possible to ensure ease of access for existing club and team members and provision of public transport. However, it has to be recognised that it may not be feasible to provide all future playing pitch facilities required within sub area 3. It may be possible to relocate some playing pitches to other playing field provision in sub area 7.
- 2.11 The only current playing pitch site that could cater for the required amount of cricket pitches is Forest Road and Hainault Recreation Ground. The Playing Pitch Strategy identified that Forest Road could possibly cater for 2 of the required cricket squares and other existing upgraded cricket pitches could be used at Hainault Recreation Ground.
- 2.12 The Playing Pitch Strategy recommended that feasibility studies should be undertaken to explore if it is feasible to move and provide quality facilities for the sports clubs currently using Oakfield.

WORK CARRIED OUT FOLLOWING THE PLAYING PITCH STRATEGY

- 2.13 The Council has carried out a Feasibility Study (document LBR 2.44.1) to establish whether relocating the pitches from the Old Parkonians and Jack Carter sites onto the Hainault and Forest Road site is feasible. In addition, the Local Plan and supporting conceptual masterplans, have made provision for sports pitches/facilities on each of the proposed green belt release sites (Billet Road, Oakfield, Ford Sports Ground and King George and Goodmayes Hospital) should these

sites come forward for development over the plan period (and PPS period). The number of pitches to be retained would be:

- **Ford:** Two adult football pitches.
- **Billet Road:** One Cricket square and two adult football pitches.
- **King George and Goodmayes Hospital:** One cricket square and two adult pitches.
- **Oakfield:** One cricket square and two adult football pitches.

2.14 The Feasibility Study (LBR 2.44.1) undertaken in February 2017 has only looked at the required pitches as they are currently provided at Old Parkonians and Jack Carter. This information is provided in Table 4.11 below with the pitch requirements from the Playing Pitch Strategy (which in addition has considered latent demand and population growth to 2030).

Table 4.11: Feasibility Study 2017 and Playing Pitch Strategy Requirements for Pitches

PITCH TYPE	OLD PARKONIANS NUMBER	JACK CARTER NUMBER	HAINAULT CURRENT NUMBER	PLAYING PITCH STRATEGY REQUIREMENTS 2030 OLD PARKONIANS NUMBER	PLAYING PITCH STRATEGY REQUIREMENTS 2030 JACK CARTER NUMBER*
Cricket squares	2 (12-pitch)	2	10 (8-pitch)	3 (12 pitch)	2 (21 pitches)
NT cricket pitches	0	0	3		

HOW WILL THE DEFICIENCIES BE REMEDIED FOR CRICKET IN SUB AREA 3

2.15 One of the options in the Feasibility Study is to provide 9 cricket squares – 6 squares will provide for 12 pitches and 3 squares will provide for 8 pitches.

- 2 squares with 12 pitches will only be available to Old Parkonians from Oakfield = 120 matches @ 5 games per pitch
- 4 squares with 12 pitches = 240 matches @ 5 games per pitch
- 3 squares with 8 pitches = 120 matches @ 5 games per pitch

2.16 The total number of games available in the future at Hainault Recreation Ground and Forest Road is **480 games per season**

2.17 The future requirement to 2030 identified in the Playing Pitch Strategy for cricket at Hainault and Forest Road is set out below:

Table 4.12: Playing Pitch Strategy requirements for cricket pitches in 2030

Requirements	No. of games
Current requirement Hainault Recreation Ground	105 games
Old Parkonians <i>(Includes provision for a 3rd square with latent demand and population growth to 2030)</i>	180 games
Jack Carter	105 games
Teams requiring additional cricket pitches from Sub Area 1	35 games
Teams requiring additional cricket pitches form Sub Area 2	76 games
Teams requiring additional pitches from rom sub Area 7	39 games
Total Games/pitches required 2030	540 games

- 2.18 It is clear from Table 4.12 that the total games required at Hainault and Forest Road in 2030 exceeds the number of games available in 2030 by 60 games. If the 105 games at Jack Carter transfer to the Frenford Club at The Drive then there would be spare capacity of 45 pitches.
- 2.19 If the cricket clubs at the Jack Carter do not transfer to the Frenford Club The Drive then it would be possible to transfer Ilford Cricket Club to the retained /new cricket square at King George and Goodmayes Hospital sub area 7 this would reduce the number of games by 39 to 21.
- 2.20 The new / retained cricket square at Oakfield would accommodate the remaining 21 games.

FORD SPORTS GROUND CRICKET PROVISION

- 2.21 Ford Sports Ground currently provides 3 cricket squares providing 30 pitches. However, the Playing Pitch Strategy also recommended that Seven Kings Cricket facilities are upgraded to a higher quality and that the current use on the Ford Sports Ground could transfer to Seven Kings Park.
- 2.22 The Playing Pitch Strategy also identified the possibility of 2 additional cricket squares at Goodmayes Park and that discussion should be held with the South Asian Cricket Leagues to identify if they would make use of the possible 2 squares at Goodmayes Park due to the expansion of the South Asian Cricket Leagues and in particular youth and junior teams in the future.
- 2.23 The Playing Pitch Strategy also stated that Goodmayes Park extension should also be considered as an option as a possible site for the replacement facilities for those cricket clubs currently using the Jack Carter cricket squares if the use of the Frenford Club did not materialise.

WORK CARRIED OUT FOLLOWING THE PLAYING PITCH STRATEGY

- 2.24 The Feasibility Study (LBR 2.44.6) undertaken in January 2017 has looked at re providing Ford Sports Ground and looks at Goodmayes Park Extension as a replacement site for Ford Sports Ground. The Feasibility Study has identified that Goodmayes Park can provide 3 cricket squares.
- 2.25 In addition to the feasibility work, the Council's Green Belt Conceptual Masterplan (LBR 2.78) has made provision for sports pitches/facilities on each of the proposed green belt release sites (Billet Road, Oakfield, Ford Sports Ground and King George and Goodmayes Hospital) should these

sites come forward for development over the plan period (and PPS period). The number of cricket pitches to be retained would be:

- **Billet Road:** One Cricket square.
- **King George and Goodmayes Hospital:** One cricket square.
- **Oakfield:** One cricket square.

HOW WILL THE DEFICIENCIES BE REMEDIED FOR CRICKET IN SUB AREA 7

- 2.26 Goodmayes Park Extension would provide the required three cricket squares to replace the 3 Ford Sports Ground cricket squares.
- 2.27 The South Asian cricket community's future facilities could be accommodated on Seven Kings Park (as part of upgrading existing facilities) or on Billet Road rather than having to use Goodmayes Park Extension.
- 2.28 The issue of cricket clubs not being able to use the Frenford Club at the Drive is resolved by the clubs using the remaining square at Oakfield and a new square at King George and Goodmayes Hospital. This releases Goodmayes Park from this possible use.

SUMMARY – CRICKET

- 2.29 Taking the scenario that Oakfield and Ford Sports Ground are developed for housing and the above actions are completed across sub areas 3 & 7 and other sites across the borough, then there will be sufficient cricket pitches for team demand by 2030 to meet the needs across the whole borough.
- 2.30 Although the PPS Action Plan refers to the potential replacement sites such as Goodmayes and Hainault and Forest Road Recreation Ground making provision in their own right, these sites can be considered as replacements for pitch needs in the relevant sub areas on the basis that the demand for pitches in 2030 meets the supply across the whole borough for cricket.
- 2.31 In addition since the Playing Pitch Strategy has been adopted, capacity for additional football pitches has been identified by the London Borough of Redbridge through its conceptual masterplanning work on the Green Belt sites (LBR 2.78). There is potential to deliver one cricket square on King George and Goodmayes Hospital, one cricket square at Billet Road and one cricket square at Oakfield, therefore further contributing to the overall future provision.

3 OVERALL CONCLUSION

- 3.1 If Oakfield and Ford Sports Ground are developed for housing there will be sufficient playing pitch provision for cricket and football in the borough to meet demand in 2030.
- 3.2 The baseline position established in Scenario 1 has been helped by the work undertaken following the Playing Pitch Strategy i.e. the findings of the two Feasibility Studies (documents LBR 2.44.1 & 2.44.6) and the conceptual masterplanning work on the Green Belt sites (LBR 2.78). These two pieces of work have identified additional playing pitches and therefore will assist in meeting the overall playing pitch provision for football and cricket to 2030.
- 3.3 Furthermore, the development of 3G rubber crumb pitches for mini soccer and junior 9 v 9 will also release grass pitches and enable more games to be played, therefore increasing capacity.