



**Gloucester
City Council**

Cabinet

Meeting: Wednesday, 13th January 2016 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

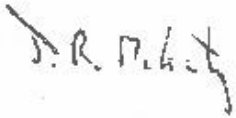
Membership:	Cllrs. James (Leader of the Council and Cabinet Member for Regeneration and Economy) (Chair), Dallimore (Deputy Leader and Cabinet Member for Communities and Neighbourhoods), Noakes (Cabinet Member for Culture and Leisure), D. Norman (Cabinet Member for Performance and Resources), Organ (Cabinet Member for Housing and Planning) and Porter (Cabinet Member for Environment)
Contact:	Atika Tarajiya Democratic Services Officer 01452 396127 atika.tarajiya@gloucester.gov.uk

AGENDA

1.	APOLOGIES To receive any apologies for absence.
2.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	MINUTES (Pages 7 - 10) To approve as a correct record the minutes of the meeting held on 9 th December 2015.
4.	PUBLIC QUESTION TIME (15 MINUTES) The opportunity is given to members of the public to put questions to Cabinet Members or Committee Chairs provided that a question does not relate to: <ul style="list-style-type: none"> • Matters which are the subject of current or pending legal proceedings, or • Matters relating to employees or former employees of the Council or comments in respect of individual Council Officers
5.	PETITIONS AND DEPUTATIONS (15 MINUTES)

	<p>To receive any petitions or deputations provided that no such petition or deputation is in relation to:</p> <ul style="list-style-type: none"> • Matters relating to individual Council Officers, or • Matters relating to current or pending legal proceedings
6.	<p>LOCAL COUNCIL TAX SUPPORT SCHEME (Pages 11 - 14)</p> <p>To consider the report of the Cabinet Member for Performance and Resources seeking approval to retain the current Local Council Tax Support Scheme (LCTS) for 2016/17.</p>
7.	<p>ASSET MANAGEMENT STRATEGY 2016-2021 (Pages 15 - 66)</p> <p>To consider the report of the Cabinet Member of Regeneration and Economy seeking approval for 2016-2021 Asset Management Strategy.</p>
8.	<p>REGENERATION AND ECONOMIC DEVELOPMENT STRATEGY (Pages 67 - 96)</p> <p>To consider the report of the Cabinet Member for Regeneration and Economy seeking approval for the Regeneration and Economic Development Strategy 2016-2021.</p>
9.	<p>KINGS HOUSE, KINGS SQUARE, GLOUCESTER (Pages 97 - 106)</p> <p>To consider the report of the Cabinet Member for Regeneration and Economy and Cabinet Member for Culture and Leisure seeking approval for Officers to enter into discussions with potential occupiers with charitable status to create an Arts and Culture hub on the upper floors of Kings House.</p>
10.	<p>GLOUCESTER CITY COUNCIL ENERGY CONTRACT (Pages 107 - 110)</p> <p>To consider the report of the Cabinet Member for Regeneration and Economy seeking approval to enter into a new contract for energy supply with West Mercia Energy.</p>
11.	<p>HOUSING DELIVERY IN GLOUCESTER (Pages 111 - 118)</p> <p>To consider the report of the Cabinet Member for Housing and Planning updating Members on housing delivery within the City, including the percentage of development achieved on brown field sites as well as the number of affordable homes delivered through the planning process and other means.</p>
12.	<p>GLOUCESTER PLAYING PITCH STRATEGY 2015 – 2025 (Pages 119 - 352)</p> <p>To consider the report of the Cabinet Member for Housing and Planning seeking approval for the Gloucester Playing Pitch Strategy 2015 – 2020 and the Artificial Grass Pitch Strategy.</p>
13.	<p>EXCLUSION OF THE PRESS AND PUBLIC</p> <p>To resolve:-</p> <p>“That the press and public be excluded from the meeting during the following item of business on the grounds that it is likely, in view of the nature of business to be transacted or the nature of the proceedings, that if members of the press and public are present during consideration of this item there will be disclosure to them of exempt information as defined in Schedule 12A</p>

	of the Local Government Act 1972 as amended”.				
	<table border="1"> <thead> <tr> <th>Agenda Item No.</th> <th>Description of Exempt Information</th> </tr> </thead> <tbody> <tr> <td>14</td> <td>Paragraph 3: Information relating to the financial or business affairs of any particular person (including the Authority holding that information).</td> </tr> </tbody> </table>	Agenda Item No.	Description of Exempt Information	14	Paragraph 3: Information relating to the financial or business affairs of any particular person (including the Authority holding that information).
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14.	<p>ACQUISITION OF LAND, GLOUCESTER RAILWAY STATION (Pages 353 - 368)</p> <p>To consider the report of the Cabinet Member for Regeneration and Economy seeking approval to acquire land adjacent to Gloucester Railway station.</p>				



Jon McGinty
Managing Director

Date of Publication: Tuesday, 5 January 2016

NOTES

Disclosable Pecuniary Interests

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

<u>Interest</u>	<u>Prescribed description</u>
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land	Any beneficial interest in land which is within the Council's area. For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge) – (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest
Securities	Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and (b) either – i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with

whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, “securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

NOTE: the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

Access to Information

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For further details and enquiries about this meeting please contact Atika Tarajiya, 01452 396125, atika.tarajiya@gloucester.gov.uk.

For general enquiries about Gloucester City Council’s meetings please contact Democratic Services, 01452 396126, democratic.services@gloucester.gov.uk.

If you, or someone you know cannot understand English and need help with this information, or if you would like a large print, Braille, or audio version of this information please call 01452 396396.

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Any recording must take place in such a way as to ensure that the view of Councillors, Officers, the Public and Press is not obstructed. The use of flash photography and/or additional lighting will not be allowed unless this has been discussed and agreed in advance of the meeting.

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- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.

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CABINET

MEETING : Wednesday, 9th December 2015

PRESENT : Cllrs. James (Chair), Dallimore, Noakes, Organ and Porter

Others in Attendance

Jon McGinty, Managing Director

Shirin Wotherspoon, Solicitor

Jon Topping, Head of Finance

Atika Tarajiya, Democratic Services Officer

APOLOGIES : Cllrs. D. Norman

68. DECLARATIONS OF INTEREST

Councillor Organ (Cabinet Member for Housing and Planning) and Councillor Porter (Cabinet Member for Environment) declared personal interests in agenda item 7 (Change in Discount Levels for Class C Empty Properties) by virtue of their roles as landlords within the City.

69. MINUTES

RESOLVED:

That the minutes of the meeting held on Wednesday 11th November 2015 be confirmed as a correct record and signed by the Chair.

70. PUBLIC QUESTION TIME (15 MINUTES)

There were no public questions.

71. PETITIONS AND DEPUTATIONS (15 MINUTES)

There were no petitions or deputations.

72. DRAFT MONEY PLAN 2016-21 & BUDGET PROPOSALS 2016/17

Cabinet considered the report of the Cabinet Member for Performance and Resources which reviewed the Council's Draft Money Plan 2016-21 & Budget Proposals 2016/17.

Councillor James (Cabinet Member for Regeneration and Economy) summarised the key areas of the report highlighting that the City Council had achieved substantial savings over the last five years. He commented that the current economic climate remained challenging, advising that further savings would be achieved through back office efficiencies in order to protect front line services. He concluded by reporting that following a five year consecutive freeze in council tax rates, the current proposals were recommending a small increase noting that the results of the public consultation had not demonstrated any objections to this.

Cabinet Members welcomed the proposals acknowledging that the Overview and Scrutiny Committee had raised few challenges to the proposals at their meeting on Monday 7th December 2015 indicating cross party support. They cautioned that a continued reduction in funding from central government in future years could potentially impact on the services the City Council would be able to offer and stressed the importance of delivering a sustainable and balanced financial plan. They welcomed the additional public consultation that would take place in early 2016 and placed on record their thanks to Officers involved in the preparation of the proposals.

RESOLVED:

1. That the assumptions contained in the Council's Draft Money Plan from 2015/16 to 2020/21 and revisions to the revenue budget be approved.
2. That the uncertainties regarding future incomes, as shown in this report and Appendix 1, and the need to update the Draft Money Plan when there is more certainty regarding Central Government financing be noted.

73. CHANGE IN DISCOUNT LEVELS FOR CLASS C EMPTY PROPERTIES

Councillor Organ (Cabinet Member for Housing and Planning) and Councillor Porter (Cabinet Member for Environment) declared personal interests in agenda item 7 (Change in Discount Levels for Class C Empty Properties) by virtue of their roles as landlords within the City.

Cabinet considered the report of the Cabinet Member for Performance and Resources which sought approval to change the level of discount for Class C empty properties from 100% in the first month and 25% in subsequent 5 months, to 25% for the 6 months period.

Councillor James highlighted key areas of the report commenting that the proposals were in line with a majority of neighbouring authorities and would generate an income stream to the City Council.

**CABINET
09.12.15**

Cabinet Members endorsed the proposals commenting that this approach would encourage empty properties to be bought back into use to the benefit of the wider regeneration of the City.

RESOLVED TO RECOMMEND TO COUNCIL:

That the amendments to the existing discount for Class C empty properties to 25% discount for a 6 month period upon a property becoming empty be approved.

74. STRATEGIC RISK REGISTER

Cabinet considered the report of the Cabinet Member for Performance and Resources which updated Members on the Strategic Risk Register for their awareness and consideration.

In response to a query from Councillor Organ (Cabinet Member for Housing and Planning) regarding the inclusion of cyber security and terrorism as an additional risk factor, the Managing Director explained that the Section 151 Officer had been tasked with chairing a meeting to explore the wider implications of information security and potential mitigation options.

RESOLVED:

That the Strategic Risk Register be noted and endorsed.

75. COMPLIANCE WITH THE WASTE FRAMEWORK DIRECTIVE AND WASTE REGULATIONS 2011 (AS AMENDED)

Cabinet considered the report of the Cabinet Member for Environment which informed Members of the formal assessment undertaken to ensure the Council's Waste and Recycling service is regarded as TEEP compliant and confirmed that no change is required to the current method of collecting and re-processing of recycled materials.

Councillor Jim Porter (Cabinet Member for Environment) explained that following the introduction of legislation in January 2015 all local authorities were required to undertake a TEEP compliance test, demonstrating that the City Council met all the necessary requirements. He advised that if the change to the Waste and Recycling Service were considered there was the possibility that the City Council would no longer be TEEP compliant noting that some authorities had been threatened with a legal challenge after changing to a co-mingled recycling method. The Managing Director reported that adopting a co-mingled service could still meet the requirements of the TEEP test and be regarded as compliant.

RESOLVED:

3. That the contents of the report be noted

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4. That the outcome of the compliance assessment be approved and endorsed, and
5. That the need to review compliance if changes are made to the way in which recycling is collected and or re-processed in the future be noted.

76. APPRAISAL OF THE SOCIAL PRESCRIBING PILOTS

Cabinet considered the report of the Cabinet Member for Communities and Neighbourhoods which updated Members on the completion of the Social Prescribing project and the progress of the fully implemented scheme.

Councillor Dallimore (Cabinet Member for Communities and Neighbourhoods) advised that the City's pilot scheme had experienced the highest number of referrals and demonstrated significant health outcomes commenting that as a preventative measure it delivered long term financial benefits to the City. She reported that most recently published statistics analysing deprivation within the City had evidenced improvements in some of the most affected areas of the City citing Podsmead as an example. She concluded by reporting that the project which enhanced ongoing work around asset based community development and utilised resources of partnership agencies could be model to help deliver future services noting that the service had generated a modest income for the City Council.

RESOLVED:

That the contents of the report be noted.

Time of commencement: 6.00 pm

Time of conclusion: 6.27 pm

Chair



Meeting:	Cabinet Council	Date:	13 January 2016 28 January 2016
Subject:	Local Council Tax Support Scheme		
Report Of:	Cabinet Member for Performance and Resources		
Wards Affected:	All		
Key Decision:	No	Budget/Policy Framework:	No
Contact Officer:	Jon Topping, Head of Finance		
	Email: jon.topping@gloucester.gov.uk		Tel: 396242
Appendices:	None		

FOR GENERAL RELEASE

1.0 Purpose of Report

- 1.1 To seek approval to retain the current Local Council Tax Support Scheme (LCTS) for 2016/17.

2.0 Recommendations

- 2.1 **Cabinet** is asked to **RECOMMEND** that the current Local Council Tax Support Scheme as the approved scheme for Gloucester City Council for 2016/17 be adopted.
- 2.2 **Council** is asked to **RESOLVE** that the current Local Council Tax Support Scheme as the approved scheme for Gloucester City Council for 2016/17 be adopted.

3.0 Background

- 3.1 The Welfare Reform Act 2012 abolished Council Tax Benefit. Under the Local Government Finance Act 2012 local authorities were required to develop a Local Council Tax Support Scheme (LCTS) which also provides protection for pensioners. This localisation required a reduction in support to local government of 10%.
- 3.2 Following a countywide consultation all of the Gloucestershire districts adopted the default scheme for 2013/14 and 2014/15. For the current financial year 2015/16 all of the districts bar one continued to adopt this scheme, the exception being Cotswold District Council
- 3.3 Members will be aware that the current LCTS was adopted and approved at the meeting of full Council of 29 November 2012.

- 3.4 The Council is faced with having to make difficult financial decisions, with the level of support given to those currently in receipt of council tax support being one of these challenges. Members may be aware that Housing Benefit legislation has been changed and passed by Parliament for the removal of the family premium for new housing benefit claims. The option to remove this premium from the LCTS has also been explored, however it is felt this would further affect those most in need of this support. Any change to the scheme may hit those most requiring support and may have an adverse effect on collection rates.
- 3.5 Government funding for LCTS although not specifically identified is linked through Revenue Support Grant received by the Council and as this reduces the funding attributable to the scheme falls proportionately. On a positive note a review of the number of claimants has highlighted a reduction as follows:

<u>Year</u>	<u>Number</u>
2013/14	10,679
2014/15	10,177
2015/16	9,866

This reduction in number of claimants has led to a reduction in expenditure that offsets a proportion of the reduced grant income.

- 3.6 Based upon this reduction in the number of claimants it is felt that the current scheme will still deliver to offset the level of reduced funding, whilst not placing further burden on those in receipt of LCTS.
- 3.7 As the billing authority, we must consult with our major preceptors, the Police & Crime Commissioner and Gloucestershire County Council on our proposed scheme.
- 3.8 We have made them aware that the intention is for the scheme to remain unchanged in 2016/17 and they understand and support our position however they have concerns about the future cost of the scheme and future funding available.

4.0 ABCD Implications

- 4.1 There are no anticipated ABCD implications from this report

5.0 Financial Implications

- 5.1 The financial implications are contained in the body of the report.

6.0 Legal Implications

- 6.1 The Local Government Finance Act 2012 abolished Council Tax Benefit and instead required each authority to design a scheme specifying the reductions which are to apply to amounts of Council tax. The prescribed regulations set out the matters that must be included in such a scheme.

6.2 Pensioners (those over state pension age) are protected from any changes, but otherwise the Council has discretion to decide how it wishes to design its scheme to cover any shortfall, in accordance with the prescribed requirements

7.0 Risk & Opportunity Management Implications

7.1 Potential risks as a result of this report are potential income shortfall.

8.0 People Impact Assessment (PIA):

8.1 A PIA screening assessment has been undertaken and the impact is neutral. A full PIA is not required.

9.0 Other Corporate Implications

Community Safety

9.1 None

Sustainability

9.2 None

Staffing & Trade Union

9.3 None

Background Documents: None

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Meeting:	Overview and Scrutiny Committee	Date:	11 January 2016
	Cabinet		13 January 2016
Subject:	Asset Management Strategy 2016-2021		
Report Of:	Cabinet Member for Regeneration and Economy		
Wards Affected:	All		
Key Decision:	Yes	Budget/Policy Framework:	No
Contact Officer:	Mark Foyn, Acting Asset Manager		
	Email: mark.foyn@gloucester.gov.uk		396271
Appendices:	1. Asset Management Strategy		

FOR GENERAL RELEASE

1.0 Purpose of Report

The purpose of the report is to recommend approval of the new Asset Management Strategy.

2.0 Recommendations

- 2.1 **Overview and Scrutiny Committee** is asked to consider the information contained in the report and make any recommendations it considers appropriate to Cabinet.
- 2.2 **Cabinet** is asked to **RESOLVE** that the Asset management strategy that will provide the framework for the management of the Council’s property portfolio be approved.

3.0 Background and Key Issues

- 3.1 The Council has a diverse portfolio of properties held for several reasons not only to directly provide our services but also as a vital source of revenue and to further our ambitions for the City.
- 3.2 The new strategy is intended to be a living document; it will have to be adapted to reflect any change of circumstance over the strategy period. It will be regularly reviewed to ensure it is kept relevant.
- 3.3 The existing strategy which covers the period from 2010 to 2015 has been reviewed but now requires renewing to reflect the current economic conditions and to ensure that the strategy meets the Council’s aims and objectives.

3.4 The strategy also provides an outline of the portfolio by property type, discussion of the issues and a list of priorities. This list will change and be refreshed as the strategy is implemented.

4.0 Asset Based Community Development (ABCD) Considerations

4.1 Although there is limited direct scope for ABCD in the management of the portfolio the disposal strategy seeks to encourage Community Asset Transfer of suitable property Assets which will produce opportunities for ABCD.

5.0 Alternative Options Considered

5.1 The Strategy has been carefully considered and is an amalgam of good estate management and the Council's values.

6.0 Reasons for Recommendations

6.1 The Strategy will enable Asset Management to continue to make a significant contribution to the Council's revenue streams and make a substantial contribution to the regeneration of the City.

7.0 Future Work

7.1 Following approval officers will produce the final document that will be circulated to Members and portions will be published on the Council's Web site.

8.0 Financial Implications

8.1 There are no direct financial implications, but the strategy will allow the Council to manage its property portfolio in a way that seeks to protect the returns on the property interests.

9.0 Legal Implications

9.1 One Legal have been consulted and there are no legal implications at this stage.

10.0 Risk & Opportunity Management Implications

10.1 There are no adverse risks associated with the proposed Strategy. It does not change the risk profile of the way our portfolio is managed.

11.0 People Impact Assessment (PIA):

11.1 The PIA Screening Stage was completed and did not identify any potential or actual negative impact, therefore a full PIA was not required.

12.0 Other Corporate Implications

12.1 Sustainability

No impact

12.2 Staffing & Trade Union

No staffing or trade union implications have been identified in respect of this report.

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'Using Property to Deliver our Ambitions'
Asset Management Strategy 2016-2021



Foreword from the Leader of the Council, Paul James.

The following report marks the next chapter in the City Council's approach to developing a way forward for our corporate estate.

We are at a time of great change and opportunity and the Council's property portfolio will play a central role in the delivery of a programme of transforming, regenerating and reshaping Gloucester.

The portfolio detailed in the strategy is made up of key sites and properties in the city centre and although much is held as part of the Council's delivery of service we also hold properties that make a substantial contribution to the Council's revenue stream and other which will further the opportunity to bring forward key developments and regeneration in the city.

We have to ensure that we can develop a fit for purpose portfolio that balances service delivery and cost but continues to help to deliver our ambitions. This strategy seeks to ensure that we continue to extract the full value from our property assets and I hope Members find the report of interest.

Councillor Paul James,
Leader of Gloucester City Council



MAKING OUR PROPERTY PERFORM

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Appendix

- (i) List of property assets with tenure and property type.

1.0 INTRODUCTION

- 1.1 The purpose of the Asset Management Plan is to create a “living” document which will be continually reviewed and annually updated. It will detail what “assets” Gloucester City Council owns, why it holds those assets and how they link to our service delivery and strategic priorities.

In 2009 the Council’s Asset Management Strategy “Making our Property Perform” was launched, this was followed by regular updates covering each element of the estate.

- 1.2 This plan charts the next phase of our journey and will cover the period 2016 to 2021.
- 1.3 The Council’s properties are not only crucial to our service delivery and the realisation of our plans for the regeneration of the City but also make a vital contribution to the Council’s finances.
- 1.4 The strategy adopted now will shape the portfolio and will have long term implications. It is vital that the correct strategy is maintained to ensure the continuing performance of our property assets.

2.0 GLOUCESTER CITY COUNCIL’S ASSETS

- 2.1 Our knowledge of our assets has developed over the last plan period through their careful examination, and considering how they are used and how much of an asset they really are. Through regular condition surveys etc, we have widened our knowledge of our asset base, and started to inform our decisions about how to make the most of those assets. Further, this work also starts to demonstrate the true cost or benefit of holding them.
- 2.2 In terms of the properties we hold the Council has experienced a period of considerable change. We have seen a substantial number of properties removed from the asset register with the transfer of residential and commercial properties and land to Gloucester City Homes. While at the same time we have acquired more properties to allow the construction of the new Bus Station enabling substantial progress towards the development of the Kings Quarter scheme.

3.0 A STRATEGY FOR MANAGING ASSETS

- 3.1 Our approach in managing our assets is built on the following principles:-

Knowledge

Our knowledge of our estate is far greater than it was when the previous AMS was developed both in terms of real management information, and the true costs of holding property is better understood. We aim to continue to refine our knowledge and capture information that allows us to demonstrate the performance of the portfolio and provide clear management information.

Corporate Strategy

We will ensure that the Asset Management Strategy reflect and contributes to the Council's four key aims and dovetails with the various strategies and policies of the Council. As these evolve with time the Asset Management Strategy will be reviewed and amended to keep it fully connected. It is particularly important that we continues to work very closely with the rest of the Regeneration and Economic Development team to continue to manage our property assets to drive the regeneration of the City forward.

Actively seek opportunities arising out of partnering and new ways of working with the community and other authorities.

Asset Management will look for opportunities for Community Asset Transfer and Asset Based Community Development as well as potential gains through shared working.

We will also see if further efficiencies and advantages are available out of closer working through our participation in such work streams as One Gloucestershire, which is looking at the property assets of all of the local authorities and the other local public services to see if there are opportunities for sharing and combining property assets to increase value and reduce costs. We will contribute and take part in the devolution bid as this may produce further opportunities for the performance and management of our portfolio.

Regular Condition Surveys

The AM team will continue to roll out our Preventative Planned Maintenance (PPM) programmes, which have been drawn up based on condition inspections that are continually updated. This, in the end, can lead to controlled budgeted maintenance, rather than reactive repairs and unanticipated expenditure.

Value for Money

All assets will be managed to achieve efficiency and value for money. In particular the performance of buildings in terms of whole life running costs will be subject to scrutiny and industry benchmarking. All buildings have running costs and the Council should reduce space requirements wherever possible freeing up space for subletting or disposal.

Environmental Responsibility

The Energy Action Delivery Group, which has already produced initiatives that have led to substantial reduction in energy used, for example, the combined heat and power unit at GL1 and there is scope for further savings in this next plan period.

Disposals and Acquisitions

The Council has recently transferred some 30 commercial/retail units along with some 4,500 homes and land sufficient to build 100 new residential units. We have acquired 3 substantial commercial buildings and land with some 16

tenants producing £325,500 pa income to allow the construction of the new bus station and further progress Kings Quarter.

Equalities

This is firmly embedded in how we deal with all our property, ranging from offering of vacant properties through to ensuring best practice for the equality of use for our public buildings and facilities.

The Future is Important

Asset Management decisions can have significant long term implications. It is important that we do not make short term decisions and ensure that we are guided by the principles of good asset management. We are the stewards of a vital asset to the future prosperity and regeneration of the city.

We will ensure that any proposals in respect of all our property produce good quality sustainable outcomes and are not expedient merely to produce a short term fix.

4.0 A STRATEGIC APPROACH TO MANAGING OUR KEY ASSETS

4.1 Operational Office Accommodation

Assets:

Herbert / Kimberley / Phillpotts Warehouses (long lease) – listed buildings
North Warehouse (freehold) – listed building



Discussion

The City Council refurbished and moved into its Docks accommodation in the mid 1980s. It was a pioneering move that led the way for the Docks regeneration, which is still progressing today. The warehouses are all listed buildings and were converted with sensitivity.

The Council's operational space requirements have changed. Within the plan period there will continue to be a reduction in the number of full time employed council staff. In order to continue delivering the existing level of service there is a need for service transformation and the consideration being given to alternative ways of working. The "fitness for purpose" of the accommodation is being rigorously challenged. There are issues to address in terms of relatively low occupation densities, vacant space, comparatively high energy consumption and the configuration of the buildings restricting the opportunities for modern methods of working.

Following the initial report to Cabinet we are undertaking further work on the accommodation review. We will continue to develop a plan to improve the Council's use of HKP as a means of reducing costs and releasing value held in these properties. Consideration will also be given to whether relocating the Council's office accommodation to another part of the city centre can deliver regeneration in the same way it did when we relocated to the Docks in the 1980s.

The Council has entered into a profit sharing agreement with Regus who occupy North Warehouse. The 3rd floor and Basement will be included in the HKP accommodation review but as Regus continue to develop their business the Council will seek to maximise the return from the partnership.

Asset Management Priorities

Capital Works

- Implementation of a planned maintenance programme to avoid reactive work. For example recent unplanned works have included the refurbishment of one lift at HKP and the replacement of the boilers. The

other lift is coming to the end of its life and budgetary provision will need to be made for this and other planned maintenance works.

Administrative

- Developing a detailed Accommodation Plan, embracing potential opportunities for sharing space with partners and/or releasing space to reduce costs and produce revenue/capital.
- Looking at establishing optimum arrangements for customer services.

Regeneration

- We are holding the remainder of our office properties to assist with City regeneration. We will produce what income we can from these assets though effectively they are constrained by the development plans in that any use has to be short term and they do not warrant investment when the returns are so limited (eg Bentinck and the upper floors of Grosvenor House, these are all currently void and are a liability).

Disposals

- We will continue to review the office portfolio and if there is no sound reason for holding the properties and they are underperforming we will dispose of the interest..

Proposed Actions

Year 1

- **Complete the next iteration of the accommodation review.**
- **Complete update of Planned Property Maintenance plans for HKP.**

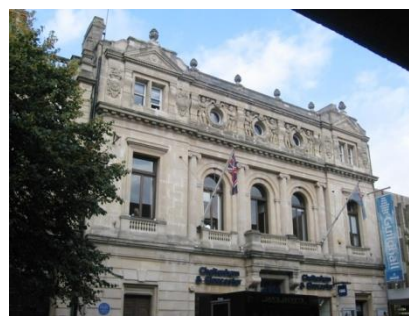
Year 2-5

- **Implement PPM**
- **Disposal of surplus office accommodation**

4.2 Cultural and Tourism Service Buildings

Assets:

Gloucester Guildhall – Grade 2 listed
Gloucester Folk Museum – Grade 2* listed
Gloucester City Museum – Grade 2 listed
Blackfriars Priory – Grade 1 listed & leased from EH
Tourist Information Centre, Southgate Street (short lease) – Grade 2 listed



Discussion

Our cultural and tourism services are very high profile and play a key role in putting the city on the map and delivering our cultural offer. Their work strengthens our communities and develops and celebrates pride in our city. Due to the nature of the properties these buildings are expensive to maintain and the accommodation is less than ideal for a modern service. Asset Management is contributing towards the Cultural Strategy and depending on

the result of this work our plan may need to be adapted to deliver the recommendations of this review.

The Guildhall has evolved from its arts centre origin into a successful multi purpose venue attracting top class international music and comedy acts, providing independent cinema, workshops and room hires to a diverse customer base. However, the accommodation being all on the upper floors is less than ideal with a limited street presence and entrance.

The City Museum is adjacent to the Library and the two buildings are closely connected with shared circulation space and some services. Closer working with the County Council may provide opportunities that can be explored as part of the Cultural Strategy to improve the arrangements of both services. Both Museums are generally sound but need investment to bring them up to modern standards. The Planned Maintenance surveys are to be updated and reviewed and should inform the budgets for work to the fabric of the buildings.

The lease of our award winning Tourist Information Centre on Southgate Street has expired. This location has worked well but the building is no longer fit for purpose, its small size and the constraints of its historic fabric have resulted in an unsatisfactory environment. The Council will not be extending the lease and continue to occupy on a short term basis whilst it is in negotiation to secure alternative premises.

All of these listed buildings pose difficulties in terms of maintenance and repair, as well as obtaining consent for adaptations to ensure they remain fit for purpose. In common with all the Council's operational property adequate funds for repairs have to be available

Asset Management Priorities

- **Deliver the recommendations of the outcome of the Cultural Strategy and accordingly amend the Asset Management Strategy.**
- **Secure more appropriate accommodation for the TIC.**
- **Update planned maintenance programme for the properties.**

4.3 Major Sports and Recreation Buildings

Assets:

GL1 Leisure Centre, Bruton Way
Oxstalls Tennis Centre, Plock Court



Discussion

The Council has invested heavily in delivering modern fit for purpose sports and leisure facilities at GL1 and Oxstalls Tennis Centre.

GL1 was completed in 2001. It includes a wide range of top class facilities catering for swimming, indoor sports, health and fitness and events. The venue has the capability of hosting pop concerts with a capacity of up to 2000.

Oxstalls Tennis Centre is in a similar league providing top class indoor and outdoor racket sports facilities together with a large multi use artificial sports court. It is located adjacent to Plock Court playing fields, the largest and most significant outdoor playing field facility in the city.

Both facilities, whilst modern, by their nature are heavy users of energy. We have invested in the properties to reduce energy consumption including a combined heat and power plant at GL1. We are trying to assist our partners Aspire Sports to install improved energy efficient LED lighting at Oxstalls tennis centre.

Aspire Sports and Cultural Trust was established in October 2008 to take over the management of the Council's sports and leisure services. The Council receives no revenue from these properties but has retained a responsibility to assist with funding and there is a degree of ongoing repair liability. The Council is having to reduce its direct support to Aspire over time and this process should include assessing the repair liability in the decoupling.

Our asset management priorities are to keep these buildings performing well; exploring possible reductions in buildings' running costs and progress the expansion of Oxstalls / Plock Court as a sporting hub.

In accordance with the emerging Sports Pitch Strategy we are also looking to foster the development of a second sports hub towards the south of the city based around the existing Blackbridge Athletics track and the adjacent playfield which is partially in the County Council's ownership.

Asset Management Priorities

- **Maintaining GL1 and Oxstalls Tennis Centre to ensure that they remain fit for purpose.**
- **Continue to reduce energy consumption/costs.**
- **Continue developing the hub concept at Oxstalls / Plock Court.**
- **In accordance with the emerging Playing Pitch Strategy to foster the development of a second hub based around the Blackbridge Athletics Track.**

4.4 Parks and Open Spaces

Assets:

150 areas of public open space

Robinswood Hill Country Park



Discussion

Gloucester is a green city; we have some 1,283 acres of public open space and providing and maintaining green spaces and infrastructure is something the Council has done well for generations. From Robinswood Hill to Gloucester Park and Plock Court our open space assets provide wilderness, formal parkland and sports facilities for the benefit of the whole community.

Our parks and open spaces make considerable contributions to quality of life in the city and are enjoyed by all communities, they help the city to thrive.

Working with colleagues in Planning and in accordance with the Open Space and Playing Pitch Strategy, Asset Management will keep our Public Open Space under review and where appropriate identifying opportunities for development, Community Asset Transfer or alternative uses.

We will also ensure that new housing developments bring forward new open spaces and that appropriate maintenance funds are put in place prior to formal adoption by the Council. For example recently substantial new facilities have been provided through Section 106 agreements at Kingsway.

Asset Management Priorities

- **To develop a strategic approach to managing the open space assets in accordance with the Council's adopted Open Space Strategy and the emerging Playing Pitch Strategy.**
- **Adjusting the open space portfolio where appropriate.**
- **Maximising S.106 funds for open space investment.**

- Where appropriate to look for opportunities for more local involvement in the management of open space through Community Asset Transfers.

4.5 Car Parks

Assets:

Hare Lane North - 79 Spaces	Hare lane South – 103 spaces
Westgate Street – 120 spaces (plus 11 coaches)	Great Western road - 56 spaces
Longsmith Street MSP – 323 spaces	Kings Square MSP – 292 spaces
Eastgate roof top - 401 spaces	St Michaels Sq – 94 spaces
Hampden Way – 104 spaces (with Shopmobility)	Station Road – 112 spaces
Ladybellegate Street – 35 spaces	GL1 Leisure centre – 53 spaces
North Warehouse – 66 Spaces	Castlemeads – 249 spaces (weekends only)
Barbican Car park – 138 Spaces	Southgate Moorings – 186 Spaces



Discussion

Car parking is one of the Council's most important sources of revenue producing over £2,000,000 gross income per annum. The Council is the largest provider of car parking in the city centre with 16 sites. The provision of good quality value for money car parking is critical to the economic success of central Gloucester.

The Council also provides the city's only major coach park at Westgate Street, free of charge, to support the tourist trade. Adjacent to our Hampden Way car park is the Shopmobility service, enabling the disabled and elderly communities to access the city centre.

We will continue to invest in the car parks looking to reduce operational costs by targeted investment, for example low energy lighting but considerable further investment is required both to the fabric of the buildings and the introduction of modern payment systems. We anticipate spending over £700k on replacement/repair of the surface of Eastgate roof top car park as the covering has reached the end of its useful life.

Following the transfer for servicing the car parks and enforcement to APCOA, the remaining parking team are focusing on effective contract management. They are also producing information to ensure that we are able to monitor

how the car parks are performing and that the customer experience is improved.

The current payment system is no longer felt to be the best available for the city as technology has evolved. Investment in the major car parks is required to bring them into the 21st Century and we are procuring an automatic number plate recognition systems and modern pay on foot payment methods that will also be disabled friendly.

The Council supports many local charities and good causes and events which promote and support the city and local economy such as Gloucester Day etc. We receive regular requests to use Council owned car parks, normally for free parking. We also have regular requests to provide permit parking to charities and other good causes, although we would wish to help these causes we cannot agree to all of the requests we receive as it would impact on the number of spaces available for our visitors and further impact on the revenue flow. Further work is needed to fairly control the allocation of free or reduced cost spaces.

Use of the car parks is variable, some car parks are used to capacity others have a lower occupation rate. A differential tariff was introduced a few years ago to reflect the location and quality of the spaces available (i.e. covered or open) and it would be sensible to review this in the near future. This should not be seen as a means of increasing revenue but as making better use of the city's entire car parking facilities.

Asset Management Priorities

- **Managing the car parks as a business entity to maximise usage.**
- **Introduce a modern payment system to the main car parks that is more flexible and enhances the local economy.**
- **Evolving the car park assets in line with the wider regeneration programme.**
- **Introduce a policy for non charging use of the car parks which maintains their primary use and ensures fair allocation of any other use.**
- **Review the parking charges to maximise use of the city's parking facilities.**

4.6 Community Buildings

Assets:

- 15 Sports Clubs
- 2 Community Buildings
- 3 Scout / Cadet Buildings
- 6 Pavilions / Changing Rooms



Discussion

The Council is committed to maintaining its wide portfolio of community buildings to facilitate sports, recreation, social and community based events throughout the city. Our top asset management priorities are to ensure fitness for purpose, maximum community benefits and the best governance arrangements. However, many of these buildings are of a nature and age that they now require considerable investment and some are reaching the stage of obsolesces.

Often, there is no benefit to the city for the Council retaining some of these assets, and the best future for the property would be secured by a transfer of the asset to a community group, often the existing tenant. The Council will give consideration to Community Asset Transfers in appropriate cases.

This can help to strengthen and empower communities and work effectively with community groups. There can be clear benefits of local groups owning or managing public assets, for example:

- Bringing people together
- Enhancing the local environment and bringing assets into more productive use.
- Delivering more responsive community services.
- Giving residents a bigger stake.

The transfer of assets can be done on any of the basis set out below:

- Licence
- Short term lease
- Long term lease
- Freehold

Each needs to be judged on its merits dependent on the asset concerned, the desired outcome and the future potential of the site it occupies. Generally it is anticipated that interests will be transferred on long term leases this will answer the conditions of funding sources while allowing a greater measure of control should the Council find that the buildings are not managed properly at some point in the future.

Asset Management Priorities

- **Condition surveys and fitness for purpose.**
- **Exploring scope for community asset transfers in order to bring about community aspirations.**
- **To ensure that the Council's asset values, now and in the future, are not prejudiced.**

4.7 Markets

Assets:

Eastgate Indoor Market
Hempsted Meadows Outdoor Market



Discussion

Gloucester has a very long markets heritage and enjoys a markets charter granted by King Edward I in 1302, which enables it to control all markets within six and two thirds miles of Gloucester cross. That tradition continues today with the City Council providing a range of markets which contribute to the vibrancy and vitality of the city and help to put the city on the map. The City benefits from both indoor and outdoor markets, street markets are not considered as part of this strategy, as they are temporary and do not have a property element

The indoor market at Eastgate is a purpose built market hall constructed in the late 1960s. It is a very tired looking building but remains functional. In recent years there has been commercial interest in redevelopment of this site to expand the adjacent shopping centre and provide a new market hall. The current market only appeals to a small part of the population and it has not moved with the times. A move would give an opportunity to make a far more attractive trading environment to attract new traders with a wider appeal. Although it will not happen immediately it is intended to relocate the market within the strategy period. In the meantime it is necessary to carry out sufficient repairs to keep the market trading.

The Council has invested in the outdoor market site at Hempsted Meadows it commenced trading in July 2008 and hosts popular markets/car boot sales on Wednesday, Saturday and Sundays. The market is now managed by external operators on a profit share basis. On occasions the site is running at capacity and on those occasions the parking provisions are not adequate. The original planning consent was for a second customers parking area but this was never constructed. It is not currently possible to justify the expense of this expansion but it is a constraint on the market's continued growth.

This site is also used as a venue for visiting circuses and on occasions as an overspill parking area during large events such as the Tall Ships Festival and Rugby World Cup. The Council has sold some of the adjoining land fronting the canal to Gloucester Rowing club who will commence the construction of a new club house. There is potential for a further plot to be sold off for a similar use.

Asset Management Priorities

Indoor Eastgate Market

- **Comply with the Council's contractual obligations and keep the market trading.**
- **Work towards a solution for the future of the Indoor Market for the benefit of both the retail centre and the market operation.**

Outdoor Hempsted Meadows Market

- **Help the market/car boot operation expand by continuing to explore ways to enable the construction of a second customer parking area.**
- **Retain the varied use of this site and the potential use to support events in the city.**
- **Explore a disposal of part of the site adjacent to the canal for a further rowing club house (we have interest from a school for this use).**

4.8 Historic Monuments

Assets:

39 Monuments



Discussion

Over the years the Council has found itself looking after a diverse collection of heritage assets. In a number of cases these involved very significant heritage assets that had little or no commercial value and no other body willing to look after them. Gloucester's heritage is one of its most valuable assets, which has huge potential for further expanding the tourist market and for putting the city on the map.

The monuments portfolio is wide ranging and includes statues, war memorials, the remains of the priory of St. Oswald, a church tower and the Eastgate Chamber and The Kings Bastion excavated sites in a central shopping street showing roman and medieval remains.

The Council has undertaken condition surveys of all of its monuments. Most are in generally satisfactory repair but they continue to require expensive specialist work. Where appropriate community asset transfer is considered - for example (and one of the most significant) the Grade 1 listed Llanthony Secunda Priory which was transferred back in 2007 to a charitable trust whose sole purpose is its restoration and reuse.

St Michael's Tower has also been transferred through the granting of a lease to the local Civic Trust which has enabled a successful £200k heritage lottery funded restoration project.

Asset Management Priorities

- **Developing an historic monuments management plan.**
- **Identifying and accessing grant sources.**
- **Options appraisal for future management including asset transfer in appropriate cases.**

4.9 Crematorium and Cemeteries

Assets:

Coney Hill Cemetery and Crematorium
Tredworth Road Cemetery and Chapel



Discussion

The Cemeteries and Crematorium Service operates from Coney Hill Cemetery and provides a service for cremation and burial. It manages and maintains this cemetery and also the older cemetery at Tredworth Road.

The Old Cemetery located in Tredworth Road dates back to 1857. Burials have all but ceased. The chapel in the grounds is a listed building, but it has been deconsecrated and is unused.

The Coney Hill Cemetery dates from 1939 and cremation facilities were introduced in 1953. The cemetery has been extended with the creation of the Millennium section in 2001, with separate sections for the Muslim and Chinese communities, Roman Catholics and members of the Church of England as well as a children's plot and general (non-denominational) ground. A Woodland Burial site for 'green burials' has also been created.

In total the service is responsible for the maintenance and administration of up to circa 50,000 burial plots but there is limited capacity going forward.

The sites and buildings are maintained to a high standard and are in satisfactory condition. The cremators are very heavy users of energy. We

have explored the potential use of heat exchanges but at the current time this is not viable.

Gloucester City Council is committed to providing the very best services to all communities during the difficult time of bereavement. To support this our asset management approach had focused on upgrading the facilities and adding new services such as refreshment facilities for mourners. The Arbour was opened in 2011 and provides excellent modern cafe and wake function facilities.

Asset Management Priorities

- **Continue to look for energy use reduction measures.**
- **To monitor the requirement for further burial space and bring forward a strategy well before the need becomes pressing.**

4.10 Investment Property

Assets:

Kings Walk (Landlord)
Eastgate Shopping Centre (Landlord)
Over 40 commercial premises



Discussion

The Council holds a range of investment property primarily with retail occupiers which produce revenue in the region of £2m per annum

Income driven investment property includes major assets such as Kings Walk and The Eastgate Centre. Both produce significant rental income from the shopping centre tenants (Aviva and LSREF3 Tiger Gloucester S.a.r.l respectively). Both schemes occupy strategic sites in the city centre. The Council regards the two shopping centres as a core investment in the future of the city and intends to hold these assets for the long term. The healthy investment returns assist the Council in delivering frontline services and keeping council tax low. They also demonstrate the Council's absolute commitment to the health and long term success of the city centre and enable it to maintain long term strategic control.

In addition, the Council owns secondary commercial investments across the City, mainly retail based but also garage blocks and offices. While some are held as part of the Council's promotion of the Kings Quarter scheme others are not held with any strategic aim in mind. Some of these properties no longer produce sufficient return and require investment that the Council cannot justify.

To continue to drive the portfolio forward it is important to establish which elements are performing and which are future burdens. Consideration should then be given to disposing of some assets and reinvesting the capital in

property which is aligned with the asset management strategy and the Council's aims.

Asset Management Priorities

- **Hold investments in The Eastgate and King's Walk shopping centres.**
- **Carry out a root and branch assessment of the portfolio to weed out under performing property to realign the portfolio with the Councils Regeneration and Economic Development Strategy and secure future revenue.**

4.11 Regeneration Assets

Assets:

King's Quarter
Land at Blackfriars & Fleece Site
Gloucester Bus Station
Grosvenor House
Bentinck House
NCP Car park Bruton Way (Landlord)
Southgate Moorings
16-18 Commercial Road (Landlord)
23-29 Commercial Road
Docks Headlease.



King's Quarter

Discussion

The King's Quarter is a major regeneration scheme in Gloucester city centre. It has been identified over the years as one of the very best strategic sites to significantly expand the City's offer.

The first stage of the scheme is the new Bus Station which will provide a truly modern transport hub strengthening the link from the central core of the city to station. Work is due to commence early 2016. Asset Management have been assembling the site to allow the works to proceed and the first step will be the demolition of the existing Bus Station offices, café and parts of Grosvenor and Bentinck House.

Grosvenor House is at the end of its useful life and parts are now beyond economic use. The NCP car park is in poor structural condition and has a very limited life span so it remains a key to the Council's Asset Management strategy to use its assets to continue the progress of the redevelopment of this area

Asset Management Priorities

- **Delivery of King's Quarter regeneration scheme.**
- **Maintenance of the Council's income stream while the development is being planned and implemented.**
- **Ensure any opportunity purchases within the King's Quarter area are taken in advance of any CPO procedure.**

Land at Blackfriars and the Fleece site

Assets:

2.3 acres of development land (with temporary planning permission for Car Parking)

Discussion

This site came to the Council through the SWDRA property transfer. It is a brownfield site containing important archeological heritage below ground. The site is currently divided into 3 areas and is used for contract and public pay and display parking.

Working with our partners, Gloucestershire County Council, who own the adjoining site on Quayside, we will be moving within the plan period to a point where master planning for a mixed use scheme is completed and the preparatory work has been undertaken so the combined site is ready to take forward to develop. This is a key link between the Docks area and the rest of the city centre. The complementary development of this site is key to the continued regeneration of both the city centre and the continued resurgence of the docks.

The Fleece site (2.6 acres) coupled with the Council's Longsmith multi-storey car park are adjacent to the Barbican site and fronts directly onto Westgate Street with its access to the Cathedral precinct area. The Fleece contains the Grade 1 Great Inn, a building of national importance and one of the jewels of Gloucester's heritage. This site has been formally marketed but interested has been limited due to the substantial challenges there are to overcome. We are continuing discussions with interested parties in order to bring forward a scheme, but external funding is likely to be required.

The Council continues to carry out work to stabilise the buildings and stop further deterioration. It remains an important objective of our strategy to continue to bring the site back into positive use in a way that both allows the redevelopment of the site to strengthen the link from the docks to the retail centre and the Cathedral and preserves the most important heritage components.

Asset Management Priorities

- **Work with the County Council to bring the Barbican/Quayside site forward.**
- **Successfully conclude discussions with interested parties to bring forward a regeneration scheme for The Fleece. The first step is to commission and thereafter assess a detailed condition survey.**
- **Maintain the Council's income as far as possible in the meantime from any commercial uses on these sites.**

St Oswald's Park – This is an excellent example of how the Council has used its land assets to deliver a major mixed use regeneration scheme on the edge of the city centre. This 55 acre former landfill site was previously used as a cattle market, abattoir and range of low-grade uses and buildings.

The site has been transformed in phases through the development of Tesco in the 1990s, the creation of a top class retail park and the housing phases, which include a range of affordable homes and the Extra Care village.

The Council retains a landlord's interest in the Tesco and retail park site and owns land at the rear of the site that may be considered for development at the appropriate time.

Currently there are several parcels of vacant land; partially under option to Hammerson to allow a further extension to the residential scheme on the north of the site. This leaves around 4 acres of land that are either let with short term uses or are vacant. Although there are issues to overcome due to the former use of the site (potential contamination) and the level of the land this is ultimately developable.

Southgate Moorings car park - This was part of the SWRDA transfer of properties for regeneration purposes. Given its location in a key position overlooking Victoria basin and a link between the Docks and Southgate Street it is envisaged that at some point it will be redeveloped but we would only consider a disposal for a high quality scheme. However it is one of the closest places to park adjacent to the docks and also provides spaces for disabled drivers. It is very popular and is a valuable source of revenue, which is used to support regeneration activities. We will continue to explore the potential for redevelopment but it is likely to come forward after some of the other sites in the Council's ownership.

16-18 Commercial Road – Given the sites location adjacent to Blackfriars Priory discussions with the Council's Planning Department indicate that we are very unlikely to be able to take forward any alternative use or redevelopment of these properties within the period of this strategy. We will continue to try and keep them in useful occupation and will keep the situation under review to consider any opportunities for regeneration.

23-29 Commercial Road – Terms have been agreed for the Council to sell these properties to allow the redevelopment of this key site to regenerate this part of Commercial Road and strengthen the link between the docks and the rest of the city centre. The sale is subject to planning but when it completes

will release capital to allow completion of the public realm works adjacent to the site.

Docks Headlease – The Council holds the lease of the majority of the land around Victoria Basin as well as some of the access roads. There is scope to develop an iconic building of suitable scale on Mariners Square and Asset management will continue to look for suitable opportunities to take any proposals forward. They will also continue to allow the space to be used for public events and other uses which forward the Council's aims for Regeneration.

Other sites - As part of the Housing Stock Transfer most of the Council's stock of potential sites outside the central area were transferred to Gloucester City Homes to allow them to deliver 100 new homes. The Council does still have various small areas of land that are not public open space and do not provide any benefit to the community. Most are too small to develop and if anything are a liability for the Council. However even small parcels of land can have some commercial value and other authorities have had some success in disposing of such sites at auction.

Asset Management Priorities

- **Seek to bring forward the land holdings at St Oswalds Park**
- **Review the benefit of the Council holding the freehold of the retail park.**
- **Consider the potential redevelopment of Southgate Moorings and weigh any potential benefit from a new scheme against the current use and loss of revenue.**
- **Review the rest of the Council's portfolio with a view to disposing of any unused areas of land.**
- **Complete the sale of 23-29 Commercial Road and deliver the public realm works.**

4.14 Strategic Landholdings

Assets:

Gloucestershire Airport, Staverton - 170 acres of land (being a 50% share with Cheltenham Borough Council)

Parton Farm, Churchdown - 68 acres of land (owned only by GCC)



Discussion

The Council owns significant landholdings at Gloucestershire Airport and Parton Farm. These landholdings are outside of the city's administrative area and lie within Tewkesbury Borough Council's area of administration.

The Airport Company which runs the site is jointly owned by Gloucester City Council and Cheltenham Borough Council and continues to develop the airport operation. Asset Management provides some professional property support and will continue along with Cheltenham BC to monitor the property management of the Councils' site by the Airport Company.

Although airport and farming businesses do not have close links with the Council's strategic priorities, the landholding is strategically placed on the edge of the urban area and as part of the Joint Core Strategy, Parton Farm has been identified as a site for over 500 houses. This could provide much-needed housing for the area and is potentially a major source of capital for the city should it remain in the plan and receive planning consent for development.

Asset Management Priorities

- **Take any actions necessary to protect and promote the Council's land at Parton Farm so that it can be taken forward as a development site.**
- **Continue to build a good working relationship with Cheltenham Borough Council property service in order to promote a joined up strategy for dealing with our shared assets.**

4.15 Toilets

Assets:

Westgate car park p.c

The Bus Station p.c

Robinswood Hill Country park p.c

Swiss Cottage Gloucester park p.c



Discussion

The provision of good, clean, well-located public conveniences is an important facility for the city. It is part of the process of changing perceptions, and like the user experience for car parking, can play its part in the retail and tourist success of the City.

The Council has four public conveniences in the city and has instigated and promoted the Community Toilet Scheme by incentivising businesses in the city to make their facilities available to the general public as well as their customers. The majority of the Council's toilets are located in the city centre and are of varying quality and utility, but there are also facilities in suburban locations such as at Robinswood Hill Country Park.

Our priority is to provide quality facilities in the right locations to serve the areas of highest need to ensure that Gloucester is a welcoming destination for shoppers, visitors and tourists. This priority leads to an inevitable focus on the city centre, rationalisation and improvement and the delivery of new facilities such as the pay to use toilet in Kings Square and through regeneration schemes, most notably at the new Bus Station.

Asset Management Priorities

- **To ensure that the Council continues to provide a range of quality facilities to ensure that Gloucester is a welcoming destination for shoppers, visitors and residents.**
- **To define future investment priorities, value for money and options for provision.**
- **To ensure that the Bus Station redevelopment includes an appropriate scale and quality of WC provision.**
- **To deliver a pay to use Toilet in Kings Square.**

4.16 The Depot, Eastern Avenue

Assets:

Depot comprising site of approx 7 acres with mix of industrial, office.



Discussion

The Council's Eastern Avenue Depot is a critically important asset in delivering streetcare services which include refuse collection, recycling, street cleansing and grounds maintenance. As part of the provision of these services by our supplier Amey (Enterprise) the northern site is leased to them at a peppercorn rent. However, their use of the site is potentially expanding and may be used as part of the service of their Highways contact with the County Council.

There is an area of under used land to the south let to Keyway. They have now ceased to occupy the site and have sublet it to a number of smaller businesses that trade from the open site. Keyway's lease will run to 2021 but the council has the option to terminate the lease at certain dates within this Asset Management Plan. Amey has expressed interest in the site for their use in servicing the County Contract and from both an asset management and city benefit perspective the site is poorly utilised.

At the rear of the site the city has a store yard and there are two low quality commercial units with yard with access from Chase Lane both of which operates car breaking and automotive businesses.

Asset Management Priorities

- **Review the options for the Southern Site and Chase Lane land to ensure that they are used for the greatest benefit of the City.**
- **Look to dispose of any surplus land for more valuable uses, either leasehold or freehold, in the longer term.**

5.0 ACQUISITIONS AND DISPOSALS

5.1 The Council's asset portfolio is extremely diverse. To remain healthy, relevant and efficient it is essential that the portfolio is dynamic and is fully connected to corporate strategy.

5.2 The Council's approach to buying and selling assets is a simple one.

Disposals

5.3 The portfolio will be reviewed annually at the time of each Asset Revaluation to identify candidates for disposal. As a general rule the Council will consider disposal of assets that do not support core service objectives or that fail to make adequate returns on investment, either now or into the future. Where disposal is pursued the Council will seek to achieve the highest market value, unless there are overriding and compelling community interest benefits that might justify an exception.

5.4 The Council will encourage the transfer of suitable properties to the community, such as halls, sports pavilions and pitches where they are self contained, as part of the localism agenda this community asset transfer will allow Asset Based Community Development and for more local management and involvement by the community. To allow the community to satisfy grant and funding conditions the transfer has to be long term but the Council also need to ensure the long term stewardship of these assets and it is envisaged that in most cases a disposal by a long lease will be agreed to allow the Council to regain control if necessary.

5.4 Any disposal programme should not rule out windfall disposal decisions that can arise through tenant changes, lease expiry or an approach from a special purchaser.

5.5 The Council will not usually dispose of assets in a depressed market and will not dispose of assets that it expects, in the long term, to appreciate considerably in value.

Acquisitions

5.6 Similarly, acquisitions may be considered where they support core service objectives and / or deliver good investment returns.

5.7 They will only be entertained on the following basis:

- They represent an opportunity for a strategic acquisition.
- They represent good current or potential value, either on their own or when married to an existing City Council land holding.
- They assist in the Council fulfilling its corporate aims.
- They assist in service delivery.

Asset Management Priorities

- **Maintain and plan a disposals programme, both leasehold and freehold, to assist the Council in producing income and capital where appropriate.**
- **Subject to the Council's requirements to look to release capital or reinvest it to increase the current revenue from the property assets.**
- **That in all cases, the regeneration agenda for the City be pursued.**

6.0 CLIMATE CHANGE

- 6.1 Gloucester City Council adopted a revised and updated Energy Management Strategy in 2012-16. One of the key objectives of this strategy was a commitment to reduce the Council's energy use across its buildings by 2% per year, along with a commitment to yearly monitoring of energy costs and consumption with an annual report to cabinet.
- 6.2 The Council's operational property is a significant user of energy the combined gas electricity bill for the year 2014-15 (including the Aspire Leisure Trust properties) was **£742,892** The Docks headquarters, Crematorium and GL1 are particularly heavy users of energy.
- 6.3 Energy Action Delivery Group (EADG) chaired by Asset Management is a group that regularly meets to introduce energy saving measures to our building to reduce energy consumption. We have carried out projects from heat recovery and combined heat and power units at GL1 to the fitting of LED lighting at our multistory car parks. All projects are carefully costed and monitored to ensure that they produce the anticipated savings and are self financing within 5 years. An overall energy reduction of 20% was achieved in 2014-15.
- 6.4 We are also working with external companies and organizations such as Aquafund and Save @ Work to further drive down consumption.

Asset Management Priorities

- **To ensure the Council's energy strategy is embedded in the way we manage our property.**
- **To review how we operate within the Docks headquarters. The mechanical and electrical plant in the buildings is old and the controls are poor we can however reduce consumption following the accommodation review if we can consolidate staff and occupiers to release some of the space.**
- **To demonstrate good practice and stewardship through the way that it manages its own estate and assets and as a service provider.**

7.0 PLANNED MAINTENANCE

- 7.1 The City Council will ensure that its property is maintained as fit for purpose. There will be future obligations, and some that have not been met in the past. All of these need to be clarified, properly planned and resourced.
- 7.2 In the past there have been gaps in the approach to planned maintenance and we have had to deal with unexpected expenditure with the resultant budgetary strain. Our strategy should be founded upon the principles of regular surveying of asset condition and planned maintenance and improvement programmes. This is particularly important on our major assets such as the Dockside properties and GL1 where asset components such as swimming pools have high capital costs.
- 7.3 It is very difficult to predict the final point of failure of the different elements of a building but continual patching and seeking to defer work leads to unplanned work. An example of this is the lift in HKP which finally failed and needed an immediate major refurbishment and the other lift may fail at any time. A way of addressing this problem is the creation of sinking funds in order to cover future obligations. There is a pool of information already available within asset management quantifying the extent of future costs, and identifying the backlog of work from the planned maintenance programme.

Key Actions

- **Maintain our system of planned maintenance inspections.**
- **Set up sinking fund(s) to cushion the Council against unexpected expenditure.**

8.0 GOVERNANCE, PERFORMANCE AND MONITORING

- 8.1 This asset management strategy is a living document. For its content to have meaning and relevance it needs the right skills, resources and scrutiny behind it.

Political Governance

- 8.2 Given the top priority of asset management this responsibility sits within the Leader's portfolio. The Leader and Cabinet receive regular updates on progress in delivering this strategy.

Officer Governance

- 8.3 The newly reviewed Regeneration and Economic Development Department includes all of the key skills and services to enable a joined up approach to asset management. The Asset Manager and his team deal with the day to day operational issues of running our complex property portfolio. This includes arranging repairs, maintenance, renewing leases, carrying out rent reviews, managing the City Councils car parks and also includes facilities management and projects and provides professional advice and services to many other departments including Planning and Services and Neighborhoods.

- 8.4 To drive forward the improvements and initiatives set out in this strategy there are a series of Working Groups and Work in Progress meetings chaired by the Asset Manager. Work in progress spreadsheets are maintained by the officers as a record of the work in progress and jobs completed.
- 8.5 The Asset Manager updates the Head of Regeneration and Economic Development through regular one to ones and this information is fed through to the SMT.

Performance and Monitoring

- 8.6 One of the key actions of this strategy will be to establish clear and meaningful performance indicators and management information to enable us to judge the performance of our assets. In some areas such as energy consumption these are well defined and established but other areas are less well evidenced. The aim is not to measure everything, but to capture elements of performance in as few high level measures as possible. Clear simple signals of performance such as gross property costs of the operational estate as a percentage of the gross revenue budget; lifetime costs; occupational density; market comparisons etc.
- 8.7 The performance measures should generally be focused on some or all of the following:
- Cost and cost control
 - Space use
 - Property service levels
 - Suitability and workplace productivity
 - Environmental sustainability
 - Risk management
 - Community outcomes (e.g. contributing to the creation of sustainable communities)
- 8.8 Although all the above are important areas, the key question must always be “How will the data be used in management terms?” There is little point in collecting data for its own sake and it can be very heavy on officer time.

Key Actions

- **Developing a set of meaningful performance indicators and MI.**
- **Annual progress report to Cabinet on Asset Management Strategy.**

9.0 SUMMARY AND CONCLUSIONS

Gloucester City Council has a significant and diverse portfolio of assets. This strategy tells the story of what we own, the contribution assets make to delivering corporate key aims and service objectives and what we are going to do to improve asset performance.

- 9.1 Overall the portfolio has many strengths, its office accommodation is solid, paid for and much less costly than market alternatives. However, we must ensure that it provides the right accommodation and we need to exploit opportunities arising out of the accommodation review to release under used space. This will be one of the most significant areas of focus, the space, is too big for a modern council with the number of employees. There is huge scope for rationalisation, to provide better and more joined up services at a lower cost to the tax payer.
- 9.2 The two leisure complexes are fit for purpose and we have been able to drive down their energy costs to help to offset the reduction in the Councils support to Aspire.
- 9.3 The cultural buildings are expensive to maintain, we are contributing to the Cultural Strategy and will review the Asset Management strategy to reflect the outcome of this report.
- 9.4 The Council benefits from having some very strong revenue generating investments and sound parking. However, there are weaknesses and substantial further room for improvement.
- 9.5 Another focus of our efforts, will be a root and branch review of the non operational assets we hold to ensure that they align with our Corporate objectives and are performing well. If not we should not retain these assets, and if the market is favourable, we should dispose of them and release the capital to further the regeneration of the City or grow our property revenue.

This strategy provides a joined up approach to managing and developing our valuable assets to ensure that we will deliver the very best outcomes for Gloucester.

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Name of Building/Land or both	Street Number	Street Name	Town	UK Post Code	Easting/ Northing	Type of Property	Freehold	Leasehold
BUILDINGS (operational)								
Blackfriars Priory (Leased In) Listed		Ladybellegate Street	Gloucester	GL1 2HN	382977/218429	Cultural	Leasehold	Leasehold - Occupied by LA
Blackfriars- LIC Commercial Space (Leased in)		Commercial Road	Gloucester	GL1 2EA	383019/218375	Cultural	Leasehold	Leasehold - Occupied by LA
Bus Station W.C.'S		Bruton Way	Gloucester	GL1 1RL	383534/218529	Toilets	Freehold - Occupied by LA	
City Museum		Brunswick Road	Gloucester	GL1 1HP	383258/218347	Cultural	Freehold - Occupied by LA	
Coney Hill Crematorium and The Arbour		Coney Hill Road	Gloucester	GL4 4PA	385016/217342	Cems/Crems	Freehold - Occupied by LA	
Eastern Avenue Depot		Eastern Avenue	Gloucester	GL4 6PG	384675/217529	Nighbourhood Services	Freehold-Leasehold	
Beatrice Webb House	75-81	Eastgate Street	Gloucester	GL1 1PN	383435/218371	Investment	Freehold-Leasehold	
Market Hall (Leased Back to GCC)		Eastgate Street	Gloucester	GL1 1QH	383179/218353	Markets	Freehold-Leasehold	Leasehold-licences
Folk Museum and Education Shed Listed	99-103	Westgate Street	Gloucester	GL1 2PG	382869/218760	Cultural	Freehold-Occupied by LA	
GL1 - Leisure Centre		Bruton Way	Gloucester	GL1 1DJ	383645/218283	Sports	Freehold-Leasehold	
Gloucester Park - Swiss Cottage & (W.C's Within)		Spa Road	Gloucester	GL1 1UY	383397/217860	Parks	Freehold- Licence & Part Occupied by LA	
Gloucester Park - (The Aviary W.C's within)		Spa Road	Gloucester	GL1 1UY	383249/217970	Parks	Freehold-occupied by LA	
Greyfriars Former Bowling Clubhouse		Constitution Walk	Gloucester	GL1 1TH	383220/218350	Community	Freehold	
Guildhall	21	Eastgate Street	Gloucester	GL1 1NS	383252/218493	Cultural	Freehold-part occupied by LA part Leasehold	
Hempsted Meadows - Camping/Grazing/Maintenance areas		David Hook Way	Gloucester	GL2 5GA	381492/216068	Parks	Freehold-occupied by LA	

Hempsted Meadows Open Market Site		David Hook Way	Gloucester	GL2 5GA	381492/216068	Markets	Freehold-occupied by LA	
Herbert & Kimberley Warehouses (Part of Kim.)		The Docks	Gloucester	GL1 2EQ	382796/218376	Offices	Leasehold	Leasehold-occupied by LA
Philpotts Warehouse (part)		The Docks	Gloucester	GL1 2EQ	382781/218346	Offices	Leasehold	Leasehold-occupied by LA
Hucclecote former toilets -Lease in		Glenville Parade	Gloucester	GL3 3ES	387177/217433	Vacant	Leasehold - Vacant	Leasehold-vacant
Pavillion and Car Park		Innsworth Lane	Gloucester	GL2 0DF	385468/220611	Community	Freehold - Leasehold	
King George V Pavillion and Parking		Upton Close	Gloucester	GL3 3EX	386541/217088	Community	Freehold - occupied by LA	
Kingsway Community Centre, Thatcham Avenue		Thatchman Avenue	Gloucester	GL2 2AR	381626/213654	Community	Freehold - Leasehold	Lease
Market Parade 5		Market Parade	Gloucester	GL1 1RL		Retail	Freehold - Leasehold	Lease
New Inn Lane Depot		New Inn Lane	Gloucester	GL1 1NS	383250/218568	Misc/Void	Freehold-occupied by LA/Amey	
North Warehouse		The Docks	Gloucester	GL1 2EQ	382736/218432	Offices	Freehold - part occupied by LA /part Leasehold	
Oxstalls TennisCentre		Plock Court	Gloucester	GL2 9DW	383984/219983	Sports	Freehold-Leasehold	
Robinswood Hill Country Park - Rangers Hut Building (adjoining W.C.'s)		Reservoir Road	Gloucester	GL4 6SX	383782/215785	Parks	Freehold - occupied by LA	
Ground Floor (Café/kitchen) room leased to Gloucestershire GateWay Trust		Reservoir Road	Gloucester	GL4 6SX	383780/215789	Misc/Parks	Freehold - Leasehold	Lease
Robinswood Hill Country Park W.C's		Reservoir Road	Gloucester	GL4 6SX	383778/215780	Toilets	Freehold	
Tourist Information Centre	28	Southgate Street	Gloucester	GL1 2DP	383086/218485	Cultural	Leasehold-occupied by LA	Leasehold-occupied by LA
The Quay (wall/moorings)		The Quay	Gloucester	GL1 2RR	382724/218476	Misc	Freehold	
Tredworth Cemetery & Chapels 1 & 2		Cemetery Road	Gloucester	GL4 6PA	384258/216742	Cems/Crems	Freehold-occupied by LA	
Westgate Leisure Area former Pitch and Putt - Hut & Former toilets		St Oswalds Road	Gloucester	GL1 2TF	382550/219157	Parks	Freehold	
W.C's within Car Park		Westgate Street	Gloucester	GL1 2TU	382715/218902	Toilets	Freehold	
Sports Pavillion		Windfall Way	Gloucester	GL2 0RP	385492/218730	Community	Freehold-Leasehold	
BUILDINGS (non-operational):-								

Former City Farm		Albany Street	Gloucester	GL1 4NG	383998/217552	Misc	Freehold- Leasehold	
Barbican House	31	Barbican Road	Gloucester	GL1 2JF	382839/218487	Offices	Freehold- Leasehold	
Barn Owl Centre Hempsted Meadows		Netheridge Close	Gloucester	GL2 5LE	381275/216068	Misc	Freehold- Leasehold	
Barnwood Park Chapel		Church Lane	Gloucester	GL4 3JB	385985/217812	Community	Freehold- Leasehold	
Barton Enterprise Centre	99-101	Barton Street	Gloucester	GL1 4HR	383763/218100	Misc	Freehold	
Bearland Lodge	55	Longsmith Street	Gloucester	GL1 2HT	382961/218564	Offices	Freehold-part Leasehold/part vacant	
Bentinck House & Bruton Way Multi Storey Car Park		Bruton Way	Gloucester	GL1 1DL	383541/218594	Offices/Mixed	Freehold- Leasehold	
Blackbridge Pavillion and Car Park		Poplar Close	Gloucester	GL2 5AB	382794/216298	Community/Car Park	Freehold- Licence	
Blackfriars Inn	8	Commercial Road	Gloucester	GL1 2EA	382937/218387	Offices	Freehold- Leasehold	
Bus Station Café		Bruton Way	Gloucester	GL1 1RL	383543/218555	Misc	Freehold- Leasehold	
Bus Station Offices and Canteen (former)		Market Parade	Gloucester	GL1 1RL	383543/218555	Void	Freehold-vacant	
Bus station - Operating area		Market Parade	Gloucester	GL1 1RL	383494/218570	Infrastructure	Freehold	
Castle Meads Transforming Station (sub station)		Castle Meads Way	Gloucester	GL2 5HH	382378/218812	Infrastructure	Freehold- Leasehold	
Hucclecote RFC		Churchdown Lane	Gloucester	GL3 3QH	387798/217475	Community	Freehold- Leasehold	
Colwell Avenue, rear of (scouts)		Deer Park Road	Gloucester	GL3 3NX	387199/218109	Community	Freehold-ground Leasehold	
Commercial Road	16	Commercial Road	Gloucester	GL1 2EA	382927/218394	Investment	Freehold- Leasehold	
Commercial Road 18	18	Commercial Road	Gloucester	GL1 2EA	382918/218402	Investment	Freehold- Leasehold	
Commercial Road 18	18	Commercial Road	Gloucester	GL1 2EA		Investment	Freehold- Leasehold	
Commercial Road 23-25- Leasehold	23-25	Commercial Road	Gloucester	GL1 2ED		Offices	Leasehold- Leasehold- vacant	
Commercial Road Floors LG,GF and FF	23-25	Commercial Road	Gloucester	GL1 2ED		Offices	Leasehold- Leasehold	Leasehold-underlease
Commercial Road	27-29	Commercial Road	Gloucester	GL1 2ED	382898/218381	Vacant	Leasehold- underLease (vacant)	Leasehold-underlease
Docks Headlease Area		The Docks	Gloucester	GL1 2EQ	382794/218459	Public Realm areas	Leasehold - Leasehold	

Land Adjacent to The Tall Ship Public House		Southgate Street	Gloucester	GL1 2EX	382829/218160	Misc	Leasehold - Leasehold	
Docks - Albion Cottage 1	1	The Docks	Gloucester	GL1 2ER	382812/218171	Misc	Leasehold-Leashold	Leasehold
Docks - Albion Cottage 2	2	The Docks	Gloucester	GL1 2ER	382807/218174	Misc	Leasehold-Leashold	Leasehold
Docks - Barge Arm Parking Space 222	222	The Docks	Gloucester	GL1 2ER	382730/218147	Misc	Leasehold-Leashold	Leasehold
Docks - Barge Arm Parking Space 223	223	The Docks	Gloucester	GL1 2ER	382730/218147	Misc	Leasehold-Leashold	Leasehold
Car Parking area rear of 27-29 commercial Road	27-29	The Docks	Gloucester	GL1 2ED	382874/218366	Parking	Leasehold - Licence	Leasehold
Eastern Avenue - Land Fronting		Eastern Avenue	Gloucester	GL4 6PG	384589/217571	Land	Freehold-Leasehold	
Eastern Avenue /Carne Place - Land		Eastern Avenue	Gloucester	GL4 3BD	385361/218208	Offices	Freehold-Leasehold	
Eastern Avenue, Land adj former work depot -		Eastern Avenue	Gloucester	GL4 6PG	384577/217553	Land	Freehold-Leasehold	
Eastern Avenue-Land		Eastern Avenue	Gloucester	GL4 6PG	384675/217529	Land	Freehold-ground Leasehold	
Compound (storage)		Eastern Avenue	Gloucester	GL4 6PG		Land	Freehold-occupied by LA	
The Eastgate Centre & Portico	21-25	Southgate Street	Gloucester	GL1 1TP	383112/218460	Investment	Freehold-Leasehold	
Eastgate Street C & G	21	Eastgate Street	Gloucester	GL1 1NS	383252/218493	Investment	Freehold-Leasehold	
RFC Clubhouse	102	Sandyleaze	Gloucester	GL2 0PU	385942/219087	Community	Freehold-Leasehold	
Fleece Hotel Site Listed Building		Westgate Street	Gloucester	GL1 2UN	383048/218571	Void	Freehold (vacant)	
Fleece Hotel Site (part of)	11a	Westgate Street	Gloucester	GL1 2NW	383101/218572	Void (part)	Freehold-Leasehold (part vacant)	
Former Dance Hall within	11a	Westgate Street	Gloucester	GL1 2NW	383101/218572	Misc	Freehold-Tenancy at will	
Car Parking area rear (Fleece Site)	11a	Westgate Street	Gloucester	GL1 2NW	383069/218556	Parking	Freehold -licence	
Fleece Hotel Site	19a	Westgate Street	Gloucester	GL1 2NW		Retail	Freehold-Leasehold	
Fleece Hotel Site	21	Westgate Street	Gloucester	GL1 2NW		Retail	Freehold-Leasehold	
Fleece Hotel Site	23	Westgate Street	Gloucester	GL1 2NW		Retail	Freehold-Leasehold	Freehold Leasehold
Grazing Land (Jointly owned with CBC)		Station Close, Parton Road	Gloucester	GL3 2JW	388649/220395	Land	Freehold - Licence	

Wessex House		Great Western Road	Gloucester	GL1 3NG	383709/218642	Investment	Freehold-Leasehold (ground lease)	
Grosvenor House		Station Road	Gloucester	GL1 1SZ	383519/218525	Investment	Freehold-Leasehold	
Grosvenor House, (extension)		Station Road	Gloucester	GL1 1SZ		Investment	Freehold-Leasehold	
RFC Clubhouse and Car Park		Horton Road	Gloucester	GL1 3NN		Community	Freehold-Leasehold	
Former Bowling Green - Greyfriars		Constitution Walk	Gloucester	GL1 1TH		Parks	Freehold - Leasehold	
Shopping Centre		Kings Walk	Gloucester	GL1 1EA	383325/218455	Investment	Freehold-Leasehold	
Former Golden Egg Site area		Kings Square	Gloucester	GL1 1RY		Investment	Freehold	
Kiosk 1 Kings Walk	37	Kings Walk	Gloucester	GL1 1RY	383391/218543	Investment	Freehold-Leasehold	
Kiosk 2 Kings Walk	39	Kings Walk	Gloucester	GL1 1RY	383400/218552	Investment	Freehold-Leasehold	
Tennis Court, Kingsholm Square		Kingsholm Square	Gloucester	GL1 2QJ	383407/219449	Community	Freehold-Leasehold	
Kings House, Kings Square		Market Parade	Gloucester	GL1 1RL	383432/218601	Investment	Freehold-Leasehold (Part Vacant)	Various
Clubhouse RFC		Longford Lane	Gloucester	GL2 9EL	384875/220070	Community	Freehold-Leasehold	
Clubhouse FC		Longford Lane	Gloucester	GL2 9EL	384900/220070	Community	Freehold-Leasehold	
Malmesbury Road ACF HUT		Malmesbury Road	Gloucester	GL4 6BH	384515/217370	Community	Freehold-Leasehold	
Land rear of Northgate Street	104	Northgate Street	Gloucester	GL1 1SL	383429/218700	Investment	Freehold- Vacant	
Car Park adj Tescos		Old Cheltenham Road	Gloucester	GL2 0AW	385603/219573	Parking	Freehold-Leasehold	
Clubhouse RFC		Castle Meads Way	Gloucester	GL1 2RS	382345/218874	Community	Freehold-vacant	
Land		Cheltenham Road East	Churchdown	GL3 2JA	387883/221368	Strategic	Freehold - Leasehold	
Land jointly owned with CBC		Parton Road	Churchdown	GL3 2JG	388663/220559	Strategic	Freehold-Leasehold	
Land rear of Community Centre Churchdown (jointly owned with CBC)		Parton Road	Churchdown	GL3 2JH	388229/220505	Community	Freehold - Leasehold	
Parton Road Parish Council Site		Parton Road	Churchdown	GL3 2JH	388356/220599	Community	Freehold	
Randwick Park Garage		Randwick Park	Gloucester	GL4 0NF		Community	Freehold-leashold	

Robinswood HILL-G' SHIRE TRUST Conservation Centre Dulveron Building, rear of ROW		Reservoir Road	Gloucester	GL4 6SX	383733/215797	Community	Freehold- Leasehold	
Pavillion & Football Pitch		Russell Street	Gloucester	GL1 1NE		Land	Freehold	
Sebert Street (lease in)	79a	Sebert Street	Gloucester	GL1 3BS		Community	Leasehold-Sub - leases	Leasehold
Sebert Street (ground floor)	79a	Sebert Street	Gloucester	GL1 3BS		Community		Leasehold- subleasehold
Sebert Street Leased (upper Floors)	79a	Sebert Street	Gloucester	GL1 3BS		Community		Leasehold- subleasehold
Land to The rear	159	Southgate Street	Gloucester	GL1 1XE		Investment	Freehold	
Retail Units	4-6	Southgate Street	Gloucester	GL1 2DH		Investment	Freehold- Leasehold	
Sport Pavillion - CC		Spa Road	Gloucester	GL1 1UZ		Community	Freehold- Leasehold	
SPA Road (Bowls Club)		Spa Road	Gloucester	GL1 1UZ		Community	Freehold- Leasehold	
St Michaels Tower		The Cross	Gloucester	GL1 1PA		Cultural	Freehold- Leasehold	
Staverton Airport		Old Cheltenham Road East	Gloucester	GL51 6SR		Stategic	Freehold- Leasehold	
Social Club		Fairmile Gardens	Gloucester	GL2 9EB		Community	Freehold- Leasehold	
Theatre	1	Kingsbarton Street	Gloucester	GL1 1QX	383491/218215	Community	Freehold- Leasehold	
Former Changing rooms		The Lannett, King Edwards Avenue	Gloucester	GL1 5DE		Vacant	Freehold	
Rear of 8	8	The Oxebode	Gloucester	GL1 1RZ	383264/218586	Investment	Freehold- Leasehold	
The Oxebode	10	The Oxebode	Gloucester	GL1 1RZ	383271/218579	Investment	Freehold- Leasehold	
The Oxebode	12	The Oxebode	Gloucester	GL1 1RZ	383275/218574	Investment	Freehold- Leasehold	
The Oxebode	14	The Oxebode	Gloucester	GL1 1RZ	383280/218569	Investment	Freehold- Leasehold	
The Oxebode	16	The Oxebode	Gloucester	GL1 1RZ	383284/218565	Investment	Freehold- Leasehold	
The Oxebode	18	The Oxebode	Gloucester	GL1 1RZ	383288/218560	Investment	Freehold- Leasehold	
The Oxebode	20	The Oxebode	Gloucester	GL1 1RZ	383294/218556	Investment	Freehold- Leasehold	
The Oxebode	22	The Oxebode	Gloucester	GL1 1RZ	383298/218552	Investment	Freehold- Leasehold	

The Oxeboode	24	The Oxeboode	Gloucester	GL1 1RZ	383303/218548	Investment	Freehold- Leasehold	
The Oxeboode	26	The Oxeboode	Gloucester	GL1 1RZ	383308/218544	Investment	Freehold- Leasehold	
Sports and Social Club		Tuffley Avenue	Gloucester	GL1 5NS	382949/216232	Community	Freehold- Leasehold	
Murray Hall		Tuffley Lane	Gloucester	GL4 0NX		Community	Freehold - Leasehold	
Tuffley Avenue - Former Parks Depot (garage rear of The Wingets Sports Ground)		Tuffley Avenue	Gloucester	GL1 5NS		Parks	Freehold	
Tuffley Avenue- GHQ (r/o Wingets SSC)		Tuffley Avenue	Gloucester	GL1 5NS		Community	Freehold	
Waterwells Pavillion		Stephenson Drive	Gloucester	GL2 2AG	381593/212853	Community	Freehold- Leasehold	
Westgate Leisure Area, Redundant Pumping Station		St Oswald's Road	Gloucester	GL1 2TF		Parks	Freehold- Vacant	
92-94	92-94	Westgate Street	Gloucester	GL1 2PF	382946/218754	Investment	Freehold- Leasehold	
Retail Units	96	Westgate Street	Gloucester	GL1 2PE	382939/218754	Investment	Freehold- Leasehold	
Sports (bowls) Centre		Tuffley Avenue	Gloucester	GL1 5NS		Community	Freehold- Leasehold	
Pitmill Gardens Hucclecote (managed by Gloucester City Homes)	8	Pitt Mill Gardens	Gloucester	GL3 3ND	387371/217826	Misc Housing	Freehold- Agreement	
Caridas House(managed by GCH)	52-54	Weston Road	Gloucester	GL1 5AX	383306/217579	Misc Housing	Freehold- Agreement	
Priory Place (managed by GCH)	5	Priory Place	Gloucester	GL1 1TS	383108/218372	Misc Housing	Leasehold- Agreement	Leasehold
Allotment Sites								
Cotteswold Road		Cotteswold Road	Gloucester	GL4 6RG	384443/216574	Community	Freehold	
Deans Way		Deans Way	Gloucester	GL1 2SF	383310/219681	Community	Freehold	
Estcourt Close		EstCourt Road	Gloucester	GL1 3LT	384297/219741	Community	Freehold	
Estcourt Park		EstCourt Road	Gloucester	GL1 3LW	384525/219520	Community	Freehold	
Hawthorns (52 Plots Lower section)		Hartland Road	Gloucester	GL1 4RU	383588/216382	Community	Freehold	
Innsworth		Innsworth Lane	Gloucester	GL2 0DF	385567/220565	Community	Freehold	
Robert Raikes Avenue		Robert Raikes Avenue	Gloucester	GL4 0HE	382681/214620	Community	Freehold	
Saintbridge		Cheyney Close	Gloucester	GL4 4PR	384986/216815	Community	Freehold	
St Swithuns Road Allotment Garden Hempsted Cross		St Swithuns Road	Gloucester	GL2 5LH	381480/216970	Community	Freehold	

Tredworth Fields (1 community plot) (upper section)		Bathurst Road	Gloucester	GL1 4RU		Community	Freehold	
White City Allotments		Northfield Road	Gloucester	GL4 6TU	383802/216542	Community	Freehold	
Car Parks - Operational								
Barbican/Ladybellegate Car Park		Ladybellegate Street	Gloucester	GL1 2HN	382910/218484	Car Park	Freehold	
Castlemeads Car Park (non APCOA)		Castlemeads Way	Gloucester	GL1 2NH	382462/218366	Car Park	Freehold-occupied by LA	
Eastgate Shopping Centre- Roof top Car Park		Eastgate Street	Gloucester	GL1 1PA	383249/218446	Car Park	Freehold-leased-leaseback	
Boots Roof top Car Park		Eastgate Street	Gloucester	GL1 1PA	383289/218389	Car Park	Leasehold	Lease in
GL1 Car Parking- Adjacent to Leisure Centre		Bruton Way	Gloucester	GL1 1DT	383645/218283	Car Park	Freehold	
Car Park		Great Western Road	Gloucester	GL1 3NF	383639/218678	Car Park	Leasehold	Lease in
Car Park		Hampden Way	Gloucester	GL1 1SX	383415/218270	Car Park	Freehold	
Car Park North		Hare Lane	Gloucester	GL1 2DF	383381/218991	Car Park	Freehold	
Car Park South	26	Hare lane	Gloucester	GL1 2DA	383331/218841	Car Park	Freehold	
Kings Walk/ Square Multi Storey	53	Kings Walk	Gloucester	GI1 1EA	383408/218506	Car Park	Freehold-leaseback	
Car Park		Ladybellegate Street	Gloucester	GL1 2HN	382998/218501	Car Park	Freehold	
Car Park- Multi Storey		Longsmith Street	Gloucester	GL1 2HH	383039/218550	Car Park	Freehold	
Land		Moor Street	Gloucester	GL1 4NG	384013/217352	Car Park	Freehold-Leasehold	
Car Park		Sinope Street	Gloucester	GL1 4AW	383806/218082	Car Park	Freehold	
Car Park		Spa Road	Gloucester	GL1 1UZ	383022/217917	Car Park	Freehold-Leasehold	
Car Park		Station Road	Gloucester	GL1 1QD	383597/218366	Car Park	Freehold	
Car Park and Landscaped area		St Michaels Square	Gloucester	GL1 1HX	383206/218180	Car Park	Freehold	
Car Park		Percy Street	Gloucester	GL1 4NQ	383877/217374	Car Park	Freehold	
Vauxhall Road Car Park		Vauxhall Road	Gloucester	GL1 4EU	383854/217916	Car Park	Leasehold	
Westgate Street Car Park		Westgate Street	Gloucester	GL1 2TU	382729/218945	Car Park	Freehold	
Land rear of Commercial Road	23-25	Commercial Road	Gloucester	GL1 2HE	382885/218377	Car Park	Leasehold-Leasehold	
St Oswalds Park		St Oswalds Road	Gloucester	GL12 2UE	382900/219453	Investment	Freehold - Leasehold	
ATS St Oswalds Park		St Oswalds Park	Gloucester	GL12 2UE	383041/219286	Investment	Freehold-Leasehold	
Development Land		Gavel Way	Gloucester	GL1 2UF	382672/219438	Investment	Freehold	
St Oswalds Park - Phase 1		St Oswalds Park	Gloucester	GL1 2UE	383024/219520	Investment	Freehold-Leasehold	

Site- Adjoining former RFC Site (Park and ride overflow)		St Oswalds Park	Gloucester	GL1 2SU	382631/219336	Land	Freehold-Leasehold	
Site of former Clubhouse and Car Park area		St Oswalds Park	Gloucester	GL1 2SU	382631/219336	Land	Freehold	
St Oswalds Tesco - Lease		St Oswalds Park	Gloucester	GL1 2SU	382850/219339	Retail	Freehold-Leasehold	
St Oswalds - (Part of) Development Site Off Gavel Way		St Oswalds Park	Gloucester	GL1 2SU	382682/219437	Land	Freehold - Leasehold	
Garages								
Lock Up Garage - Alma Place x 13		Alma Place	Gloucester	GL1 5PX	382717/217268	Garage	Freehold-licences	
Lock Up Garage - Alma Terrace x6		Alma Terrace	Gloucester	GL1 5PX		Garage	Freehold-licences	
Lock Up Garage - Robinhood Street X 7		Robinhood Street	Gloucester	GL1 5PW		Garage	Freehold-licences	
Lock Up Garage- Theresa Street X 9		Theresa Street	Gloucester	GL1 5PR		Garage	Freehold-licences	
Monuments (s.a.m.)								
Bishop Hoopers Monument , St Marys Square		St Marys Square	Gloucester	GL1 2QT	382988/218880	Historic Monuments	Freehold	
EastgateStreet Roman viewing Chamber		Eastgate Street	Gloucester	GL1 1PA	383304/218411	Historic Monuments	Freehold	
Hillfield Gardens - Entrance Gates to		London Road	Gloucester	GL1 3HN		Historic Monuments	Freehold	
Kings Board, Hillfield Gardens		London Road	Gloucester	GL1 3HN		Historic Monuments	Freehold	
Kings Walk -Roman Viewing Chamber -Leased In		Kings Walk	Gloucester	GL1 1RW	383323/218455	Historic Monuments	Freehold-Leasehold-Leasehold	
Our Ladies Well Hempsted		Off hempstedLane	Gloucester	GL2 5JS		Historic Monuments	Freehold	
Scrivens Conduit, Hillfield Gardens		London Road	Gloucester	GL1 3HN		Historic Monuments	Freehold	
St Oswalds Priory		Priory Road	Gloucester	GL1 2QS	383027/219009	Historic Monuments	Freehold	
Statue Of King Charled II, St Mary's Square		St Marys Square	Gloucester	GL1 2QT		Historic Monuments	N/A	
Statue Of Nerva		Southgate Street	Gloucester	GL1 1TP		Historic Monuments	N/A	
Statue of Queen Anne, Spa Field		The Park	Gloucester	GL1 1LF		Historic Monuments	N/A	

St Mary Magdalen Chapel, London Road ** Listed Building		London Road	Gloucester	GL1 3HN	384324/218987	Historic Monuments	Freehold	
Well Cross, Robinswood Hill Country Park		Well Cross Road	Gloucester	GL4 6RA		Historic Monuments	N/A	
Land and Open Space (non-operational)								
Barbican (former repeater station Site)		Ladybellgate Street	Gloucester	GL1 2HN		Car Park	Freehold	
Barbican Land (former BT Site-licence to BT and Quattro)		Ladybellgate Street	Gloucester	GL1 2HN		Car Park	Freehold-licence	Licence
			Gloucester	GL1 2HN	382901/218542		Freehold-licence	Licence
Castlemeads Lock Warehouse Parking area		Castlemeads Way	Gloucester	GL1 2NH	382448/218395	Car Park	Freehold-Leasehold	Lease
area (open space opposite Cross Keys Inn)		Longsmith Street	Gloucester	GL1 2HQ		Misc	Freehold	
'H' Car Park		Hampden Way	Gloucester	GL1 1SX	383330/218270	Car Park	Freehold-Leasehold	Lease out
Horsbere Land at Hucclecote (outside of City boundary) Lease in		Barnwood By-Pass	Gloucester	GL3 3NE		Misc	Leasehold	Lease in
Lassington Wood		Highnam	Gloucester	GL2 8EF		Misc	Freehold-Leasehold	
Matson Selwyn Pond		Matson Lane	Gloucester	GL4 6DX	384930/215640	Misc	Freehold-licence	
Sub Station Over Causeway & Portham		The Causeway	Gloucester	GL2 5HG		Infrastructure	Freehold-Leasehold	
Parton Court Farm - Land adj			Gloucester	GL3 2JA		Land	Freehold- Licence	
Churchdown PC Land adj (PlayingFields & Allotments)		Parton Road	Gloucester	GL3 2JH		Misc	Freehold-Leasehold	
Parton Road, Land (adj Community Centre) 2.4 acres		Parton Road	Gloucester	GL3 2JH		Land	Freehold-Leasehold	
Redwell Road, Sports Ground - RFC		Redwell Road	Gloucester	GL4 6JG		Sports	Freehold-Leasehold	
Waterwells Synthetic Sport Pitch		Naas Lane	Gloucester	GL2 2SA		Sports	Freehold - Leasehold	
White City Adventure Play Ground Northfield Road		Northfield Road	Gloucester	GL4 6TX		Sports	Freehold-Leasehold	
Open Space (operational):-								
Abbeymead Contour Park		Spinney Road	Gloucester	GL4 4XS	386426/216235	Parks	Freehold	
Alders Green		Alders Green	Gloucester	GL2 9HJ	384609/220329	Parks	Freehold	
Alma Place Open Space		Alma Place	Gloucester	GL1 5PU		Parks	Freehold	
Alney Island Osier Beds		The Causeway	Gloucester	GL1 2HG		Parks	Freehold	
Appleton Way Balancing Pond		Appleton Way	Gloucester	GL3 3RP		Parks	Freehold	

Arlingham Road 11-16, Land Adj		Arlingham Road	Gloucester	GL4 OLX		Parks	Freehold	
Arlingham Road /Cole Avenue Open Space		Arlingham Road	Gloucester	GL4 OLX		Parks	Freehold	
Armscroft Park		Barnwood Road	Gloucester	GL2 0RS		Parks	Freehold	
Barnwood Park		Church Lane	Gloucester	GL4 3EJ		Parks	Freehold	
Open Space		Birch Avenue	Gloucester	GL4 4NL		Parks	Freehold	
Bishops Castle Way Open Space		Bishops Castle Way	Gloucester	GL1 4DW		Parks	Freehold	
Bittern Avenue		Bittern Avenue	Gloucester	GL4 4WH		Parks	Freehold	
Blackwater Way Open Space		Blackwaterway	Gloucester	GL2 OXJ		Parks	Freehold	
Bodiam Avenue, South of		Bodiam Avenue	Gloucester	GL4OWG		Parks	Freehold	
Broad Leys, Spinney Road		Spinney Road	Gloucester	GL4 3YW		Parks	Freehold	
Drayton Way		Drayton Way	Gloucester	GL4 4FU		Parks	Freehold	
Brookthorpe Close by Railway Line		East of Slimbridge Road	Gloucester	GL4 0LJ	382886/215374	Parks	Freehold	
BuscombeGardens		Buscombe Gardens	Gloucester	GL3 3QG		Parks	Freehold	
Byron Avenue Open Space		Byron Avenue	Gloucester	GL2 5AG		Parks	Freehold	
Castlemeads Common Meadows		Castlemeads Way	Gloucester	GL2 5HH		Parks	Freehold	
Chivenor Way Balancing Pond		Chivenor Way	Gloucester	GL2 2BH		Parks	Freehold	
Chatsworth Avenue		Chatsworth Avenue	Gloucester	GL4 0TW		Parks	Freehold	
Church Lane, Balancing Pond		Church Lane	Gloucester	GL4 3EJ		Parks	Freehold	
Churchview Drive		Churchview Drive	Gloucester	GL4 3ES		Parks	Freehold	
Clock Tower , West Lodge Drive		West Lodge Drive	Gloucester	GL4 5SX		Parks	Freehold	
Colwell Avenue, Land Adj.		Colwell Avenue	Gloucester	GL3 3LX		Parks	Freehold	
Coney Hill Cemetery, Land at		Coney Hill Road	Gloucester	GL4 4PA		Parks	Freehold	
Coney Hill Park off Metz Way		Metz Way	Gloucester	GL4 4PJ		Parks	Freehold	
Cromwell Street, formerley	23-25	Cromwell Street	Gloucester	GL1 1RD		Parks	Freehold	
Cross Keys Rest Garden		Barnwood Road	Gloucester	GL2 0SQ		Parks	Freehold	
Curtis Hayward Drive Open Space		Curtis Hayward Drive	Gloucester	GL4 4GA		Parks	Freehold	
Daffodil Close		Daffodil Close	Gloucester	GL4 4AF		Parks	Freehold	
Deans Way Open Space		Deans Way	Gloucester	GL1 2PZ		Parks	Freehold	
Denham Close /Sulgrave Close		Denham Close	Gloucester	GL4 OSF		Parks	Freehold	
Drydock Way Open Space		Drydock Way	Gloucester	GL2 5FS		Parks		
Duncroft Road Open Space		Duncroft Road	Gloucester	GL3 3 AS		Parks	Freehold	

Durham Road /Chester Road Open Space		Durham Road	Gloucester	GL4 3AX		Parks	Freehold	
Elmbridge PlayingFields		Sandleaze	Gloucester	GL2 0PX		Parks	Freehold	
Estcourt Road Gardens		Estcourt Road	Gloucester	GL2 0LS		Parks	Freehold	
Open Space		Evans Walk	Gloucester			Parks	Freehold	
Ferndale Close/Brionne Way Open Space		Ferndale Close	Gloucester	GL2 9RT		Parks	Freehold	
Field Court Drive Open Space		Field Court Drive	Gloucester	GL2 4RX		Parks	Freehold	
Field Court Drive PlayingFields		Field Court Drive	Gloucester	GL2 4RZ		Parks	Freehold	
Field Court Gardens Amenity		Field Court Gardens	Gloucester	GL2 4RT		Parks	Freehold	
Gambier Parry Gardens		Gambier Parry Gardens	Gloucester	GL2 9RE	383620/219831	Parks	Freehold	
Glevum Way Park		Glevum Way	Gloucester	GL4 4XW		Parks	Freehold	
Gloucester Park		Spa Road	Gloucester	GL1 1LF	383327/217873	Parks	Freehold	
Grange Road Rest Garden		Grange Road	Gloucester	GL4 0PY		Parks	Freehold	
Great Western Road Rest Garden		Great Western Road	Gloucester	GL1 3PZ		Parks	Freehold	
Green Phippen Close		Green Phippen Close	Gloucester	GL2 0PA	385265/218579	Parks	Freehold	
GreenWays Open Space		Greenways	Gloucester	GL4 3HP	386322/217984	Parks	Freehold	
Greyfriars Open Space		Greyfriars	Gloucester	GL1 1TT	383124/218391	Parks	Freehold	
Greyhound Gardens Open Space - (brook line)		Greyhound Gardens	Gloucester	GL2 0XA	385984/220084	Parks	Freehold	
Greyhound Gardens Open Space		Greyhound Gardens	Gloucester	GL2 0XE		Parks	Freehold	
Haycroft Drive/Hillhay Road, Land off		Hillhay Road	Gloucester	GL4 6XX	385525/214955	Parks	Freehold	
Hempsted Lane, Public Open Space,		Hempsted Lane	Gloucester	GL2 5GB	381864/217107	Parks	Freehold	
Hempsted Recreation Ground		Hempsted Lane	Gloucester	GL2 5JS		Parks	Freehold	
Heron Park Playing Field		Heron Way	Gloucester	GL4 4XQ		Parks	Freehold	
Heron Way /Park Open Space and Amenity Areas		Heron Way	Gloucester	GL4 4XF		Parks	Freehold	
Hillfield Gardens		London Road	Gloucester	GL1 3HN		Parks	Freehold	
Holmeigh Park		Holmeigh Park	Gloucester	GL4 0RG		Parks	Freehold	
Holst Way/Robert Raikes Open Space		Robert Raikes Avenue	Gloucester	GL4 0HH		Parks	Freehold	
Hucclecote Green		Green Lane	Gloucester	GL3 3RE		Parks	Freehold	
Hucclecote Hay Meadows SSI Site		Lobleys Drive	Gloucester	GL4 5YG		Parks	Freehold	
Hucclecote PlayingFields (adj RFC)		Churchdown Lane	Gloucester	GL3 3QQ		Parks	Freehold	
India Road Overbury Road		Overbury Road	Gloucester	GL1 4BZ		Parks	Freehold	

Innsworth Lane Open Space		Innsworth Lane	Gloucester	GL2 0RD		Parks	Freehold	
Jubilee Gardens (Aircraft Gardens)		Constitution Walk	Gloucester	GL1 1TH		Parks	Freehold	
Kemble CloseSeventh Avenue		Kemble Close Seventh Avenue	Gloucester	GL4 0EB		Parks	Freehold	
King George V Annexe		Dinglewell	Gloucester	GL4 5DD		Parks	Freehold	
King George V Playing Field Hucclecote		Dinglewell	Gloucester	GL4 5DD		Parks	Freehold	
KingsSquare		Kings Square	Gloucester	GL1 1RY		Parks	Freehold	
Kingsholm Rest Garden		Kingsholm Close	Gloucester	GL1 3DH		Parks	Freehold	
Kingsway 3 x Amenity areas		Cosford Close Holbeach Drive	Gloucester	GL2 2BF GL2 2BQ		Parks	Freehold	
Kingsway Thatcham Avenue Open Space (1)		Thatcham Avenue	Gloucester	GL2 2DL	381740/214144	Parks	Freehold	
Kingsway Thatcham Avenue Open Space (2)		Thatcham Avenue	Gloucester	GL2 2DL		Parks	Freehold	
Kingsway 4 parcels of Open Space Thatcham Avenue/Adjacent to Coningsby		Thatcham Avenue	Gloucester	GL2 2DJ		Parks	Freehold	
Kingsway part of SUDS Pond Daniels Brook		Chevenor Way	Gloucester	GL2 2BH		Parks	Freehold	
Kingsway SUDS Pond Daniels Brook West Open Space Area		Marham Drive	Gloucester	GL2 2DL		Parks	Freehold	
Kingsway Daniels Brook Corridor by area A2 Open Space		Off Brize Avenue	Gloucester	GL4 0WG		Parks	Freehold	
Kingsway Open Space and SUDS Pond adj Daniels Brook		Kingsway POS and SUDS Pond adj Daniels Brook	Gloucester	GL2 2GE	38265/213814	Parks	Freehold	
Kingsway Sports Pitches/Open Space		Topcliffe Street	Gloucester	GL2 2FE	381912/213417	Parks	Freehold	
Kingsway sports pavilion and open space football pitches cricket Square TennisCourts trim trail and BMX Track		Newhaven Road, Kingsway	Gloucester	GL2 2ZZ		Parks	Freehold	
Kingsway Land off Goose Bay Drive		Goose Bay Drive	Gloucester	GL2 2ED		Parks	Freehold	
Kingsway - Land off Halton Way		Halton Way/ Digby Green	Gloucester	GLE 2BW		Parks	Freehold	
Kingsway - Land North of Aldergrove		Aldergrove	Gloucester	GL2 2 DH	381766/213821	Parks	Freehold	
Kingsway - part Balancing Pond off Valley Gardens Kingsway		Off Chivenor Way	Gloucester	GL2 2BH	381608/214365	Parks	Freehold	

Amenity Aldergrove and Thatcham Avenue Kingsway		Thatcham Avenue	Gloucester	GL2 2DY	381766/213821	Parks	Freehold	
Kingsway Open Space off Coltishall Close		Coltishall Close	Gloucester	GL2 4RQ	380989/213778	Parks	Freehold	
Lacy Close(Land Northern bypass)		Lacy Close	Gloucester	GL2 0XT		Parks	Freehold	
Open Space		Lansdown Road	Gloucester	GL1 3JE		Parks	Freehold	
Open Space (2015)		Lansdown Road	Gloucester	GL1 3JE		Parks	Freehold	
Laurel Gate Open Space		Laurel Gate	Gloucester	GL4 5WL		Parks	Freehold	
Lilliesfield Avenue Open Space		Lilliesfield Avenue	Gloucester	GL4 3JL		Parks	Freehold	
Lobleys Drive Open Space		Lobleys Drive	Gloucester	GL4 5YN		Parks	Freehold	
Longlevens PlayingFields		Longford Lane	Gloucester	GL2 9EU		Parks	Freehold	
Byron Avenue Open Space		Lower Tuffley Lane	Gloucester	GL2 5AG		Parks	Freehold	
Manor Farm, Manor Farm Way, Kingsway Open Space		Manor Farm Way	Gloucester	GL2 2AW		Parks	Freehold	
Matson Park Open Space		Matson Lane	Gloucester	GL4 6BE/GL4 6JR		Parks	Freehold	
May Tree Square		May Tree Square	Gloucester	GL4 4NW		Parks	Freehold	
Meadowleaze Open Space		Meadowleaze	Gloucester	GL2 0QA		Parks	Freehold	
Drivemoor Open Space		Meerstone Way	Gloucester	GL4 5XP		Parks	Freehold	
Millfields, Hucclecote, Land AT		Millfields	Gloucester	GL3 3NH		Parks	Freehold	
Millfields/Pitt Mill Gardens		Millfields	Gloucester	GL3 3ND		Parks	Freehold	
Motorway Buffer Zone		The Orchards	Gloucester	GL3 3RP		Parks	Freehold	
Open Space		Naas Lane	Gloucester	GL2 2SA		Parks	Freehold	
Napier Street Play ground Open Space		Napier Street	Gloucester	GL1 4 AP	383936/218136	Parks		Leasehold- occupied by GCC
Open Space nr		Honeythorne Close	Gloucester	GL2 5LU	381740/217407	Parks	Freehold	
Play Area		Norbury Avenue	Gloucester	GL4 6AH		Parks	Freehold	
Northfield Square		Northfield Square	Gloucester	GL4 6UA	383603/216177	Parks	Freehold	
Oxmoor Ashpath		Oxmoor	Gloucester	GL4 5XW		Parks	Freehold	
Parry Road/Bathurst Road Recreation Ground		Parry Road	Gloucester	GL1 4RP		Parks	Freehold	
College Fields Paygrove Lane Open Space		Paygrove Lane	Gloucester	GL2 0AG		Parks	Freehold	
Penhill Road Open Space		Penhill Road	Gloucester	GL4 6AD		Parks	Freehold	
Plock Court Open Space		Plock Court	Gloucester	GL2 9DW		Parks	Freehold	
Priory Road Rest Garden		Priory Road	Gloucester	GL1 2QR		Parks	Freehold	
Quedgeley Conservation Woodland Corridors		Curtis Hayward Drive	Gloucester	GL2 4GA	380248/214231	Parks	Freehold	

Randwick Park		Nymphsfield Road	Gloucester	GL4 0NG	382740/215003	Parks	Freehold	
Rectory Road Gardens/Matson Gardens		Rectory Road	Gloucester	GL4 6HA	385093/215794	Parks	Freehold	
Redwell Road/Matson Avenue		Redwell Road	Gloucester	GL4 6HS		Parks	Freehold	
Rissington Road/Stroud Road		Rissington Road	Gloucester	GL4 0HP		Parks	Freehold	
Robinswood Hill Country Park		Reservoir Road	Gloucester	GL4 0AZ		Parks	Freehold	
Saddlers Road/Carters Orchard/Severnvale Drive		Sadlers Orchard	Gloucester	GL2 4SY		Parks	Freehold	
Saintbridge Balancing Pond (dry)		Askwith Road	Gloucester	GL4 4QZ		Parks	Freehold	
Saintbridge Balancing Pond (wet)		Askwith Road	Gloucester	GL4 4QZ		Parks	Freehold	
Saintbridge Recreation Ground		Reservoir Road	Gloucester	GL4 6RW		Parks	Freehold	
Savernake Road Open Space		Savernake Road	Gloucester	GL4 6BQ		Parks	Freehold	
Scott Avenue/Masefield Road		Scott Avenue	Gloucester	GL2 5BD		Parks	Freehold	
Sebert Street Open Space		Sebert Street	Gloucester	GL1 3BP		Parks	Freehold	
Severnvale Drive Various parcels		Severnvale Drive	Gloucester	GL2 4TH		Parks	Freehold	
Silver Birch Close		Silver Birch Close	Gloucester	GL2 4GG	380435/214264	Parks	Freehold	
Open Space and Nature Reserve Sims Lane		Sims Lane	Gloucester	GL2 3NJ	380958/215323	Parks	Freehold	
Slimbridge Road/ Longney Road/Fretherne Road		Slimbridge Road	Gloucester	GL4 0LT		Parks	Freehold	
Sneedhams Green (North End)		Sneedhams Green	Gloucester	GL4 6EF		Parks	Freehold	
Sneedhams Green(South End)		Sneedhams Green	Gloucester	GL4 6EQ		Parks	Freehold	
Amenity Land Broad Leys Road		Broad Leys Road	Gloucester	GL4 3YW	385976/217385	Parks	Freehold	
Open Space Soren Larsen Way		Soren Larsen Way	Gloucester	GL2 5DS	381864/217107	Parks		
St Catherines Meadow Open Space (former RFC pitch)		St Oswalds Road	Gloucester	GL1 2UF	382520/219474	Parks	Freehold	
St James (Lilac Way to Park Drive)		St James	Gloucester	GL2 4WH		Parks	Leasehold	
St James Park, Albany Street		Albany Street	Gloucester	GL1 4NG		Parks	Freehold	
St Mary De Crypt Open Space		Southgate Street	Gloucester	GL1 1TP	383105/218406	Parks	Freehold	
Stanbridge Way , Kingsway Open Space		Stanbridge Way	Gloucester	GL2 4RE		Parks	Freehold	
Stewarts Mill		Stewarts Mill	Gloucester	GL4 5UL		Parks	Freehold	
Sydenham Gardens		Sydenham Gardens	Gloucester	GL1 5DL		Parks	Freehold	

The Gallops, Harness Way & Secunda Way Amenity areas		The Gallops	Gloucester	GL2 5GB		Parks	Freehold	
The Causeway Quedgeley		The Causeway	Gloucester	GL2 4LL		Parks	Freehold	
The Gladiator, Open Space		Tuffley Lane	Gloucester	GL4 0PZ	381946/218330	Parks	Freehold	
The Lawns		The Lawns	Gloucester	GL4 5YZ		Parks	Freehold	
The Oval,including The Tennis Courts		The Oval	Gloucester	GL1 5EE		Parks	Freehold	
The Richmonds with Almond Close		The Richmonds	Gloucester	GL4 5XY		Parks	Freehold	
The Triangle		The Triangle	Gloucester	GL2 0NG		Parks	Freehold	
Tolsey Gardens Open Space		Tolsey Gardens	Gloucester	GL4 0DR	381639/215024	Parks	Freehold	
Town Ham Open Space (former Allotment)		Over Causeway	Gloucester	GL1 2RY		Parks	Freehold	
Tuffley Avenue Rest Garden		Tuffley Avenue	Gloucester	GL1 5NS	383279/216128	Parks	Freehold	
Tuffley Park Sports Ground		Tuffley Avenue	Gloucester	GL1 5LD		Parks	Freehold	
WestgateLeisure area and redundant pumping station		St Oswalds Road	Gloucester	GL1 2TF	382519/219258	Parks	Freehold	
Willow Way Open Space		Willow Way	Gloucester	GL4 4NZ	385244/214895	Parks	Freehold	
Windsor Drive Open Space		Windsor Drive	Gloucester	GL4 0QH	382211/214481	Parks	Freehold	



Meeting:	Cabinet	Date: 13 th January 2016
Subject:	Regeneration & Economic Development Strategy	
Report Of:	Cabinet Member for Regeneration and Economy	
Wards Affected:	All	
Key Decision:	Yes	No
	Budget/Policy Framework:	
Contact Officer:	Anthony Hodge, Head of Regeneration & Economic Development	
	Email: anthony.hodge@gloucester.gov.uk Tel: 396034	
Appendices:	<ol style="list-style-type: none"> 1. Regeneration & Economic Development Strategy 2. Consultation Response 3. City Centre Plan 	

FOR GENERAL RELEASE

1.0 Purpose of Report

1.1 This report presents to Cabinet the proposed draft Regeneration and Economic Development Strategy 2016 – 2021, for the City of Gloucester. The Strategy identifies 8 key regeneration and economic development objectives to be delivered over the next 5 years.

2.0 Recommendations

Cabinet is asked to **RESOLVE** that the Regeneration and Economic Development Strategy be approved

3.0 Background and Key Issues

3.1 As previously reported to Cabinet, Gloucester has been the subject of a major programme of regeneration over the last decade or so, with over £700 million of investment attracted into the city. Over much of this time, regeneration activity was co-ordinated by the Gloucester Heritage Urban Regeneration Company (GHURC), although projects were delivered by a wide range of public and private sector organisations. With the winding up of the GHURC, the Council has taken a much more hands on approach to regeneration delivery. In the light of the new regeneration environment, Cabinet requested that a detailed strategy be prepared for approval and that an advisory board be recruited to oversee the new regeneration programme.

3.2 That report identified a number of priorities which have been driven forward with major achievements. These include:

- 1) Kings Quarter: £6.4M of grant has been secured towards the delivery of this scheme. This can be broken down into Gloucestershire Local Transport Board (£1.7M) and the GFirst Strategic Economic Plan (£4.6M). The City Council now has control over the majority of the site, enabling the delivery of the scheme to progress. Now that there is certainty over the land, work started in January 2015 to procure architects to commence the design of the city's new bus station. A planning application was submitted and unanimously supported by the Councils Planning Committee on the 15th December 2015.
- 2) Blackfriars: with the rationalisation of the County Council's property portfolio and their plan to vacate Quayside House, this has presented an excellent opportunity to work with the County to deliver a scheme for this prominent site and the city's Barbican site. Both councils have entered into a Memorandum of Understanding, thereby bringing together their landholdings at this location, for redevelopment.

A bid was submitted and approved by gfirst providing £4.13M grant support, through the governments Local Growth Deal programme. Further to this approval Peter Brett Associates have been appointed and are working towards the delivery of a Local Development Order, for Members to consider, which will de risk the site and facilitate development.

- 3) City Centre Project: this is a programme of projects designed to help support the attractiveness, vitality and viability of the centre and build on the considerable amount of successful work already being carried out. This programme includes car park improvements. Tenders have recently been received to provide a state of the art Pay on Foot system supported by Automatic Number Plate Recognition cameras. This is designed to encourage dwell time and support our local businesses in the city centre.
- 4) Greyfriars: the residential development by Linden Homes on the former Gloscat sites is designed to lead to significant improvements to this part of the city. In 2013 work started by Linden Homes to build 250 homes over two sites.
- 5) Railway Triangle – the city has seen the development of the new Morrisons store at the Railway Triangle. The developer, LxB, is now moving forward with the construction of the employment components of the scheme.

3.3 The Regeneration Advisory Board has also been set up and held its first meeting in July 2013. The Board is independently chaired by the Dean of Gloucester Cathedral and is made up of representatives from the private, public and community sectors with a broad range of skills and experience.

3.4 The Board has also successfully set up a sub group constituted of major investors in the city. These are:

- Peel Holdings
- LxB
- Canal and River Trust

- Aviva
- Stanhope
- Merchant Rokeby

3.5 This group of investors met on a number of occasions and has made a significant contribution to the development of the Regeneration and Economic Development Strategy.

3.6 Attached in Appendix 1 is the revised Regeneration and Economic Development Strategy for Gloucester. The initial draft was present to and approved by Cabinet in January 2015. Following a period of public consultation, the responses to which are shown in Appendix 2, the strategy was further amended and is now based on the following 8 key priorities:

Objective 1: Delivering Major Development Sites:

Objective 2: A vibrant city centre

Objective 3: Small sites

Objective 4: Local Communities and Urban Regeneration

Objective 5: Jobs and Growth

Objective 6: Provide a network of public spaces within the city

Objective 7: Recognise and Improve the City's Cultural Offer

Objective 8: Working in Partnership

3.7 The concept of the strategy is to primarily focus activity on the city centre area as defined by the plan contained in Appendix 3. This is to deliver key city centre projects whose impact will be felt across the city. These are:

- i) Kings Quarter Regeneration scheme: delivering the “step change” 15,000 sq metre retail led scheme including a new Transport Hub/Bus Station
- ii) Blackfriars Project, including the former Fleece Hotel
- iii) Gloucester Quays and Gloucester Docks
- iv) Canal Corridor
- v) Railway Triangle and Corridor

3.8 These priorities relate to large capital projects which will take a number of years to deliver and in a phased way. In some cases e.g. Gloucester Quays, this will be about maintaining the momentum already created through further phases of activity. These projects are vital to the on-going prosperity of the city, ensuring the city has a broad offer to maintain a vibrant and healthy city centre and to attract investment. Much progress has been made to deliver these projects.

3.9 By way of summary of the strategy, **Objective 1** concentrates on large physical projects and **Objective 2** (a vibrant city centre) looks to broaden the offer of the centre through both capital projects and the promotion of specific initiatives within the city. It aims to deliver a high standard of city centre management, through securing Purple Flag status for the evening economy, to complement financial investment. It also looks to encourage the expansion of the resident population of the city centre, to create more footfall during the day and night, with increased passive surveillance. It will diversify the offer through office accommodation, improve our public realm, markets and to use our heritage assets (including the museums and Gloucester Cathedral) to deliver tangible regeneration benefits.

- 3.10 Whilst the larger scale regeneration activity is a primary part of the strategy, a key component is a schedule of smaller sites which make up a “hit list”, **Objective 3**. The City Council will maintain a rolling database of sites that do not make a positive contribution towards the economic activity of the city in their current form. Working with the site owners or developers, the City Council will strive to bring these back into economic use. Cumulatively their impact will be significant.
- 3.11 Successful urban regeneration also needs to consider and benefit the communities that live in the target area. **Objective 4** aims to provide an environment that empowers our communities to position themselves to create directly, and benefit from, employment opportunities and work with employers, encouraging them to recruit locally.
- 3.12 The city suffers from a small number of areas that experience persistent levels of deprivation which is not acceptable. The Council will work with those communities, and through partners including the Voluntary and Community Sector, to empower and resource them so that they too can benefit from regeneration activity and economic growth. But our objective is not for those communities to simply benefit from growth through the action of others, but to give them the tools and opportunity for them to directly deliver that growth through business start-up, entrepreneurial activity and other support mechanisms including promoting childcare opportunities.
- 3.13 Successful businesses are a key part of successful urban regeneration. The City Council already has a proven track record in business support and growth. But now we need to move to the next generation of support and adapt to changes to both business and business support mechanisms. **Objective 5** aims to continue to develop and support new business but to also complement the University of Gloucestershire’s Growth Hub. The City will engage more with our established businesses and to use all mechanisms at our disposal to support private sector growth.
- 3.14 **Objective 6** is a new objective following the public consultation exercise. It is designed to recognise the importance that public spaces have within our city, both existing but also new as part of our key regeneration priorities.
- 3.15 **Objective 7** is also following the public consultation process and a recognition of the multi-dimensional nature of regeneration. There is a growing cultural scene within the city and this plays an important part of its renaissance through raising the city’s profile and drawing people into the centre.
- 3.16 This strategy is ambitious and rightly so. Through **Objective 8**, the City will work in partnership with all those who are striving to deliver economic growth, prosperity and to tackle deprivation locally, city wide and beyond our boundaries. The strategy acknowledges that the City will work with adjoining and sub-regional bodies to ensure our citizens and businesses have every opportunity to flourish and grow.
- 3.17 This Regeneration and Economic Development Strategy will be a core document in setting the Council’s regeneration and economic development priorities. It will be based on and consistent with the City Vision and the Council’s Corporate Plan. It is an ambitious strategy for an ambitious city. However it will also reflect and accord with the priorities as set out in the statutory planning documents that are emerging

for Gloucester City and its environs, the Joint Core Strategy and the City Plan. It will also reflect and build upon the Strategic Economic Plan as prepared by the Local Enterprise Partnership GFirst.

4.0 Alternative Options Considered

4.1 The alternative options considered are to remain with the previous draft strategy or to take regeneration opportunities as they arise. Neither option is recommended as many factors have changed since the previous draft strategy was written and a clear and up-to-date strategy is needed to maximise the benefits to the city from regeneration and economic development activity.

5.0 Reasons for Recommendations

5.1 The preparation of the draft strategy has included working closely with the city's major investors. Whilst an important part, they are only one part of the regeneration equation. If there is to be real buy in and success, all elements of the city's communities should be given the opportunity to be consulted.

6.0 Future Work Conclusions

6.1 The strategy sets the framework for on going project and programme delivery. It is the reference point to ensure a clear sense of direction and message to all. It will create significant activity, both for the City and its partners, to facilitate delivery

7.0 Financial Implications

7.1 The Council will continue to support regeneration activity both through its revenue budget, and in particular through the ring-fenced regeneration account linked to former SWRDA assets, and through the Capital Programme in line with approved Council priorities. The majority of investment in regeneration will come from external partners and securing this external funding has been and will continue to be an important role for the Council.

8.0 Legal Implications

8.1 There are no legal implications of the decisions associated with this report.

9.0 Risk & Opportunity Management Implications

9.1 There are no direct risks associated with this strategy other than the reputation of the City Council. This will be managed through careful consultation and engagement with organisations and the community to deliver a strategy that the Council and City can get fully behind.

10.0 People Impact Assessment (PIA):

10.1 A PIA screening review was undertaken. It did not identify any potential or actual negative impact. For this reason, a full PIA is not required.

11.0 Other Corporate Implications

Community Safety

11.1 None.

Sustainability

11.2 None.

Staffing & Trade Union

11.3 None.

Background Documents: None

Gloucester City Council

REGENERATION & ECONOMIC DEVELOPMENT STRATEGY 2016-2021



FOREWORD



Gloucester has come a long way over the last decade, with well over £700 million of investment in the city's regeneration, despite the worst recession in sixty years.

The Gloucester Heritage Urban Regeneration Company deserves a great deal of credit for that success. It brought the key players from the private, public and voluntary sectors together round the table, it created investor confidence and it secured the public funding necessary to lever in private capital.

But there is much more to do in order to make Gloucester the city we know it can be. Overall responsibility for regeneration now rests with the City Council, but the task of transforming our city is very much a team game. Working with a range of partners will be crucial to delivering the outcomes we have set for ourselves.

This strategy sets out our ambitions for Gloucester and the way in which we intend to fulfil them. We hope you share our vision and support our plans. We look forward to working with you to turn them into reality.

Councillor Paul James
Leader of the Council and Cabinet Member
for Regeneration and Culture
Gloucester City Council



Regeneration takes time and commitment but it can have long lasting impact for civic pride and the common good. Regeneration is worth striving for - together.

I am pleased to partner with the City Council through the work of the Regeneration Advisory Board. We are there to encourage, to challenge and to call to action all those who can and should work in partnership to achieve a better future. I am particularly grateful to our key developers and investors who are prepared to come together and seek this vision.

The cathedral is at the heart of the city and tells its most enduring story. The vision of those who built this icon was greater than anything we hope for today but we should tune into that commitment and sacrificial example in order to achieve a future for all that lasts and has a deep rooted integrity. We can do this and we should do this as a kind of 'coalition of the committed to Gloucester.'

The Very Revd Stephen Lake, Dean of Gloucester
Chair, Gloucester Regeneration Advisory Board



VISION

“Gloucester will be a flourishing, modern and ambitious City, which all residents can enjoy” (City Vision 2012 – 2022)

Gloucester’s City Vision was adopted in 2012 after a comprehensive consultation exercise involving over 1,100 people responding with a further 620 people attending various events to discuss and develop the vision.

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A central part of that Vision is to deliver:

- A flourishing economy and City Centre
- A vibrant evening economy
- A City which improves through regeneration and development

The City Council’s role will be to create the conditions for growth to deliver our shared vision. This will be achieved through:

1 Clearly identified objectives within this strategy including:

- a The delivery of major investment sites complemented with smaller scale opportunities
- b Creating a vibrant city centre area
- c Delivering jobs and growth
- d Influencing growth beyond our boundaries

- 2 Ensuring a positive planning environment
- 3 Encouraging investors and developers to work together in a complementary way to deliver our overall vision
- 4 Using our heritage assets to deliver growth, including delivering more activity around our waterways and our historic city centre streets
- 5 Using public sector assets, influence and expertise to encourage development
- 6 Working within an engaged and informed political landscape
- 7 Strong cross-party political support
- 8 Setting ambitious targets to deliver a stronger future for Gloucester

The City Council will work with partners, both public, voluntary and private, to deliver the necessary support network, whether through infrastructure, training and skills, to ensure our city, its population and businesses flourish and become prosperous through increased wellbeing and wealth.

Our key message to our communities and private sector partners is that Gloucester is a more confident city than ever. This document shows that we know where we want to go and how we will get there.



© Nick Eaketts Maximo Park



KEY FACTS ABOUT GLOUCESTER

HISTORY

- Gloucester has been variously described as "The Gateway to the West" and "The Crossroads of England"
- It is the city and county town of Gloucestershire, located in the South West of England. The city lies close to the Welsh border, and is on the River Severn, approximately 32 miles (51 km) north-east of Bristol, and 45 miles (72 km) south-southwest of Birmingham
- In 1827 Gloucester became a port city following the completion of the Gloucester and Sharpness canal. On completion it was then the longest, deepest and widest ship canal in Britain. The Docks contains fifteen Victorian warehouses which make up what is Britain's most inland port and are now a major tourist attraction
- Gloucester was home to iconic manufacturing firms including the Gloster Aircraft Company and Fielding & Platt
- The city contains 707 listed buildings including 37 Grade I's
- The city is the birth place of Robert Raikes, the founder of the Sunday School Movement, and John Stafford Smith, who composed the American National Anthem
- The historic Roman streets, magnificent Norman Cathedral and Victorian Docks have been used for various films and TV productions including Harry Potter and Doctor Who. Disney also shot scenes from the sequel to Alice in Wonderland at the Docks.

DEMOGRAPHICS

- The city has a population of 123,439 (ONS Mid-Year Population Estimates 2012). It is the most populated conurbation within the County of Gloucestershire and has the highest population density.
- Gloucester is a relatively young city with 25% of the population aged 19 and under (highest in the South West) and 39% under 30. The city is expected to experience the greatest increase of Gloucestershire's districts in the number of children and young people between 2010 and 2035, with an increase of 16.4%
- Gloucester will experience the greatest population growth of all county districts, expected to increase by 20.1% or 23,800 people between 2010 and 2035
- It is a diverse city, the black and minority ethnic population (BME) stands at 9.8% with approximately 100 languages and dialects spoken



ECONOMY

- Gloucester is home to world leading advanced engineering companies providing cutting edge technical products and services e.g. Prima Dental
- Gloucester has a strong finance and insurance cluster including being the location for the HQ of the specialist insurance company Ecclesiastical Insurance Group
- The city supports a growing cluster of information security, web hosting, CAD/CAM development, defence communications and security, ICT infrastructure development and IT content management businesses
- The creative community has grown rapidly in recent years with the Blackfriars and Westgate Street areas having established themselves as a hub for creative businesses. The city has also hosted some cutting edge arts festivals including JOLT, Crucible and Paint Jam, and other festivals including Tall Ships and Quays events
- The city has a strong independent retail and leisure sector with over 100 independent city centre shops

- Gloucester attracts 5.9 million visitor trips each year. Annually, visitor spend is £207 million
- To date the city has secured over £700 million of private sector investment, weathering the economic recession and now building on the recovery
- Gloucester is a place for business, recognised by external commentators

Duport Business Confidence Report shows:

- 448 new companies set up between January and June 2013 - more than any other half year on record and a 10% rise on the same period in 2012
- 2011 and 2012 were record years for company registrations in Gloucester when compared to any year in history

UK Competitiveness Index 2013 shows Gloucester is ranked:

- 19th in the index ahead of locations such as Nottingham, Birmingham, Cardiff and Newcastle-Upon-Tyne

Experian (2012):

- Gloucester is ranked 11th out of 324 local authorities for growing its business base between 2010 and 2012, the biggest growth in the South West region

Santander Town and City Index 2012:

- Gloucester is a leading destination for business by ranking the city 18th out of 74 UK cities for business

Centre for Cities 2014:

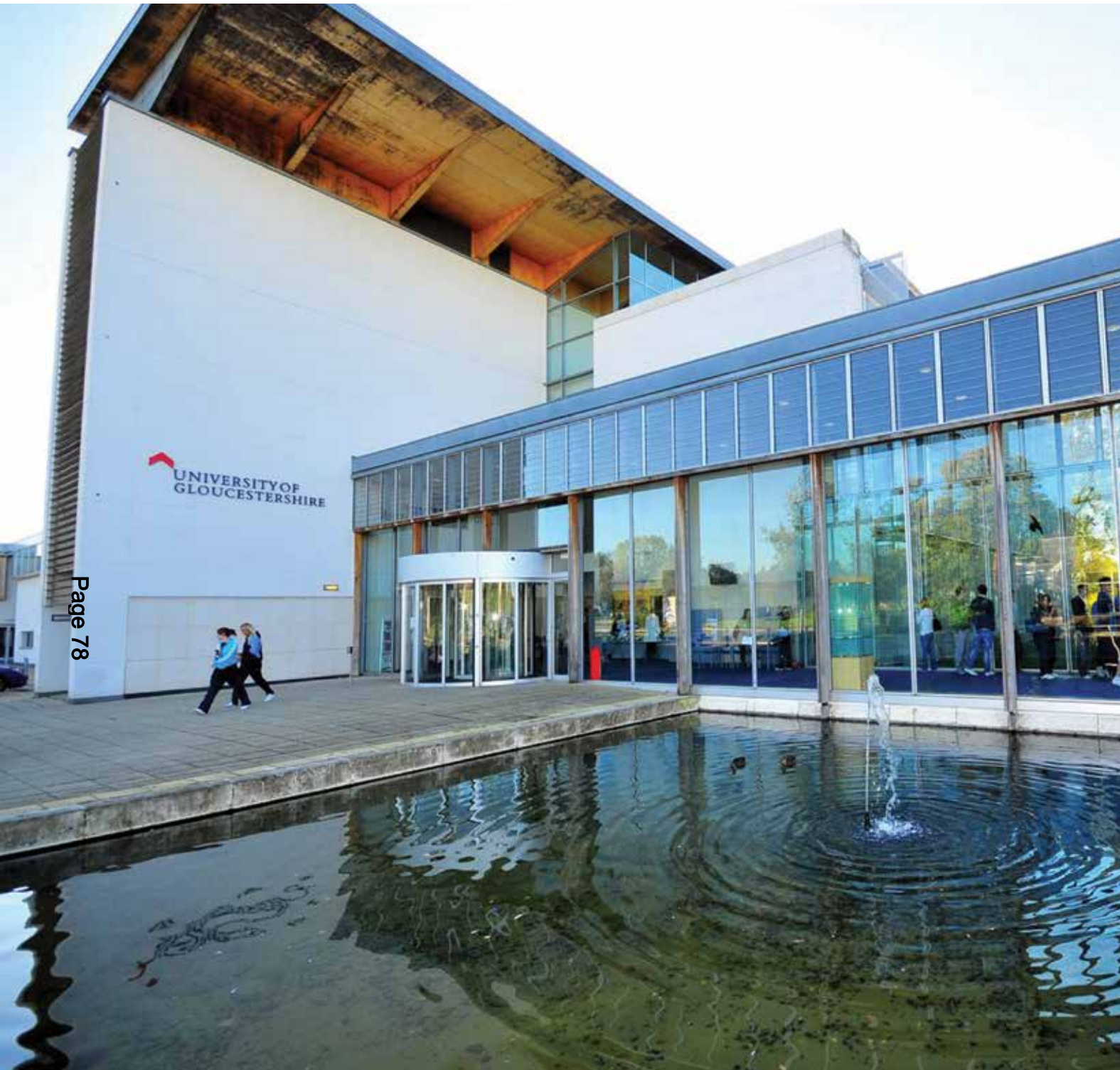
the City is making large improvements:

- 6th (out of 64 cities) for having the highest number of patents approved (up from 10th in Centre for Cities report 2013)
- 2nd (out of 64 cities) for having the highest employment rate with 77.8% between Jul 2012 and Jun 2013 (up from 12th in Centre for Cities report 2013)
- 2nd (out of 63 cities) for the highest housing stock growth. Among the top-placed cities, only five (Swindon, Milton Keynes, Gloucester, London, Peterborough) have experienced housing supply growth in accordance to their population growth rate
- Gloucester is in the top-ten cities where small businesses are investing in high growth strategies.



EDUCATION

- The city boasts high performing schools and over 17,000 college and university students
- Boasts top education providers including further and higher education campuses for the University of Gloucestershire, the University of the West of England and Gloucestershire College
- Over 30% of Gloucester's working age population has achieved NVQ4 or higher



SPORT

- The city is home to Gloucester Rugby, officially supported by the most passionate fans in the English Premiership
- Oxstalls Tennis Centre was voted 2011 Tennis Club of the Year by the Lawn Tennis Association
- Gloucester Rowing Club is one of the oldest established rowing clubs in Great Britain and has secured £1.5 million funding for a new canalside boathouse
- Outline planning consent has been given for a new Gloucester City Football Club stadium which will see the long awaited return of the club to the city
- Major refurbishment of the Blackbridge Jubilee Athletics Track creating an all-weather floodlit synthetic track
- Gloucester was a host city for the 2015 Rugby World Cup



GLOUCESTER HAS MUCH TO OFFER

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Supportive local authority	Large catchment
Strong growth prospects	Affluent hinterland
A diverse offer through the City Centre, Gloucester Quays and the Docks	A rich rugby union heritage, including the best supported Premiership team in England
Young population profile	Highly skilled and flexible workforce
Attractive rents	Excellent education including further and higher education and training opportunities
Excellent location and transport infrastructure	High quality regeneration schemes
Varied portfolio of investment and development opportunities	Active voluntary and community sector

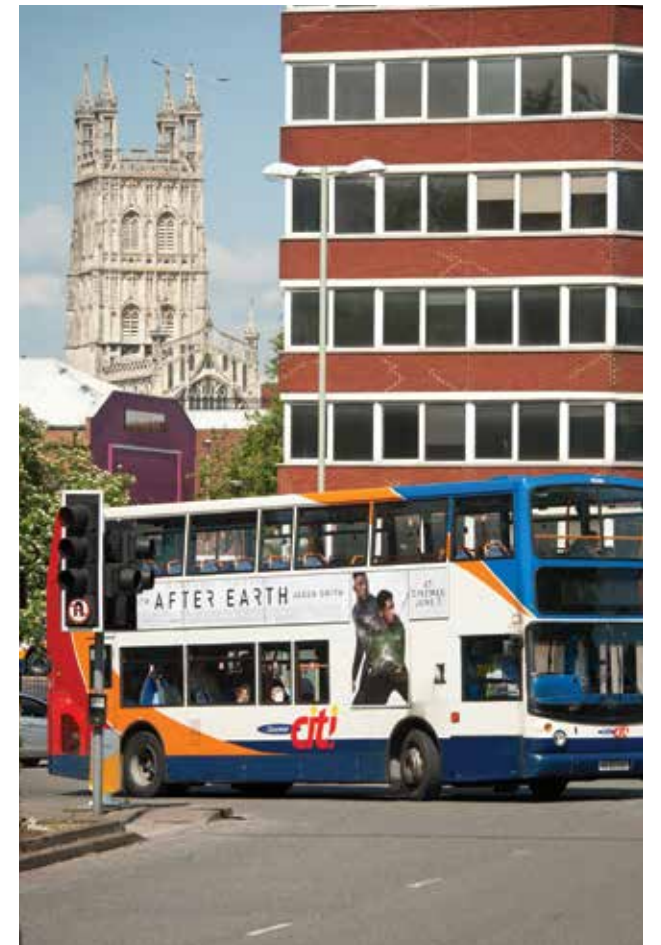


WHY DOES GLOUCESTER NEED REGENERATING?

Gloucester has experienced its share of challenges over the decades. The demise in traditional manufacturing, which was a key component of the city's employment, required a reinvention of the city's economy. Gloucester is still working to tackle its industrial past through the reclamation of brownfield sites and obsolete infrastructure.

The city, through its desire for innovation, is now dealing with the legacy of unsympathetic 1960's and 70's architecture which had a heavy reliance on the use of concrete. This resulted in the loss of some of our heritage assets and the construction of buildings which have not stood the test of time.

A lack of investment in the city centre and a failure to achieve a broad consensus for our regeneration agenda meant Gloucester had, for a number of years, not moved forward in investment and regeneration. We now have strong cross party support for our regeneration programme and are well on the way to address these legacy issues.



WHAT WE WANT TO ACHIEVE?

We are an ambitious city and our sights are set clearly on achieving the following:

A vibrant city centre

Development of brownfield sites

More people living in the city centre

More and higher-skilled jobs

Better transport facilities, especially new bus station and improved railway station

More prosperous and engaged communities

Improved retail and leisure facilities

Improved public spaces

New uses for heritage buildings

Improved cultural facilities

Enhanced tourist visitor numbers

Putting Gloucester on the map

THE JOURNEY SO FAR

Much has already been achieved in delivering urban regeneration activity for the City over the last decade. The success of “Team Gloucester” include:

 **Over £700 million** of investment secured

 **700 new homes** in central Gloucester

 **1,000** new jobs

 **Completion** of the Inner Ring Road and the South West Bypass

SIGNIFICANT PROJECTS THAT HAVE BEEN SUCCESSFULLY DELIVERED INCLUDE:

ST OSWALDS PARK

A mixed use scheme by Hammerson plc on the site of Gloucester’s former Cattle Market, including a Tesco supermarket, restaurants, retail warehouse units including B&Q and residential elements including an Extra Care Village.



BLACKFRIARS PRIORY

Originally founded in 1239 and being one of the most complete surviving Dominican Blackfriars in England, and is now an impressive cultural venue.



GLOUCESTER DOCKS

The regeneration of the Docks has achieved a satisfying degree of maturity. The Docks regeneration project was effectively started by the Council’s pioneering 1980s move, which saved four of the historic warehouses. A combination of new build and the repair / refurbishment of many of the historic docks warehouses, typically for apartments with active commercial uses on the ground floor, have breathed new life into the docks.

GREYFRIARS

Following the move of Gloucestershire College to its purpose built new facility at Gloucester Docks, the vacant site is now being regenerated into a significant new residential development in the heart of the city.



There has also been considerable investment in the public realm which has set a quality benchmark that befits this unique heritage site which, along with the Cathedral, is one of the city’s most visited tourist destinations.

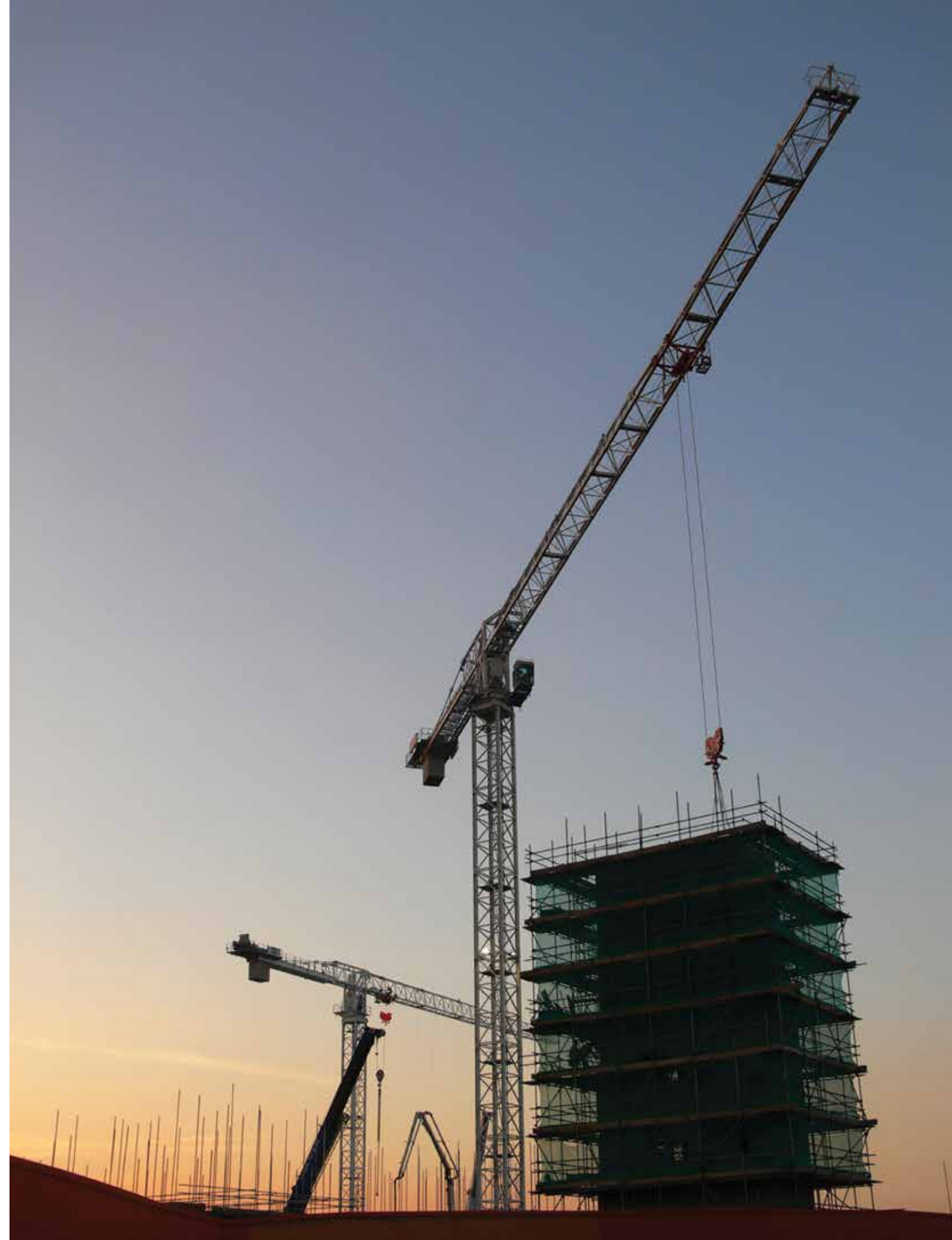
GLOUCESTER QUAYS

The Quays has become shorthand for the Outlet Centre operated by Peel Holdings. The Gloucester Quays scheme is much more substantial than the outlet centre and covers some 25 hectares of brownfield land and includes Gloucestershire College, Sainsbury’s, Travelodge and new cinema and successful restaurant area. It represents a significant investment by the Peel Group and has made a major contribution to the regeneration of Gloucester.



RAILWAY TRIANGLE / CORRIDOR

Is a key arterial route into the city and had sat in an unused derelict condition for many years. The solution to the site was not easy to find. There were many constraints. However a solution was found and delivered by the developer LXB to build a Morrison’s supermarket (completed) and a range of employment units (underway).



OUR NEXT GENERATION OF PROJECTS

The journey continues with the City Council and its partners driving forward the next generation of schemes.

KINGS QUARTER

The City Council, through its determination to deliver this scheme, has acquired the majority of the required land. Having also secured £7 million of grant funding, this will enable the construction of a new, state of the art bus station and transport hub in 2016. The remainder of this mixed use scheme will follow on after completion of the bus station.



BAKERS QUAY

The developer Rokeby / Merchant Place has acquired this final crucial part of the Quays and plans to deliver an exciting and good quality mixed use regeneration scheme. This will bring back into use the final two vacant Victorian Warehouses in the Quays.



BLACKFRIARS

Both the City and County Councils, are working together with private sector developer City and Country, who are the owners of the former HMP Gloucester, to regenerate this important and exciting part of the city centre. Working with gfirst LEP this scheme has successfully secured £4.1 million of Local Growth Deal grant to facilitate delivery.



THE BIG PICTURE

This Regeneration and Economic Development Strategy is consistent with other key documents, such as the City Vision, and the City Council's Corporate Plan.

It will also reflect and accord with the priorities as set out in the statutory planning documents that are emerging for Gloucester City and the surrounding area, the Joint Core Strategy (JCS) with Cheltenham and Tewkesbury Councils and our own City Plan. It will also reflect and build upon the Strategic Economic Plan (SEP) as prepared by the Local Enterprise Partnership gFirst.

- 34,000 jobs created
- 2,100 jobs protected
- 3,200 new houses
- 6,100 qualifications and 540 apprenticeships

The City Council, and adjoining authorities are developing the JCS. The core components that are contained in the JCS and the emerging City Plan are identified as:

- 7,793 new homes of which 1,080 are in and around the city centre and Gloucester Quays
- Regeneration of the Blackfriars Quarter of the city centre
- Additional new employment land in the city centre (St Oswalds Road and the Docks) and at other strategic sites across the city including Eastern Avenue and land east of Waterwells Business Park
- 41,957 sqm additional comparison goods retail floorspace
- Delivery of the Kings Quarter scheme including the development of a new Gloucester Transport Hub

Our ambitions for growth will have enshrined as a key objective sustainability. By sustainability we mean achieving growth that meets the needs of our neighbourhoods and the local community in a way that enhances the quality of life and sense of well-being, without damaging the natural environment or compromising the prospects of other neighbourhoods, now and in the future.



THE ROLE OF HERITAGE

Our Urban Regeneration Company was the only “heritage” URC in the country, reflecting Gloucester’s status as one of England’s most historic cities.

Our regeneration to date has been largely heritage-led, with the restoration of, and new uses for, many historic building including:

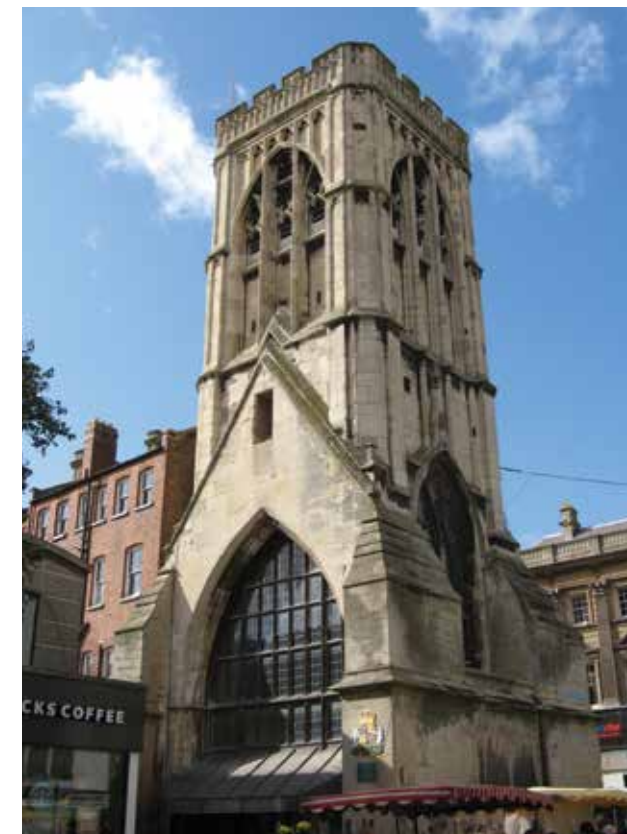
DOCKS WAREHOUSES



BUILDINGS AT THE QUAYS



ST MICHAEL'S TOWER



ROBERT RAIKES' HOUSE

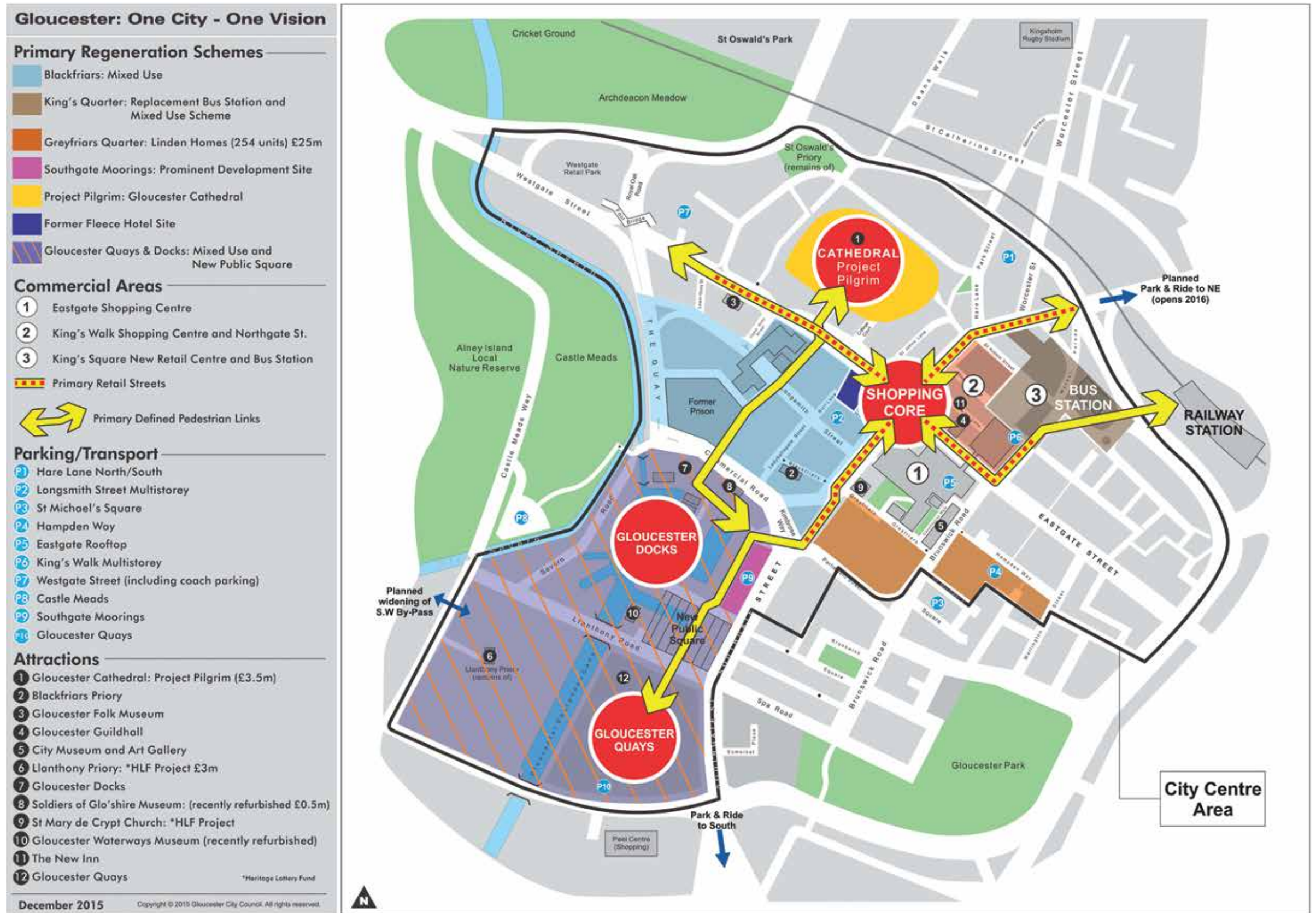


66 WESTGATE STREET



Heritage can often be seen as a constraint or an additional cost burden. In Gloucester we view it as an opportunity – to encourage visitors for business, tourism and leisure, and to give the city its unique character.

Gloucester's city centre area is diverse and dynamic, from the Quays to the Docks, Cathedral and our shopping core, we have so much to offer for investors, businesses and everyday life for our people.



OBJECTIVE 1 DELIVERING MAJOR DEVELOPMENT SITES

- i Kings Quarter Regeneration scheme: delivering the “step change” in the city centre, to include retail and leisure components that reflect the aspirations of a modern city
- ii Blackfriars Project, including the former Fleece Hotel – regenerating this large brownfield site to provide vibrant mixed use of employment, residential, leisure, open space and parking development, thereby creating a seamless linkage between the historic docks and the city centre, including the regeneration of the historic Fleece Hotel site
- iii Gloucester Quays and Gloucester Docks: working with partners to complete this important regeneration scheme including the development of a water-based regeneration programme and the redevelopment of the remaining historic warehouses. Within the defined area, deliver a programme of sites, which cumulatively will make a major impact, to include:
 - Baker’s Quay – mixed use scheme
 - Llanthony Priory – a potential Heritage Lottery Funded scheme
 - 27/29 Commercial Road – buildings owned by the City Council
 - Orchard Square – the delivery of an exciting new public square
 - West Quay – promoted by the Canal and River Trust
- iv Canal Corridor – define and deliver a clear vision for this strategically important employment/ housing corridor
- v Railway Triangle and Corridor – exploration of options for delivery of local housing and employment on the linked corridor sites

These schemes will make a significant impact to the on-going renaissance of the city. They are regarded by the City Council as the key interventions and drivers for growth.

OBJECTIVE 2 A VIBRANT CITY CENTRE

- i The diversification of the centre to include securing Purple Flag status, delivering innovative housing, a quality hotel offer, enhanced leisure use, encouraging our independent retail and food offer, that draws citizens into the core area
- ii Deliver heritage projects based around our museums and other attractions, including consolidating the expected impact of Project Pilgrim at Gloucester Cathedral
- iii Promote sustainable alternative uses including the development and delivery of an office accommodation strategy
- iv Underpin and promote our cultural offer including our museums and festivals. Investigate further the provision of a new multi-use cultural venue
- v Enhance our markets offer, both indoor and outdoor, to generate further footfall into the city
- vi Create an environment for prosperity through a programme of public realm renewal and city centre enhancements including addressing unattractive facades, a new Tourist Information Centre, car park improvements and links to the Quays from the city centre
- vii Undertake active management, including supporting the potential implementation of a Business Improvement District, bringing a coordinated, effective response to the challenges faced by users, to create a dynamic and well looked after city that creates a sense of pride and ownership
- viii Secure Purple Flag status for management of the evening night time economy

City centres are changing as are the habits and requirements of those who use them. With on-line retailing creating new opportunities and threats retailers are having to adapt, as are successful centres. The City Council, with its partners, will support and promote initiatives that underpin and strengthen the city centre, including providing an improved network of open spaces and parks within our regeneration projects.

THE STRATEGY

OBJECTIVE 3 SMALL SITES

- i Develop and continually review a priority list of sites and buildings which will be targeted for action, working with the property owners, to assist them to regenerate those properties using all the tools at their disposal

The major projects are important to the success of the city. However the full potential of the city can only be realised through addressing all its challenges which includes those smaller sites and buildings which don't positively contribute to the prosperity or environment of the city in their current state.

OBJECTIVE 4 LOCAL COMMUNITIES AND URBAN REGENERATION

- i Develop and implement an Asset Based Community Development programme that gives our citizens the confidence and opportunities, particularly in areas suffering from persistent deprivation, to find solutions that will enable them as individuals and communities to benefit from the city's growth
- ii Develop and implement an estate based regeneration programme that will contribute towards a better standard of living in areas that have not realised their full potential
- iii Promote recruit local policies and employment and training plans, connecting people and communities to economic opportunity. Work with partners to ensure new work opportunities target those in disadvantaged communities who have the support to ensure they are well placed to benefit from such opportunities
- iv Work with employers and skills providers to ensure there is a direct correlation between skills supply and demand
- v Work with our communities and other agencies including the Voluntary and Community Sector; to improve health and address issues of deprivation. Seek to secure funding opportunities, and to pool resources, including Big Local, to give local people the opportunity to positively impact upon the economic prosperity of their area
- vi Develop our grant and business support programmes that supports entrepreneurs that are co-ordinated through activity such as the Star People funding and Business Support grants, contributing towards self-employment and social enterprise.

We will provide a context that empowers our communities to position themselves to create directly, and benefit from, employment opportunities.

OBJECTIVE 5 JOBS AND GROWTH

- i Working closely with the University of Gloucestershire's Growth Hub and Business School , targeting high growth key sector companies through targeted inward investment campaigns to reach over 5,000 potential investors, including developing appropriate marketing materials and channels
- ii Develop our business engagement programme which establishes working relationships with our primary and small businesses who will become our main employers of tomorrow, opening communications and collaborative working
- iii Identifying key issues impacting on our businesses, such as broadband, and work constructively to find solutions and deliver growth
- iv Deliver business grants to assist new start-ups, expanding businesses and those businesses looking to relocate to the city. Extend business start-up / business support provision for small-medium sized businesses (SMEs) through Gloucestershire Enterprise Ltd, Gloucestershire Adult Education, The Prince's Trust and other partners
- v Work towards the delivery of mechanisms supporting growth including identifying an appropriate location for, and delivery of, a locally defined Enterprise Zone, supporting the establishment of a Business Improvement District.

We will promote and support business formation and growth and target high growth companies in key sectors to grow our business base.

THE STRATEGY

OBJECTIVE 6 PROVIDE A NETWORK OF PUBLIC SPACES WITHIN THE CITY

- i Improve existing open spaces with the city.
- ii Develop a network of quality open spaces through the integration of existing spaces such as Gloucester Park, and Kings Square with new and emerging schemes at Orchard Square, Greyfriars Square, Greater Blackfriars and the Cathedral's Project Pilgrim.
- iii Improved routes between the Docks, Cathedral and River Severn as part of Blackfriars regeneration project.

We will work to consolidate our existing parks and open spaces to provide enjoyable and safe areas for our citizens. We will complement this with expanding public spaces through new development to create quality urban parks. These will be used not only for relaxation and enjoyment, but to support and act as a venue for our culture and events programmes.

OBJECTIVE 7 RECOGNISE AND IMPROVE THE CITY'S CULTURAL OFFER, HAND IN HAND WITH THE SUCCESSFUL REGENERATION OF THE CITY

- i Use our cultural venues to support and improve the cultural offer within Gloucester.
- ii Support a programme of cultural events including the Strike a Light, Jolt and street art festivals.
- iii Develop a programme of events including Tall Ships, Sportbeat, Resident's Weekend, and Gloucester Carnival to support regeneration and growth.

We recognise the important role culture and a comprehensive events programme has on the growth and well being of the city. We will work with partners to deliver a comprehensive package and work towards a state of the art new cultural events hub for the city.

OBJECTIVE 8 WORK IN PARTNERSHIP WITH GFIRST AND ADJOINING LOCAL AUTHORITIES TO INFLUENCE AND ACHIEVE OPPORTUNITIES FOR GROWTH BEYOND OUR BOUNDARIES

- i Support the delivery of strategic housing and employment sites outside of the city's boundary
- ii Actively support and promote the delivery of Joint Core Strategy sites allocated outside of the city's administrative boundary but which can play a role in the growth and prosperity of Gloucester.

As Gloucester grows its opportunities to accommodate that growth will become increasingly restricted through the availability of sites for sustainable housing and employment development. As a consequence the City Council will explore opportunities to deliver growth opportunities identified through the Joint Core Strategy by working collaboratively with other impacted local authorities and the Local Enterprise Partnership gfirst.

DELIVERING OUR REGENERATION AND ECONOMIC DEVELOPMENT STRATEGY

The City Council's Role

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The City Council will play a lead role in the delivery of this strategy, through direct action or supporting and assisting others in the delivery of their priorities. The City Council will proactively co-ordinate partners, establishing Gloucester as a leading regenerator within the sub region, underpinning the role of the city as the County Town of Gloucestershire.

The City Council will provide strong community leadership acting as a voice for Gloucester. It will ensure all communities have access to opportunity and that the strengths of the city are fully realised. It will provide financial support within the context of limited resources. It has already made a significant contribution towards the delivery of the new bus and coach station as part of the Kings Quarter scheme. The City Council was instrumental in the acquisition and demolition of the local landmark building, the Golden Egg, which had become a major blot on the city's streetscape. The city also purchased the former Regional Development Agency assets and land from Aviva with a view to taking forward complex sites and bringing them back into active use.

The City Council will also use all its assets to deliver growth. Whether this be the use of its land, to use its professional expertise to draw in significant grant funding, or as a proactive local planning authority, it will work tirelessly to deliver this ambitious programme.

The City Council will foster a culture and deliver values that are pro-business, pro-growth and will work to find solutions that benefit our communities.

Our Partners

The City Council is committed to working with our partners in a positive and yet challenging way. We already enjoy strong working relationships with our major investors including:



(Ixb) retail properties plc



BLOOR HOMES



Rockeby



Merchant Place



Hammerson plc



We also enjoy and will work hard to secure the success of a large number of smaller investors.

The City Council will also work with all public bodies, and the Voluntary and Community Sector, engaged in services and the delivery of growth and prosperity to all our citizens, including addressing areas of deprivation. This includes:

Gloucestershire County Council
Homes & Communities Agency
gfirst
LEP

Gloucester Civic Trust
Gloucester Chamber
of Commerce
Gloucester Federation
of Small Businesses

Gloucestershire Constabulary
The Voluntary Sector
Gloucester City Homes
Canal and River Trust

And most importantly, the businesses and people of Gloucester – who are as enthusiastic about our city's regeneration as we are.



Resources

This strategy has been prepared on the basis that there will be limited funding required from the local authority. The objective is that the programme is self-financing or resourced through alternative funding programmes. The delivery of the strategy's development projects, particularly those that relate to local authority owned land, and the re-investment of income generated is, therefore, crucial to the success of the overall Strategy and achieving the vision.

Governance

Within the City Council, a Regeneration and Economic Development Team has been established. This brings together a number of disciplines to deliver major regeneration and economic development projects and programmes.

The Gloucester Regeneration Advisory Board, made up of key experts across many aspects of regeneration, will offer the Council advice and guidance on delivering regeneration activity, challenging the Council and contributing towards solutions.

Programme

This strategy is defined over a 5 year period although a key objective is to deliver a significant amount of activity within the first 3 years. It will be continually assessed against the following milestones to ensure progress is made to deliver the on-going regeneration of Gloucester:

Priority Projects 1 - 3 years	1 to 3 years			3 to 5 years			onwards
	2016	2017	2018	2019	2020	2021	
A	OBJECTIVE 1 DELIVERING MAJOR DEVELOPMENTS SITES						
A1	Kings Quarter Regeneration Scheme						
1a	Bus Station						
1b	Retail and Leisure Scheme						
A2	Blackfriars						
2a	Reclamation and Servicing						
2b	Investment and Delivery						
A3	Gloucester Quays and Docks						
3a	Bakers Quay						
3b	Llanthony Priory						
3c	27/29 Commercial Road						
3d	Orchard Square						
3e	West Quay						
A4	Canal Corridor						
A5	Railway Triangle and Corridor						
B	OBJECTIVE 2 A VIBRANT CITY CENTRE						
B1	Deliver 1,000 new city centre homes						
B2	Achieve 90% city centre occupancy levels						
B3	Improved Heritage attractions inc. City Museum						
B4	Deliver an Office Accommodation Strategy						
B5	Enhanced Market Offers						
B6	Cladding of unattractive facades						
B7	Public Realm Strategy						
B8	Improved Public Realm						
B9	Car Park Improvements						
B10	New Tourist Information Centre						
B11	Support a Business Improvement District						
C	OBJECTIVE 3 SMALLER SITES						
C1	Deliver improvements to 20 Identified Small Sites						
D	OBJECTIVE 4 LOCAL COMMUNITIES AND URBAN REGENERATION						
D1	Development and Implement an Asset Based Community Development Programme						
D2	Promote Recruit Local Policies and Opportunities						
D3	Align skills development with employment opportunities						
D4	Develop and deliver a grants programme that supports entrepreneurs						
E	OBJECTIVE 5 JOBS AND GROWTH						
E1	Target over 5,000 key growth sector companies						
E2	Develop a business engagement programme						
E3	Implement a dynamic business grants programme						

Monitoring and Review

The successful regeneration of the city needs a long term plan. The Gloucester Regeneration and Economic Development Strategy aims to drive forward regeneration activity for the period 2015 – 2020. It will also look beyond that period to ensure that the momentum is retained. We will monitor activity on an on-going basis against the Strategic Objectives and Key Actions and carry out a formal review annually. These reviews will also examine the local, regional, national and international environments to make sure that the Vision and Strategic Objectives remain valid. However, we recognise that regeneration and development is a long-term business and that certainty is a crucial condition for investment.

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Responses to Regeneration & Economic Development Strategy

ITEM	COMMENTS	Gloucester City Council Response
LEISURE	<p>1</p> <p>Having read the development plan one area that is being overlooked is the city park. The current park is not great and is not in a good location. It is in a not very nice part of town and there is no parking. It is just a field with an outdated play area. It is not a place to spend a family day out. Gloucester needs a grand park that will attract families from Gloucester and further afield. Currently I and other families I know have to travel to Pitville park in Cheltenham or further to have a nice day out. I feel our park should be landscaped with flowers, paths, lovely trees and a modern play area including a splash pool and sculptures. The council could ask people to submit ideas for a modern park with something unusual in it to make it stand out. I think the parks should have large no dog zones where families can picnic. For families the park needs a great play area. Brockwell Park in Herne hill, London has a great example of a playground for all ages and a sand area and splash pool.</p> <p>The current park could be sold for housing and a new location found for a new park. Possible locations could be:</p> <ol style="list-style-type: none"> 1) A canal side park--- As you look down the canal with Sainsbury's on your right and the peel centre on the left it would add so much to the area if the ugly factories on the Bristol road could be knocked down and a park built in their place. It could stretch all the way down to the rowing club. A nice family canal side walk could be created with sculptures or art in the pathway like the fish tour of hull. 2) On the edge of the city with nice countryside views and lots of parking, for example, Plock court, fields near C&G round about, fields on the way to Churchdown off the B4063, north Gloucester on the way to Tewkesbury or the Tuffley side of the city. 3) City centre parks--- To enhance the city centre and the shopping experience two parks could be created. One off Westgate Street in the triangle created between Archdeacon street and St Mary's square. The buildings to the side of the Dick Whittington pub could be knocked down up to Three Cocks Lane and the flats to the side of the church up to Archdeacon Street plus knockdown the ugly block of flats in that current triangle. This would enhance the lovely building on the side of the road the Folk museum is on and open up the lovely buildings on St Mary's square. It could be called cathedral park like Deans park in York. If a nice play area was included families could make a day out of visiting the folk museum and Beatrix potter museum and then have a picnic in the park. As it is linked to the cathedral the park could have musical sculptures for children to play on. And an Eastgate street park--- The current Eastgate market is expensive for the council to upkeep so could me knocked down and a park built instead opening up the space behind Gloucester museum and the library and Café Rene. 	<p>Landownership and resource availability are key inhibitors to deliver these agreed aspirations. However the strategy will be strengthened.</p> <p>Action: Amend final paragraph under Objective 2 to include:..... that underpin and strengthen the city centre, <i>including providing an improved network of open spaces and parks, within our regeneration projects.</i></p> <p>Add a further Objective, 6, underpinning the importance of public spaces in the city centre.</p>
LEISURE	<p>2</p> <p>There are lots of great things to do within a 30 minute drive from Gloucester but nothing much in the city. As well as a great park as mentioned above other ideas are:</p> <ol style="list-style-type: none"> 1. A free outdoor splash park like in Brockwell Park, Herne hill, London and Riverside meadows in Stourport on Severn within the new Gloucester Park for families to enjoy on a hot day. 2. An Indoor water park--- I think it would be best on the outskirts of Gloucester not in the centre like Splashdown water park in Poole, Dorset. 3. A Good soft play--- there is not a large scale modern soft play with a cafe serving fresh healthy children's food in the area. The size of Jolly Rogers in Swindon or Gambados would be good but not the dated décor or food. The soft play at Peppa Pig world is a good example of a modern soft play with large windows. The cafe would serve fresh healthy food not sausage beans and chips! 4. Canal trips that the Waterways museum could run- a family day out with a skipper on a canal boat where children can help with the locks and stop half way for a picnic. 	<p>These are not matters which can be delivered by the strategy. Objective 2 already makes reference to delivering heritage projects based around our museums and other attractions. This would encompass canal trips by the Waterways Museum.</p> <p>The leisure component is reinforced through a proposed amendment to Objective 1 which remains the Councils top priority, to reflect the changes to the activities needed to create a vibrant city centre.</p> <p>Action: Amend Objective 1, Point 1 to: <i>Kings Quarter Regeneration Scheme: delivering the "step change" in the city centre, to include retail and leisure components that reflect the aspirations of a modern city.</i></p>
EVENING ECONOMY	<p>3</p> <p>Another area that Gloucester could improve is its night life. Currently the options are Eastgate street or the quays. Eastgate street is dated and tacky. The quays is still quiet with little atmosphere. Here are some ideas for improvement:</p> <ol style="list-style-type: none"> 1. A concert hall maybe in a new complex with a theatre and art gallery like the Malvern theatre. Barton Street is not an ideal place for a theatre, we need a modern one in a good location. Gloucester is gaining a good reputation for alternative theatre through the great festivals such as Strike a light and the Jolt theatre festival. A nice location for this would be in a new park. 2. A Street food festival on Friday nights at docks like in Digbeth. 3. At the top of one of the new proposed hotels and roof top bar with views would be unique to the area. 4. Unique restaurants not chains that can't be find elsewhere or at least out of London – for example Dans Le noir, garlic &shots or restaurants ran by famous local chefs--- e.g. Tom Kerridge or the baker brothers. I am worried that there are too many chains in the quays and disappointed to hear that there is a proposal for a Brewers Fayre coming to the new quays development. I want Gloucester to have a personality and not become another generic city. We want to attract Independent Canal side bars as well and if they had beer gardens with comfy loungers/bean bags along the canal it would create a great atmosphere. 5. Theatre and music in an amphitheatre overlooking the canal. 6. An outdoor cinema. Open air cinema is coming to Cheltenham, we should be attracting things like this. 7. An Art house cinema like the ritzy in Brixton. 8. Stylish Adult only Bowling like Bloomsbury bowling in London. 9. Karaoke bar like the Karaoke box chain. 	<p>Through the successful delivery of the Strategy, and in particular Objective 2, the context will be set to enable these proposals to come forward, to be delivered by the private sector. However the positive impact that cultural activity has on the city is recognized and this is to be reinforced within the strategy.</p> <p>Action: Add to Objective 2, point 4: including our Museums and festivals. <i>Investigate further the provision of a new multi-use cultural venue.</i></p> <p>Add a further objective,7, recognizing and aiming to improve the city's cultural offer.</p>

		10. Pop up restaurants/supper clubs in cathedral and other nice buildings around the city	
TOURISM	4	<p>Currently the main attractions are the Cathedral and the Docks. I feel that Gloucester needs more to do especially for families to make it a place for day trips/weekend breaks/holidays. My ideas:</p> <ol style="list-style-type: none"> 1. A national Roman Museum. There is not a national museum about the Romans that can rival the London museums. It could be a multi--storey interactive museum linked up with the Horrible history team to make it a top class family museum focusing on how the Romans conquered and changed the whole country not just Gloucester, what they did for us, what life was like for children and families etc. Romans are studied in every primary school so it would be a big attraction for school trips. 2. Turn Ladybellgate House into a Robert Raikes museum. He played an important role in the history of education and it would be great to have a museum about him and social history on what life was like at that time for the people he schooled. 3. Linking to the history of the Wool trade in the area, Gloucester could host a modern knitting festival attracting artists from all over the world such as Tatyana Yanishevsky, Magda Sayeg's street art and Patricia Waller. The art work could be shown all over the city including some Yarn bombing-- maybe of the cathedral! 4. Buskers could be encouraged to play along the walkway from the quays to town to link the two. 5. To celebrate Gloucester in literature we could have a tail of Gloucester statue and Dr foster statue plus other notable characters dotted around the city. 6. A large market style food hall full of local food (a bit like the new service station) 	<p>The City already has an excellent cultural offer through its museums, festivals and major events including the Victorian Market and Tall Ships Festival. The strategy also looks to make further improvements to the markets offer which could include a more enhanced food offer. However the importance of events to the city cannot be underestimated and this needs to be recognized through a specific objective</p> <p>Action: A further Objective has been added, 7, aiming to improve the city's cultural offer and recognizing the benefits of a comprehensive events programme.</p>
URBAN ENVIRONMENT	5	<p>There are many lovely buildings in Gloucester but sadly they are either overshadowed by nearby post war developments or are being used by cheap/budget shops with ugly shop fronts and not being looked after. I have the following specific suggestions to improve the town centre:</p> <ol style="list-style-type: none"> 1. Northgate street--- the building on the corner of Worcester street and Northgate street is a real eyesore, could it be knocked down and replaced maybe with a building in a similar style to the white building on the opposite corner of Worcester and Northgate street? Also the buildings either side of the Northend Vaults pub really stand out for the wrong reasons, could these be knocked down and replaced as well? 2. Eastgate street--- Between the Leisure centre and Clarence Street. This is a main street into town and it really lets Gloucester down. It's not a nice area to go out in and the shops are not great. 3. Shop signs--- I am aware that there is council guidance for shop fronts but could there be a way that the council can enforce it on all shops so that they all have the old style fronts like Waterstone's and the Bodyshop. There are some shockingly cheap looking signs on some shops like the signage on the building on the corner of Westgate and Southgate street. 4. Can the council have any say on what type of shops can trade in Gloucester as there are too many discount/ bargain shops--- the 99p food outlet being an all time low for the area. 	<p>The City Council already has a programme to improve ugly facades and tackling smaller sites which detract from the city. Buildings requiring attention are not in the ownership of the City Council although it is highly proactive in working with those owners to secure improvements.</p> <p>Any new signage needs to comply with relevant guidelines which have been developed to improve standards.</p> <p>The Council has limited influence over the types of shops that open in the city.</p> <p>Action: No further change.</p>
	6	<p>There is missing any explicit mention of the need for additional four star hotel development plus other hotel accommodation city centre There is missing the aspiration for the development (or at least investigation into the development) of a new multiuse cultural venue.</p>	<p>Both points are agreed.</p> <p>Action: Objective 2, Point 1 amended to delivering innovative housing, a <i>quality hotel offer</i>, enhanced leisure,....</p> <p>Add to Objective 2, point 4: including our Museums and festivals. <i>Investigate further the provision of a new multi-use cultural venue</i></p> <p>A new objective, 7, has been included which contains a recognition of the need to work towards a state of the art cultural events hub.</p>
	7	<p>I like this document. The priorities feel right to me, and I think a lot has already been delivered in the last 5 years. I bet you don't get many positive emails, so I hope you find comments like this encouraging! Keep up the good work!</p> <p>Only thought would be to keep on looking forward. The improvements planned will be excellent, but will probably make other bits of the city (that currently feel OK) look shabby in comparison (I think, for example, of what Debenhams, perhaps even Kings Walk, will look like alongside a brand new Kings Quarter development of new build units...)</p>	<p>Comments are noted.</p>

	8	<p>What is the plan to buy 27/29 Commercial Road when I was told, by the council, that the conditions of its purchase were too restricting? - The Gloucester Sea Cadets remain interested.</p> <p>I see no mention in the plan about linking bus and rail services, surely this is a priority with the land on the far side of the station now owned by the Council?</p> <p>Bath have proved by their One Stop Shop for Council and 3rd Sector services to be housed in one location and surely this is the Customer focus that should be in the City Centre plan is we are going to effectively serve the residents with the reduce funding we all have.</p>	<p>Discussions are ongoing with a potential developer in relation to 27/29 Commercial Road.</p> <p>Linking bus and rail services is an important aspiration and one that is picked up through relevant transport strategies. The City Council itself is in the process of building a state of the art bus station which will promote linkages.</p> <p>The City Council continually strives to improve services to the citizens of Gloucester. There are no proposals at present to deliver a one stop shop function other than the existing services that the city offers. Although this is subject to continuing review to ensure optimum service delivery.</p> <p>Action: No change</p>
	9	<p>Following an open invitation for comments on the Regeneration and Economic Development Strategy I thought I'd write in.</p> <p>Firstly I'm a Gloucester 'import' having moved here from London in 2009 but this document makes me proud to call this my home. The vision is clear and the evidence is already showing the plan is working.</p> <p>The invitation was to comment on priorities. If there is an area I'd like to see prioritised it's new venues needed to help deliver 'Improved cultural facilities'. At present there is not one conferencing facility for 400+ people and nothing with an auditorium. We are always on the hunt for something to hire for our growing congregation but end up hiring in Cheltenham due to lack of options.</p> <p>Many larger companies based in Gloucester could also benefit from this - I know Lloyds went all the way to Birmingham - imagine if we could provide conferencing locally? Rumours of a new music venue has gathered support and in partnership with The Guildhall a new multipurpose conference facility could bring bigger artists through the city as is exemplified elsewhere in the country.</p> <p>Thank you for inviting opinion, I hope you get the overwhelmingly positive response this vision deserves. Both personally and as One Church we're behind it.</p>	<p>Comments noted.</p> <p>Action: Add to Objective 2, point 4: including our Museums and festivals. <i>Investigate further the provision of a new multi-use cultural venue</i></p> <p>A new objective, 7, has been included which contains a recognition of the need to work towards a state of the art cultural events hub.</p>
OTHER	10	<p>It is incredibly frustrating after all these years of banging on about our peripheral communities that they are still completely marginalised by this strategy, assets that are not in the city centre such as Robinswood Hill are completely disregarded and there seems to be a belief that the heritage of the city does not extend beyond the area around four gate streets, docks and canals.</p> <p>It's all very well committing to ABCD and the development of small sites in words but history has demonstrated that members and developers are most in their comfort zone talking about the city centre regeneration. If I had seen any evidence of investment in the peripheral neighbourhoods of a comparative scale to the city centre over the past decade then I would have more faith in the plan. Until then I will live in hope but with little expectation!</p> <p>I will believe it when I see it.</p> <p>It's just continuous waffle. Claims of increased business, one opens and another closes.</p> <p>It will be as big a white elephant as The Quays and take more away from the historic centre of the City.</p> <p>It will make it more and more difficult for the disabled to get into the centre.</p> <p>Just waffle</p>	<p>The primary issues relating to regeneration and economic development, including solutions, are based in the city centre. However that is not to underplay the importance of the wider society and environment within Gloucester. Eight key objectives are identified within the strategy, one of which, objective 4, which talks about local communities and estate based regeneration proposals.</p> <p>Action: No change</p>
	11	<p>On behalf of my trustees I would like to confirm our complete support for your exciting regeneration plan which we hope to be very much part of.</p>	<p>Noted</p>
	12	<ul style="list-style-type: none"> • Vision21 welcomes the initiative of the City Council in proposing ambitious plans for the regeneration and development of Gloucester city centre and offers its support in taking forward a worthwhile programme. • Vision21 is concerned, though, to see that the development strategy contains little reference to sustainability from either an economic, social or environmental perspective. • Of particular concern is the complete absence of any environmental ambitions, particularly those to do with global climate change, carbon reduction, energy conservation, etc. 	<p>All parts of the city are readily accessible on foot. Good pedestrian linkages have already been provided between the Quays and the city centre. All new development will continue the objective of permeability and linkages for pedestrians.</p>

	<ul style="list-style-type: none"> • Such environmental issues are not to be seen as romantic idealism unrelated to economic development but rather as underlying principles fundamental to any realistic future vision. • Climate change is clearly a global issue but with significant local ramifications, in terms of both mitigation and adaptation: mitigation through reduction in GHG emissions; adaptation through planned resilience to future changes in extreme weather events. • Such environmental ambitions are not in conflict with long-term economic development but will form part of a city profile asserting high standards attractive to potential investors. • Gloucester City centre is already highly fragmented. The physical proposals outlined in the strategy re-inforce this fragmentation, creating many sub-centres, which are too far apart to maintain any spatial coherence. • It is good to see mixed land uses proposed for the central areas particularly to see a range of different types of housing. • There is still an over-reliance on retail as the predominant land use. Retail alone is increasingly recognized as no longer sufficient to sustain central areas and mitigates against evening and night-time footfall. • Vision21 is happy to assist in the further development of the City Centre Strategy, to provide more detailed responses to the draft document if they are welcome, and to participate in any future partnership meetings or work groups. 	<p>Reference will be made to the need for development to be sustainable.</p> <p>Action:</p> <p><i>Amend Objective 1, Point 1 to: Kings Quarter Regeneration Scheme: delivering the “step change” in the city centre, to include retail and leisure components that reflect the aspirations of a modern city.</i></p> <p>Add additional final paragraph in “The Big Picture Section” - <i>Our ambitions for growth will have enshrined as a key objective sustainability. By sustainability we mean achieving growth that meets the needs of our neighbourhoods and the local community in a way that enhances the quality of life and sense of well-being, without damaging the natural environment or compromising the prospects of other neighbourhoods, now and in the future</i></p>
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Gloucester: One City - One Vision

Primary Regeneration Schemes

- Blackfriars: Mixed Use
- King's Quarter: Replacement Bus Station and Retail Scheme
- Greyfriars Quarter: Linden Homes (254 units) £25m
- Southgate Moorings: Prominent Development Site
- Project Pilgrim: Gloucester Cathedral
- Former Fleece Hotel Site
- Gloucester Quays & Docks: Mixed Use and New Public Square

Commercial Areas

- 1 Eastgate Shopping Centre
- 2 King's Walk Shopping Centre and Northgate St.
- 3 King's Square New Retail Centre and Bus Station
- Primary Retail Streets

↔ Primary Defined Pedestrian Links

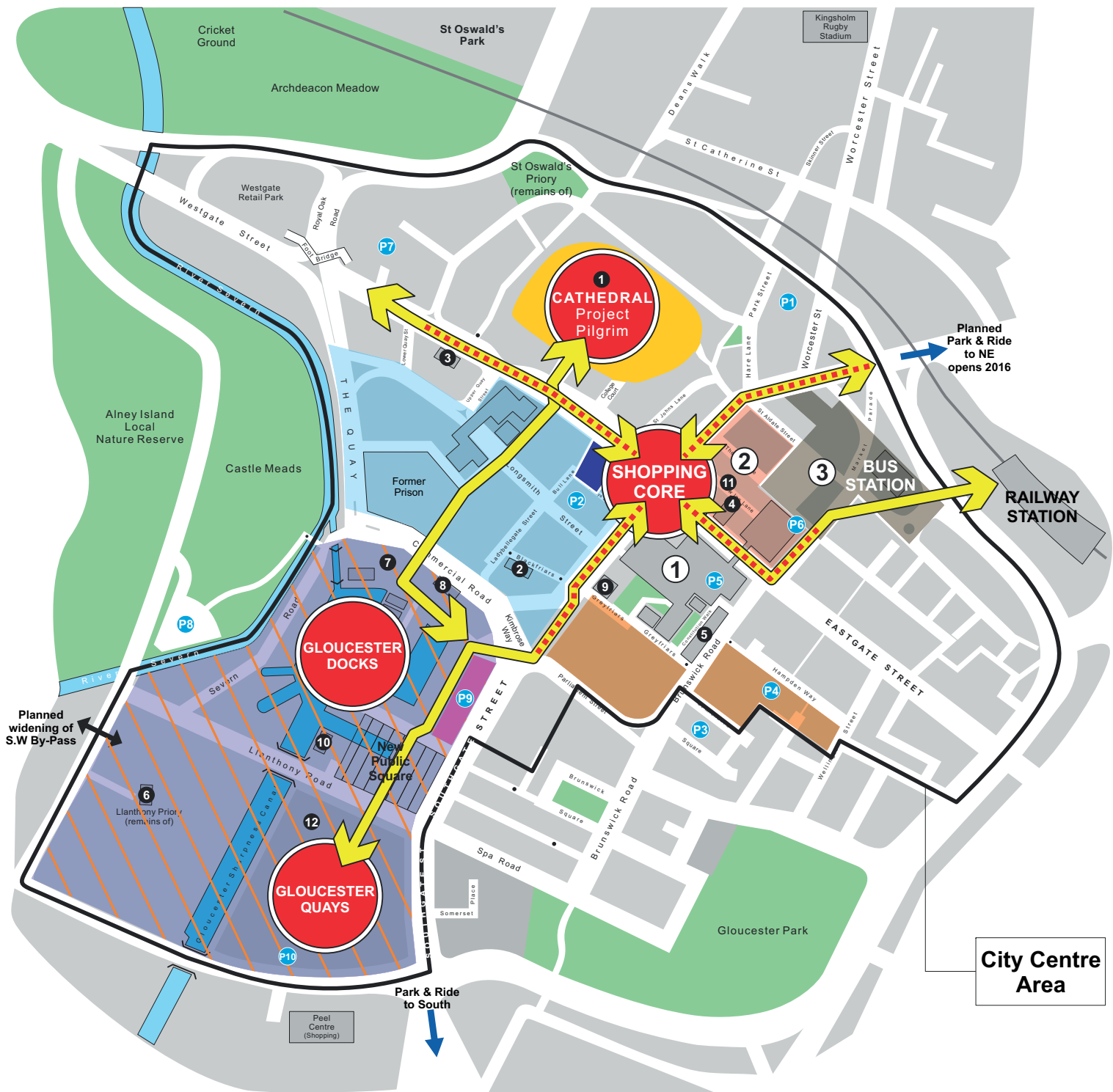
Parking/Transport

- P1 Hare Lane North/South
- P2 Longsmith Street Multistorey
- P3 St Michael's Square
- P4 Hampden Way
- P5 Eastgate Rooftop
- P6 King's Walk Multistorey
- P7 Westgate Street (including coach parking)
- P8 Castle Meads
- P9 Southgate Moorings
- P10 Gloucester Quays

Attractions

- 1 Gloucester Cathedral: Project Pilgrim (£3.5m)
- 2 Blackfriars Priory
- 3 Gloucester Folk Museum
- 4 Gloucester Guildhall
- 5 City Museum and Art Gallery
- 6 Llanthony Priory: *HLF Project £3m
- 7 Gloucester Docks
- 8 Soldiers of Glo'shire Museum: recently refurbished (£0.5m)
- 9 St Mary de Crypt Church: *HLF Project
- 10 Gloucester Waterways Museum (recently refurbished)
- 11 The New Inn
- 12 Gloucester Quays

*Heritage Lottery Fund



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Gloucester City Council

Meeting:	Cabinet	Date:	13 January 2016
Subject:	Kings House, Kings Square, Gloucester		
Report Of:	Cabinet Member for Regeneration & Economy Cabinet Member for Culture and Leisure		
Wards Affected:	Westgate		
Key Decision:	No	Budget/Policy Framework:	No
Contact Officer:	Anthony Hodge, Head of Regeneration and Economic Development Email: anthony.hodge@gloucester.gov.uk		
Appendices:	1. Plans showing the subject premises edged in red. 2. Summary of necessary building works		

FOR GENERAL RELEASE

1.0 Purpose of Report

- 1.1 The purpose of the report is to recommend approval of the authorisation for Officers to enter into discussions with potential occupiers with charitable status to create an Arts and Culture hub on the upper floors of Kings House.

2.0 Recommendations

- 2.1 Cabinet is asked to **RESOLVE** that:

- (1) Authority be delegated to Officers to enter into discussions with a potential leaseholder to create an Arts and Culture Hub on the vacant upper floors of Kings House.
- (2) Should an appropriate leaseholder be found, authority be delegated to the Head of Regeneration & Economic Development, in consultation with the Cabinet Members for Regeneration & Economy and Culture & Leisure to agree appropriate letting terms.

3.0 Background and Key Issues

- 3.1 Kings House was acquired by Gloucester City Council in November 2014 to facilitate the proposed Kings Quarter development. Whilst work is ongoing to progress the Kings Quarter Scheme, there will be a short period before this building forms part of a phased delivery programme.
- 3.2 Kings House comprises of a public house and three retail units at ground floor level which are all occupied. The first and second floors are vacant office space. They have been empty since the Land Registry vacated them in 1997. An opportunity

exists whereby the vacant upper floors could be brought back into an active use to support the on-going regeneration of the city through the delivery of the emerging cultural strategy. Other uses have been considered and this is deemed the most appropriate within the context of the planned alternative use of the site as part of the wider Kings Quarter scheme.

- 3.3 The proposal is to use the vacant space within the building as an Arts and Culture Hub on a temporary basis. It is proposed that the accommodation would be leased to a Charity on a short term basis at a nominal rent who will work with the art and cultural community in Gloucester. The Charity would be responsible for the remedial works to bring the areas of the building which fall under their demise, and as agreed with the City Council, up to a useable state and for ongoing costs of running the agreed leased area. The Charity would be able to enter into subleases, to deliver the aims and objectives, however the terms and conditions of these subleases would be agreed with the Council in advance.
- 3.4 An indicative Schedule of Works has been produced by the Building Works Team which identifies the works required to allow the upper floors of the building to be useable. A summary of the works required for occupation is attached (see appendix 2). These would be prioritised on the basis of the need to meet statutory obligations. Initial discussions with Charities has indicated that they can attract sponsorship towards the costs of getting the building back into a useable state. Once initial tests have taken place Officers will have a better understanding of what works are required and costs involved. It is not envisaged that the City Council will meet these costs.
- 3.5 There may be further external grant money available to a Charity to help cover some of the first year costs, but this will be subject to a viable business plan and an application process.
- 3.6 This proposal will support the Council's evolving cultural strategy by creating a creative arts hub. Culture is seen as a key economic driver. The hub will provide a vibrant attraction which will draw in visitors to the City Centre and compliment other regeneration activity.

4.0 Asset Based Community Development (ABCD) Considerations

- 4.1 This proposal is considered to be a good opportunity for an Asset Based Community Development project.
- 4.2 It is envisaged that this will be a community led project by a local Charity, enabled by Gloucester City Council.
- 4.3 There is a clear demand for this hub evidenced not least through the work over the last five Strike a Light festivals in the City which has seen local artists performing and producing exciting and challenging pieces of work.

5.0 Alternative Options Considered

- 5.1 To leave the accommodation empty. This would be the option if the opportunity is not taken to bring the building into a useable condition.

- 5.2 To put the vacant areas on the open market available to rent. The opinion of a local agent has been sought and has advised there is no demand for this type of property therefore no financial benefit is lost to the Council. As a consequence the property would continue to be empty.

6.0 Reasons for Recommendations

- 6.1 The proposal provides a good opportunity for the development of an Arts and Culture Hub. Although the occupation may only be for a relatively short term, it gives the Charity sufficient time to see whether the Hub will be viable, with limited cost exposure. If successful a Charity will then have the experience to look for a more long term base. It also means an empty building can be brought back into a worthwhile use.

7.0 Future Work and Conclusions

- 7.1 Following any approval to enter into discussions with potential tenants, Officers will assist with the obtaining of prices for testing and remedial works and negotiate Heads of Terms with a Charity for the lease to be entered into. As part of the selection process the Charity will be required to confirm how it will work towards the delivery of the art and culture strategy and to produce a business plan to show how they will run the Hub and provide cash flow forecasts.

8.0 Financial Implications

- 8.1 During the first year of the lease it is proposed that Gloucester City Council would cover the following costs of occupation:
- 8.2 **Business Rates** - the space is not currently assessed for business rates. If the property was brought back into rating the Charity would be eligible for the 80% charitable relief. The Charity will be responsible for these costs after the first year. The first years cost will be met by the Council on the basis the Charity qualifies for the charitable relief and this is secured.
- 8.3 **Service Charge** – the Council is currently liable for the proportion of the total service charge costs of Kings House that relates to the empty space, currently budgeted at £21,000 per annum. It is envisaged that the actual year end figure will be less. It is proposed that in year 1 the Charity do not make any contribution towards service charge, in year 2 they will be required to pay £3,500 and if still available in year 3 they pay £5,000. This will be the maximum sum charged and will be subject to annual review and progress around the wider delivery of the Kings Quarter scheme.
- 8.4 The Council will be required to meet the Service Charge regardless of whether there is a tenant in occupation or not. As a consequence these are not new or additional costs.
- 8.5 **Buildings Insurance** - the Council will not look to recover the premium as the building will be covered under the Council's blanket policy.
- 8.6 Even if the letting does not materialise Gloucester City Council remain responsible for the building's insurance premium

- 8.7 It is proposed that decisions on responsibility for the costs and undertaking works to bring the building back into a useable condition be delegated to the Head of Regeneration and Economic Development in consultation with the Cabinet Member for Regeneration and Economy.
- 8.8 A Voluntary and Community Sector grant is proposed to be made available for £3,500 which would be towards first year costs, for example rates, repairs and utilities.

(Financial Services have been consulted in the preparation this report.)

9.0 Legal Implications

- 9.1 One Legal will draw up an excluded lease which will mean the tenant will not have an automatic right to renew the lease and will protect the Council in regaining possession ready for the Kings Quarter redevelopment scheme. As the lease is for less than 7 years, there is no statutory obligation on the Council to obtain best consideration for the letting.
- 9.2 Care must be taken with the proposed works to ensure that they are specific to the needs of the proposed tenant and are not to provide economic benefit to the City Council, when procurement rules will apply.

(One Legal have been consulted in the preparation this report.)

10.0 Risk & Opportunity Management Implications

- 10.1 The costs associated with bringing the building into use could be prohibitive resulting in the project not progressing.

11.0 People Impact Assessment (PIA):

- 11.1 The PIA Screening Stage was completed and Officers advised a full PIA was not required.
- 11.2 The accommodation is at first and second floor levels with only stair access meaning the property is not compliant with the Equality Act 2010. Given the intention to demolish the building, the short term nature of the lease and the cost of installing a lift (estimated at £150,000) are considered not economically viable. A charity would be the duty holder in terms of the Equality Act 2010 as they are providing the service from the building.

12.0 Other Corporate Implications

Community Safety

- 12.1 No impacts

Sustainability

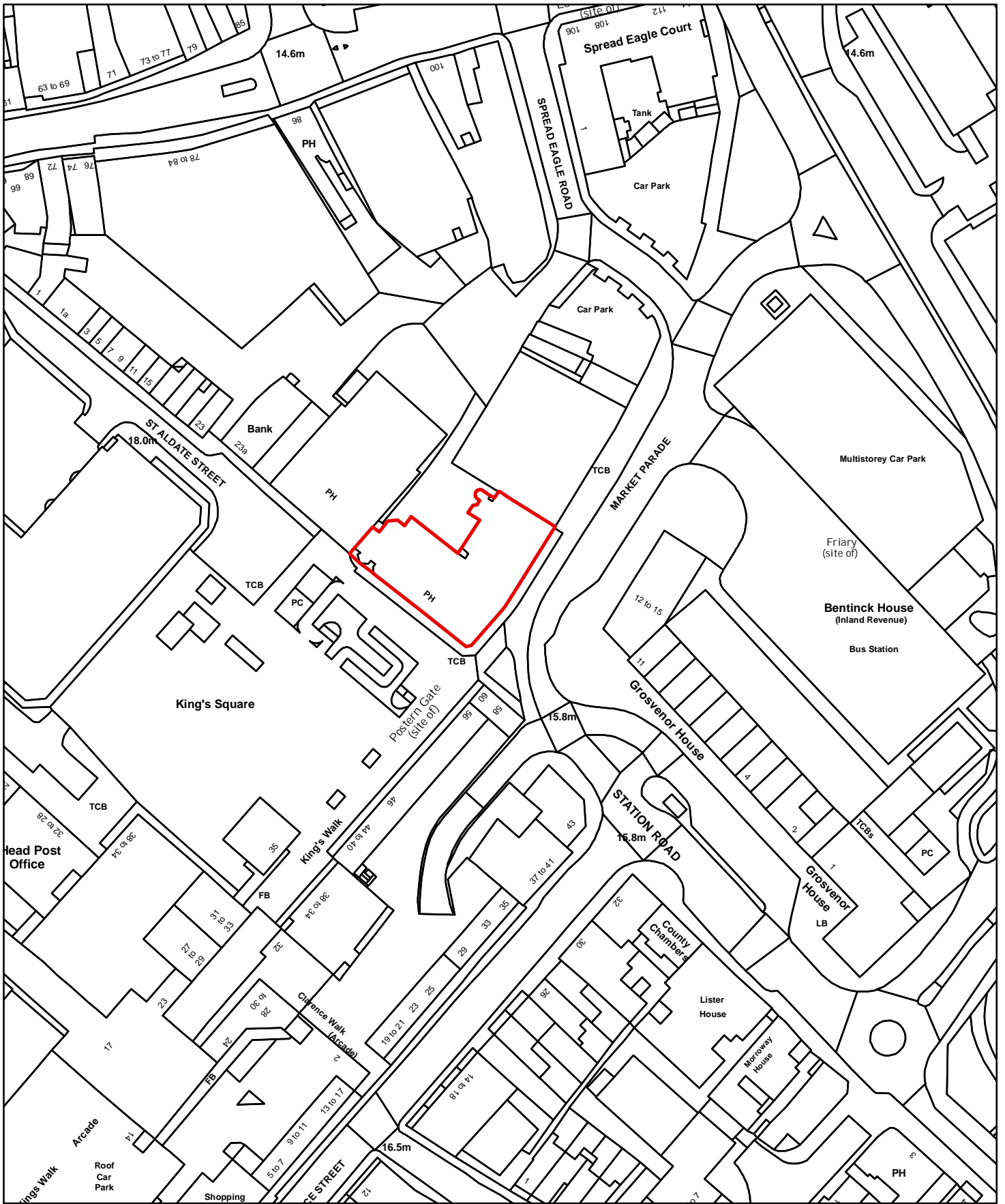
- 12.2 No adverse impacts

Staffing & Trade Union

12.3 No impact

Background Documents: None

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Kings House

04/12/2015BC



1:250

Gloucester
City Council
Transforming Your City

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Summary of works required at Kings House

1. Legionella

Water to be turned on and Legionella Risk Assessment to be undertaken. Any remedial works highlighted by assessment to be undertaken.

2. Heaters

It has been advised that instead of recommissioning the gas heating system, that portable heaters would suffice. These would need to be PAT tested.

3. Hot water

To provide hot water in the toilet facilities wall mounted x 6 (2 to start) Heatresadre or equivalent required.

4. Fixed wire electrical test

Needs to be undertaken and be part of ECA or NICEIC with a competency certificate. Any remedial works identified as necessary to be undertaken.

5. Fire alarm

Fire alarm needs s to be recommissioned and provision of required portable firefighting equipment. Fire Risk Assessment to be undertaken.

6. Emergency lighting

Will need inspection, commissioning and testing including regime of weekly testing.

7. Asbestos Survey and Management Plan

To be undertaken by suitably qualified surveyor and any remedial works identified undertaken.

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Meeting:	Cabinet	Date:	13 January 2016
Subject:	Gloucester City Council Energy Contract		
Report Of:	Cabinet Member for Regeneration and Economy		
Wards Affected:	All		
Key Decision:	Yes	Budget/Policy Framework:	No
Contact Officer:	Anthony Hodge, Head of Regeneration and Economic Development		
	Email: Anthony.Hodge@gloucester.gov.uk		
Appendices:	None		

FOR GENERAL RELEASE

1.0 Purpose of Report

1.1 The purpose of the report is to recommend approval to enter into a new contract for energy supply. As the contract is over £500,000 Cabinet's approval is required.

2.0 Recommendations

2.1 Cabinet is asked to **RESOLVE** that authority be delegated to the Managing Director/Corporate Director to enter into a formal partnership agreement with Tewkesbury Borough Council to jointly procure the Council's energy supply by entering into a new 3 year contract with possible extension of 2 years with West Mercia Energy on terms approved by the s151 Officer and the Council Solicitor.

3.0 Background and Key Issues

3.1 Gloucester City Council currently has a contract with West Mercia Energy to supply energy to the Council and other councils including Tewkesbury Borough Council. This commenced on 1 November 2010 and is due to expire 31 March 2016.

3.2 WME is a Local Purchasing Organisation established under section 101 of the Local Government Act 1972 and comprises four constituent authorities. They have set up two framework agreements using procedures compliant with EU law (including advertisement by OEJU notice) to select suitable energy companies to supply gas and electricity

3.3 The contract spend is estimated at £2,250,000 for a three year contract with an additional £1,500,000 for an additional 2 year extension period totalling £3,750,000.

3.4 WME offers a flexible energy model which offers a capped price in line with the financial year giving 12 months' budget certainty. However if energy prices fall, there is the ability to sell and benefit.

- 3.5 Gloucester City Council has been pleased with the product and the service provided.
- 3.6 An appraisal has taken place to compare WME's model with similar products on the market. Laser Energy presented their products to us but they do not currently have a flexible purchasing model. They are introducing one later in 2016 but there would be a time gap and there would not be a track record for this product.
- 3.7 The current contract has Gloucester City Council as the lead authority with Forest of Dean District Council, Tewkesbury Borough Council and Cotswold District Council part of the consortium. It is proposed that Tewkesbury Borough Council take the lead on the new contract. Forest and Cotswold are leaving the group as they are part of the 2020 partnership and will be procuring a new contract with this group.
- 3.8 Consideration has been given to joining with County model but there are cost advantages of staying separate as our fees will be lower due to the different natures of the authorities' portfolios. Also we will retain control of setting our own caps for the capital at risk.
- 3.9 WME have advised that if we were to join with County in the future that they would be able to accommodate this and would be able to find Tewkesbury Borough Council another partner/group to go with and Tewkesbury Borough Council has indicated that this is acceptable to them.

4.0 Asset Based Community Development (ABCD) Considerations

- 4.1 There are no ABCD considerations with this recommendation

5.0 Alternative Options Considered

- 5.1 To join in with the County Council's agreement. WME have advised that due to the nature of County's portfolio this would not be a possibility.
- 5.2 To look at alternative supplier on a framework agreement. Laser Energy presented their products to Council staff. They do not currently have a flexible purchasing model. They are planning to bring one in but not before our contract expires. There is not a track record of performance for this product.

6.0 Reasons for Recommendations

- 6.1 WMS have provided a product that suits our requirements and the service from the company has been good.

7.0 Future Work and Conclusions

- 7.1 None.

8.0 Financial Implications

- 8.1 The expenditure on energy supply is already budgeted for.

(Financial Services have been consulted in the preparation of this report)

9.0 Legal Implications

- 9.1 The value of the contract spend means that this is a procurement that falls within the EU mandated procurement regime. However, use of a properly constituted framework agreement (as detailed in para 3.2) permits the Council to purchase goods and services without undertaking a full scale procurement exercise under the regime.
- 9.2 The proposed terms, with extensions, detailed at paragraph 3.3 mean that there is the potential for individual energy contracts to extend past the expiry date of their parent framework agreements (31st March 2018 in the case of gas, 31st March 2020 in the case of electricity). Although this is permissible, it should be borne in mind that the longer the term that an individual contract extends past the framework expiry date, the greater the risk of challenge on grounds of restricting competition. It should also be noted that the electricity framework agreement does not actually commence until 1st April 2016.
- 9.3 Gloucester City Council and Tewkesbury Borough Council will enter into a partnership arrangement to purchase energy under the framework agreements, with Tewkesbury Council acting as lead partner. This arrangement will require a formal partnership agreement between the two parties setting out their respective responsibilities and obligations to each other.

(One Legal have been consulted in the preparation this report.)

10.0 Risk & Opportunity Management Implications

- 10.1 There are no adverse risks associated with the proposed course of action.

11.0 People Impact Assessment (PIA):

- 11.1 The PIA Screening Stage was completed and did not identify any potential or actual negative impact, therefore a full PIA was not required.

12.0 Other Corporate Implications

Community Safety

- 12.1 No impacts

Sustainability

- 12.2 No adverse impacts

Staffing & Trade Union

- 12.3 No impact

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Meeting:	Overview and Scrutiny Committee	Date:	11 January 2016
	Cabinet		13 January 2016
Subject:	Housing Delivery in Gloucester		
Report Of:	Cabinet Member for Housing and Planning		
Wards Affected:	All		
Key Decision:	No	Budget/Policy Framework:	No
Contact Officer:	Anthony Wilson, Head of Planning		
	Email: Anthony.Wilson@gloucester.gov.uk	Tel:	396830
Appendices:	1. Housing Zone Map		

FOR GENERAL RELEASE

1.0 Purpose of Report

- 1.1 This report updates Members on housing delivery within the City, including the percentage of development achieved on brown field sites as well as the number of affordable homes delivered through the planning process and other means.
- 1.2 The report outlines to members how the City will meet its housing need up to the period 2031 through joint working with neighbours Cheltenham Borough Council and Tewkesbury Borough Council through the Joint Core Strategy (JCS) and through housing allocations in the Gloucester City Plan.
- 1.3 The report also provides Members with an update on the ‘Gloucester Growth Housing Zone’, designated by the Department for Communities and Local Government (DCLG) in March 2015.

2.0 Recommendations

- 2.1 **Overview and Scrutiny Committee** is asked to consider the information contained in the report and make any recommendations it considers appropriate to Cabinet.
- 2.2 **Cabinet** is asked to **RESOLVE** that:
 - (1) The contents of the report be noted.
 - (2) Priority given to making the best use of previously developed land and the progress made on delivering new and affordable homes for the City of Gloucester be welcomed.

3.0 Background and Key Issues

Overview

- 3.1 Government has for a long time prioritised the development of brownfield land over greenfield or Green Belt development. The City has a good track record of delivering new dwellings on both brownfield and greenfield sites.
- 3.2 The requirement to establish a housing need figure for the City is being pursued through the JCS and sites providing the urban capacity to address this need will be allocated through the City Plan.
- 3.3 While the City does not have an adopted development plan it will be necessary to maintain a supply of deliverable sites where dwellings can be provided in order to be compliant with the National Planning Policy Framework (NPPF). This is considered in more detail below.

Historic Housing Delivery

- 3.4 The City Council produces an annual Housing Land Availability report which details housing delivery within the City and compares delivery against the City's annual requirements, previously identified by the Structure Plan, Draft Regional Spatial Strategy and now the JCS.
- 3.5 Historically, the City has always performed well with regard to the delivery targets set by the above strategic plans. Over the past ten years a net total of 6747 dwellings have been delivered in the City against a requirement of 5648 dwellings. The detail of this delivery is provided in Table 1 below.

Table 1: Delivery of completed units on brownfield and greenfield sites in Gloucester City 2005-2015

Year	Annual requirement	Total net dwellings completed	Under/Over supply	Brownfield Completions	Greenfield Completions
1 st April 2005 – 31 st March 2006	County Structure Plan 513	790	+277	638 (80.8%)	152 (19.2%)
1 st April 2006 – 31 st March 2007	SoS RSS 575	962	+387	634 (65.9%)	328 (34.1%)
1 st April 2007 – 31 st March 2008	SoS RSS 575	1053	+478	671 (63.7%)	382 (36.3%)
1 st April 2008 – 31 st March 2009	SoS RSS 575	618	+43	478 (77.3%)	140 (22.7%)
1 st April 2009 – 31 st March	SoS RSS 575	648	+73	486 (75%)	162 (25%)

2010					
1 st April 2010 – 31 st March 2011	SoS RSS 575	587	+12	444 (75.6%)	143 (24.4%)
1 st April 2011 – 31 st March 2012	JCS 565	592	+17	400 (67.6%)	192 (32.4%)
1 st April 2012 – 31 st March 2013	JCS 565	433	-132	298 (68.8%)	135 (31.2%)
1 st April 2013– 31 st March 2014	JCS 565	500	-65	378 (75.6%)	122 (24.4%)
1 st April 2014 – 31 st March 2015	JCS 565	564	-1	384 (68%)	180 (32%)

3.6 It should be noted going forward that delivery against the JCS requirement commenced in the 2011/2012 period, with a line being drawn under any previous oversupply that the City had contributed to the wider housing need of the JCS area. Therefore, the City's past oversupply cannot be taken into consideration with regard to JCS housing numbers.

3.7 Historic dwelling completions in the City pre-recession peaked in 2007/2008 with 1053 completions but reduced significantly in subsequent years to a low of 433 in 2012/2013. Completions have picked up year on year since 2012/2013 with 564 dwellings being completed in the 14/15 monitoring year.

3.8 Of the overall 6747 dwellings completed in the past ten years, 4811 (71%) were delivered on brownfield sites and 1936 (29%) dwellings on greenfield sites.

Delivery of Affordable Housing

3.9 Of the 6747 dwellings completed in the past 10 years 1578 have been 'affordable' dwellings, comprising a mix of shared ownership; social rent and affordable rent products, and an additional 144 'first buy' or low cost market products falling outside the definition of affordable housing, but which do assist in bridging the gap to home-ownership.

3.10 The Kingsway urban extension has been a large contributor to the new affordable housing stock in the City with each parcel of development contributing to the affordable supply of dwellings. 730 affordable dwellings have been completed at Kingsway, with an additional 246 in the pipeline at present. The planning agreements at Kingsway permit an average of 25% affordable housing and 5% 'low cost' housing across the phases there.

3.11 Affordable housing continues to be delivered in the City through the planning process and S.106 agreements and through registered providers delivering 100% affordable schemes. The City is also working proactively with registered providers and the Homes and Communities Agency (HCA) to bring forward complex sites in

the City that have not proved attractive to the market, the most recent example being Black Dog Way.

- 3.12 Between 2006-15, the City has achieved an average delivery of 25% on site affordable dwellings from new build development sites.

Development Plan and Future Supply

- 3.13 The urban capacity (i.e.; supply) for dwelling delivery in the City for the period 2011-2031 has been identified through the JCS as 7685 dwellings. This supply comes the following sources;
- (i) Completed dwellings since 2011 (completions)
 - (ii) Existing planning permissions (commitments)
 - (ii) City Plan Potential (allocations)
 - (iii) Windfalls (small sites of 1-4 dwellings)
- 3.14 The supply within the City is less than the identified need (OAN) in the Submitted JCS (Nov 2014) which is 11,300 dwellings for the City and 30,500 dwellings across the JCS area. The remainder of Gloucester's need, 3615 dwellings, will be met through delivery of dwellings at strategic allocations in green belt locations in Tewkesbury Borough.
- 3.15 The JCS Inspector has yet to come to a conclusion as to whether the overall OAN identified in the Submitted JCS is satisfactory. Any requirement for the City over and above 11,300 will need to be planned for through the duty to co-operate with JCS partners.
- 3.16 Through the City Plan potential has been identified for the delivery of 2170 dwellings through site allocations. These sites have been assessed through the annual Strategic Assessment of Land Availability (SALA) and most were subject to public consultation during the 2013 City Plan Sites Consultation exercise.
- 3.17 The City Plan Potential figure includes a mix of types and sizes of sites and will yield a mix of housing to provide for various needs including higher density development on brown field sites in the City Centre and predominantly family housing on peripheral green field sites.
- 3.18 46.4% of the City Plan Potential capacity is green field and 52.6% is brownfield in terms of the potential yield of units from these sources.
- 3.19 Some of the identified City Plan sites, i.e.; land east of Hempsted and the former MOD Oil Storage depot Hempsted, have already been granted a resolution to grant planning permission by Planning Committee, others sites are the subject of planning applications, such as land at Winneycroft Farm, Alvin Street and Tarrington Road.
- 3.20 In order to be compliant with paragraph 47 of the NPPF and to be able to demonstrate a five year plus 5% housing land supply, it is important that the authority continues to consider these applications favourably. This ensures the City maintains a supply of deliverable dwelling sites as the supply and build at Kingsway draws to an end.

- 3.21 It is important for Members to note that the JCS Housing Background Paper Update (Dec 2015) demonstrates that the City does not currently benefit from a five year housing land supply and that a contribution of 300 dwellings is required from the from the JCS strategic allocations in 2019/2020 in order to maintain the City's five year supply. Meanwhile, the City requires an annual delivery of approximately 630 dwellings per year for the next five years in order to meet annualised requirement plus shortfall since 2011.
- 3.22 If the City is unable to evidence a deliverable supply to meet this need it is vulnerable on appeal to any speculative planning applications that may be submitted.

Housing Zone

- 3.23 In March 2015, DCLG approved Gloucester City's Housing Zone (HZ) status bid. A Map showing the extent of the Housing Zone is attached at Appendix 1.
- 3.24 As a result of the HZ designation the City has been able to access support from the HCA to help accelerate the delivery of dwellings within the housing zone. This is especially critical given the complexities of the large brownfield sites within the HZ that have the potential to yield approximately 1,000 dwellings in the plan period up to 2031. Some of these sites are included within the City Plan potential as City Plan allocations.
- 3.25 HCA support is taking various forms including financial support for appointing consultants from Local Partnerships which would bring executive property and market experience to the City to help accelerate the delivery of dwellings within the HZ. The HCA also offer brokerage between government agencies such as the Environment Agency and Historic England as well as the urban design expertise of ATLAS on large site over 400 dwellings.
- 3.26 The main dwelling delivery sites in the HZ include The Quays which includes Baker's Quay; Greater Blackfriars, which includes former HMP Gloucester and Black Dog Way.
- 3.27 At the Quays, an application for 155 units at Baker's Quay has recently been submitted which includes the conversion of the listed warehouses and erection of a new hotel. The timing on the release of the remaining Peel land to the west of the canal is as yet uncertain.
- 3.28 The City and County have a memorandum of understanding on the preparation of a masterplan/LDO for the Quayside/Barbican Way sites, consultants Peter Brett Associates have been appointed and the project is being led by the County Council. At the former HMP Gloucester, the owner, City and Country Properties is pursuing its proposals in close consultation with the planning authority and an application is expected in the New Year.
- 3.29 The purchase of Black Dog Way is being pursued by Rooftop Housing which together with another registered provider is looking to deliver 80 dwellings to meet identified local need for older people, vulnerable young people as well as families in a central location.

- 3.30 Greyfriars continues to deliver an apartment and town house led scheme on the site of the former college and other major consents (10 plus dwellings) exist for conversions or new builds within the identified HZ that all contribute to the delivery of new dwellings and improving the value of the housing market within the City Centre.

4.0 Asset Based Community Development (ABCD) Considerations

- 4.1 Due to the status of the potential housing sites, it has not been possible to identify specific community development measures at this time. However, through the planning process, it is possible that appropriate opportunities for such involvement will be identified.

5.0 Alternative Options Considered

- 5.1 None

6.0 Reasons for Recommendations

- 6.1 The report presents an update on the Council's progress in relation to housing delivery to meet the future needs of the City.

7.0 Future Work and Conclusions

- 7.1 The Council will continue to progress its delivery agenda through the delivery of housing sites. The Council will also continue to monitor its housing delivery in accordance with national requirements.

8.0 Financial Implications

- 8.1 New residential development will deliver increased Council Tax payments to support the provision of facilities and services within the City. In some instances, the Council is the landowner of identified housing sites so could benefit from a capital receipt for the sale of such land for development.

(Financial Services have been consulted in the preparation this report.)

9.0 Legal Implications

- 9.1 The maintenance of an appropriate five year housing land supply is a national requirement. Failure to achieve this level of provision could result in the imposition of 'special measures' and the loss of some of the Council's decision making powers.

(One Legal have been consulted in the preparation this report.)

10.0 Risk & Opportunity Management Implications

- 10.1 The Council has a responsibility to maintain a five year housing land supply in accordance with Government requirements. Failure to meet this requirement could result in the imposition of 'special measures' by the Secretary of State.

11.0 People Impact Assessment (PIA):

- 11.1 The PIA Screening Stage was completed and did not identify any potential or actual negative impact; therefore a full PIA was not required.

12.0 Other Corporate Implications

Community Safety

- 12.1 New residential development will incorporate the principles of community safety in liaison with appropriate consultees.

Sustainability

- 12.2 New development will incorporate the principles of sustainability in accordance with national guidance.

Staffing & Trade Union

- 12.3 None

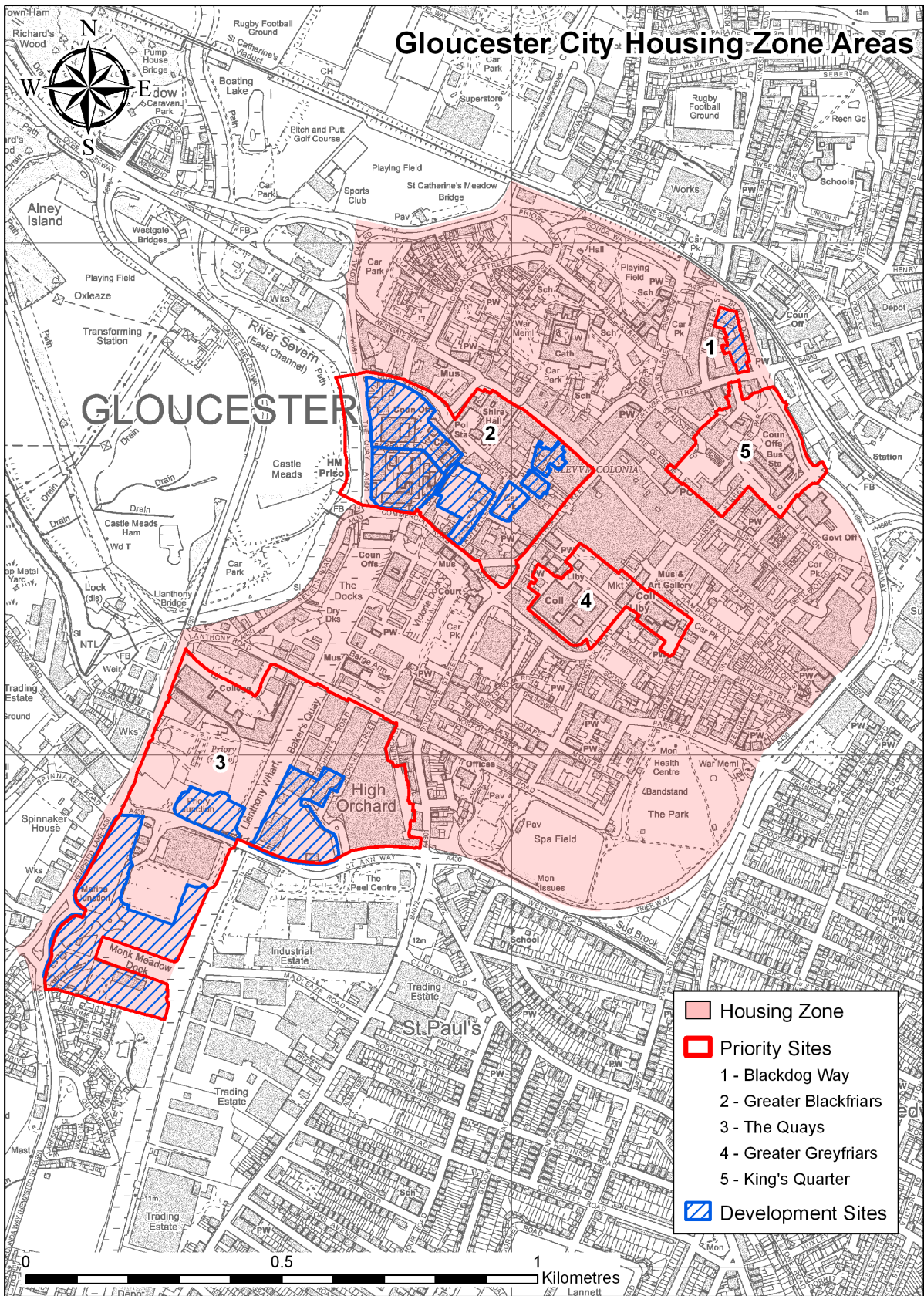
Background Documents:

Housing Land Availability report (2014-15)

<http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/Monitoring.aspx>

SALA (2015)

http://www.gloucester.gov.uk/resident/Documents/Planning%20and%20Building%20Control/SHLAA/Strat%20Assess%20of%20Land%20Availa_JAN%202015.pdf



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Meeting:	Planning Policy Sub-Committee Cabinet Council	Date: 17 December 2015 13 January 2016 28 January 2016
Subject:	Gloucester Playing Pitch Strategy 2015 – 2025	
Report Of:	Cabinet Member for Housing and Planning	
Wards Affected:	All	
Key Decision:	Yes	Budget/Policy Framework: No
Contact Officer:	Adam Gooch, Senior Planning Officer	
	Email: adam.gooch@gloucester.gov.uk	Tel: 39-6836
	David Pritchett, Interim Neighbourhood Services Manager	
	Email: david.pritchett@gloucester.gov.uk	Tel: 39-6785
Appendices:	<ol style="list-style-type: none"> 1. Consultation response schedule with Steering Group comments 2. Schedule of changes post consultation 3. Gloucester Playing Pitch Strategy 2015 - 2025 4. Artificial Grass Pitch Strategy 5. Assessment Report 	

FOR GENERAL RELEASE

1.0 Purpose of Report

1.1 This report has been prepared following the completion of a six week public consultation on the draft Playing Pitch Strategy and Artificial Grass Pitch Scenario Paper, as agreed by Cabinet on 16 September 2015. It provides an overview of the outputs of the public consultation, and recommends that the revised Playing Pitch Strategy and Artificial Grass Pitch Strategy be adopted by the City Council.

2.0 Recommendations

2.1 Cabinet is asked to **RECOMMEND** that:

- (1) The Gloucester Playing Pitch Strategy 2015 – 2025, as provided at Appendix 3, and the Artificial Grass Pitch Strategy, as provided at Appendix 4, be adopted by the Council; and
- (2) An officer led Delivery Group be established for a period of three years from adoption of Gloucester Playing Pitch Strategy 2015 - 2025 and the Artificial Grass Pitch Strategy to monitor, evaluate and review the delivery of the strategies and related action plan as set out in paragraph 9.2, which shall report to the Cabinet on an annual basis.

2.2 Council is asked to **RESOLVE** that:

- (1) The Gloucester Playing Pitch Strategy 2015 – 2025, as provided at Appendix 3, and the Artificial Grass Pitch Strategy, as provided at Appendix 4, be adopted by the Council; and
- (2) An officer led Delivery Group be established for a period of three years from adoption of Gloucester Playing Pitch Strategy 2015 - 2025 and the Artificial Grass Pitch Strategy to monitor, evaluate and review the delivery of the strategies and related action plan as set out in paragraph 9.2, which shall report to the Cabinet on an annual basis.

3.0 Background and Key Issues

- 3.1 The availability of a sufficient number and quality of playing pitches to provide for the community's current and future sports needs is important in terms of encouraging participation in sport and physical activity, and for general health and wellbeing.
- 3.2 This is recognised in the Council Plan 2014 – 2017, a key deliverable of which is an adopted Playing Pitch Strategy (PPS) for the City, as well increased user satisfaction in the City's sporting facilities. The National Planning Policy Framework (NPPF) further acknowledges that opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities and provides that planning policies should be based on robust and up-to-date assessments of the needs for sports and recreational facilities as well as opportunities for new provision.
- 3.3 In response, consultants Knight Kavanagh and Page were appointed to carry out a Gloucester Playing Pitch Assessment (the Assessment Report – provided at Appendix 5) and to prepare a PPS for the City. This has been ongoing for the past 15 months. The PPS has been prepared in accordance with Sport England's 'Playing Pitch Strategy Guidance', led by a dedicated Steering Group and informed by a significant amount of information from clubs, schools and key stakeholders, as well as on-site assessments of all playing pitch sites in the City.
- 3.4 In response to one of the key recommendations in the draft PPS, officers worked with representatives from the Football Association, Rugby Football Union and England Hockey to prepare an 'Artificial Grass Pitch Scenario Paper'. This provided three potential scenarios for how Artificial Grass Pitches (AGPs) could be provided for in the City and formed the starting point for preparing an Artificial Grass Pitch Strategy (AGPS).
- 3.5 The adoption of a PPS and AGPS are important for many reasons, including;
 - To provide evidence to ensure the Council can develop planning policies to protect against the loss of important playing fields and that the right amount and type are provided as part of new developments;
 - To ensure that investment is directed into the most important projects;
 - To provide a new 'baseline' for the ongoing monitoring and review of the use, distribution, function, quality and accessibility to playing pitches; and

- To provide the framework for the Council, its partners, key stakeholders, clubs and the community to work towards making improvements to playing pitches.

3.6 On 16 September 2015, Cabinet resolved to approve both the draft PPS and AGP Scenario Paper for the purposes of public consultation. This consultation has now been completed, the process and outputs of which have been summarised below.

Public consultation

3.7 The public consultation was launched on 24 September and lasted for just over six weeks until 6 November 2015. During the consultation period, electronic copies of the draft PPS, AGP Scenario Paper and other supporting documents were made available on the City Council website, and hard copies were made available in all local libraries, the Guildhall, Tourist Information Centre and City Council offices.

3.8 In order to raise awareness and encourage engagement, the following actions were undertaken:

- Notifications were sent to all relevant sports clubs through their respective National Governing Body (NGB);
- Notifications were sent to relevant organisations and stakeholders;
- Publication of a press release (which resulted in press coverage including a radio interview);
- Article in City Life magazine;
- Publication in County Council newsletter for schools;
- Social media notifications; and
- Member briefing note.

3.9 Whilst there were over 100 downloads of the draft PPS and 65 of the AGP Scenario Paper, only 14 responses to the consultation were received.

3.10 To summarise, there was general support for the PPS and the outputs identified, for example in terms of the quality of some pitches in the City and the need for more all-weather surfaces. In this regard, the AGP Scenario Paper was also welcomed as an attempt to set out how AGPs can best be delivered in the City in the future.

3.11 Specifically, discrepancies were identified in how the on-site assessment was reported in the Assessment Report and PPS for Winget Bowls Club and these have been corrected in the final PPS. Comment was also made that the situation for one club has changed since the surveys were undertaken in the 2014/15 season, and additional text has now been included in the PPS to clearly communicate the information represents a snapshot in time, but that it will be subject to annual monitoring by a new 'Delivery Group'.

3.12 Several officer changes have also been made, including for example correcting the situation at Innsworth Lane Sports Ground, which was originally shown as 'disused' but has since become operational.

3.13 With regard to the AGP Scenario Paper, several responses were received from existing and potential future AGP providers, informed by a meeting held during the consultation period. A response was received from Gloucester City AFC confirming the club is no longer pursuing a 3G quality pitch at Meadow Park. Equally, the FA

has confirmed there is no longer an aspiration for a full size 3G pitch at Waterwells Sports Centre.

- 3.14 A schedule of responses made to the public consultation, including a response from the Steering Group is provided at Appendix 1. In addition, a schedule showing all changes made to the revised PPS and Assessment Report, as well as those made in preparing the AGPS, are provided at Appendix 2.
- 3.15 The revised PPS and Assessment Report now presented to Members has been signed off by the PPS Steering Group as satisfying the Sport England 'Playing Pitch Strategy Guidance.

4.0 Gloucester Playing Pitch Strategy 2015 – 2025

- 4.1 The Vision for the Gloucester PPS is:

'To provide an accessible, high quality and sustainable network of outdoor sports facilities, which provide opportunities for all residents to access good sport, physical activity and recreational facilities.'

- 4.2 Following on from this, the draft PPS provides a range of sport-specific recommendations to address the key issues identified through the earlier stages of the process. As an example, this includes for rugby union the need to work with clubs to review pitch quality issues on those pitches assessed as 'standard quality' or 'poor quality' in order to help reduce overplay. The full schedule of sport-specific recommendations can be found at Part 3 of the draft PPS.
- 4.3 The draft strategy sets out three overarching Aims and, sitting underneath this, a series of Strategic Recommendations. These are summarised below for information. Full detail is available at Part 4 of the draft PPS.

AIM 1 – To protect the existing supply of sports pitches for meeting current and future needs.

To achieve this aim, it makes the following Strategic Recommendations:

- (a) Protect sports facilities through local planning policy.
- (b) Secure tenure and access to sites for high quality, development minded clubs, through a range of solutions and partnership agreements.
- (c) Maximise community use of outdoor sports facilities where there is a need to do so.

AIM 2 – To enhance outdoor sports facilities through improving quality and management of sites.

To achieve this aim, it makes the following Strategic Recommendations:

- (d) Improve quality.
- (e) Adopt a tiered approach (hierarchy of provision) for the management and improvement of sites.
- (f) Work in partnership with stakeholders to secure funding.

AIM 3 – To provide new outdoor sports facilities where there is current or future demand to do so.

To achieve this aim, it makes the following Strategic Recommendations:

- (g) Secure planning gain for playing pitches from housing growth.
- (h) Rectify quantitative shortfalls in the current pitch stock.
- (i) Identify opportunities to add to the overall stock to accommodate both current and future demand.

- 4.4 Finally, the Action Plan sets out a range of different recommended actions / aims for all playing pitch sites in the City, within a defined hierarchy and level of priority, associated delivery partners, indicative timescales and costs. The full Action Plan of provided at Part 5 of the draft PPS.
- 4.5 In terms of delivery, the draft PPS is clear that the delivery of the Vision, Aims, Strategic Recommendations and Action Plan will require the continuation and expansion of key partnerships between the City Council, NGBs, Sport England, schools, further / higher education providers, community clubs and private landowners to maintain, enhance and deliver playing pitches. Delivery of the PPS is the responsibility of and relies on, all stakeholders.

5.0 Gloucester Artificial Grass Pitch Strategy

- 5.1 The AGP Scenario Paper set out three different options for the delivery of AGPs in the City in the future, based on an understanding of key issues, emerging proposals and the recommendations in the PPS. From this, officers have again worked with the NGBs to prepare an AGPS, detailed of which are set out below.
- 5.2 The priority for the City Council, as expressed in the PPS, is that the provision of AGPs should be strategically located so as to take into account emerging proposals and the optimal strategic location so as to effectively service all areas of the City. The PPS further recommends the Council adopts a tiered hierarchy of provision, including the identification of ‘hub’ sites, which are strategically located, are likely to be multi-sport with associated facilities, and accommodate at least three grass pitches and at least one AGP.
- 5.3 The public consultation revealed that two of the proposed options are no longer being pursued, as set out at paragraph 3.13 above. With this in mind, it is considered most appropriate that the strategy for AGPs should reflect the concept of a northern and southern hub.
- 5.4 The document also makes clear that the adoption of the strategy does not preclude proposals from coming forward in other locations (subject to appropriate funding and other considerations), but sets out the broad strategic context for how the City Council and NGBs consider, at this time, AGPs could be delivered within the City. The AGPS, along with the PPS will be monitored by the Delivery Group over time, and if one of the priority locations is found to be undeliverable, consideration will be given to revising the strategy.

6.0 Asset Based Community Development (ABCD) Considerations

6.1 The PPS sets provides the framework for the Council, its partners, key stakeholders, clubs and the community can work towards making improvements to playing pitches. It therefore sets out the circumstances where ABCD can help to contribute towards implementing the vision, aim and recommendations.

7.0 Alternative Options Considered

7.1 During the preparation of the PPS various different alternatives, or scenarios, to address the issues identified at the assessment stage of the process were considered, and the most suitable / deliverable strategy identified. The different scenarios considered are clearly presented in the PPS, AGPS and associated Assessment Report.

8.0 Reasons for Recommendations

8.1 The PPS and AGPS have been prepared in accordance with the Sport England guidance, informed by a significant public consultation and have now been signed off by the Steering Group. They represent the best and most appropriate strategies for improving and enhancing playing pitches in the City.

9.0 Future Work and Conclusions

9.1 Adopting the Playing Pitch Strategy is the starting point. The PPS sets out a range of different aims, recommendations and an associated action plan that will require delivery and monitoring over time. As set out in the PPS, the success of the PPS will be dependent upon regular engagement between all parties involved and each member of the existing Steering Group should take the lead to ensure the PPS is used and applied appropriately within their area of work and influence.

9.2 It is therefore proposed that the existing Steering Group, which has proved an incredible useful vehicle in the preparation of both the PPS and AGPS, be morphed into a new 'Delivery Group'. It will be lead by the City Council, with representation from the various NGBs and other key stakeholders. It is proposed the group is established for a period of three years and meets on a six-monthly basis, with the first meeting taking place in February 2016. It will take responsibility for the monitoring and annual review of both the PPS and AGPS, and provide a vehicle for on-going engagement in its delivery. This approach reflects the fact that the delivery of the PPS is the responsibility and relies on all stakeholders. Progress will be reported to Cabinet on an annual basis and specific delivery projects will be brought for consideration at Senior Management Team as and when relevant.

10.0 Financial Implications

10.1 There are various financial implications for the City Council associated with the both the PPS and AGPS. These include for example, changes to maintenance regimes and improvements to the quality of pitches in City Council ownership. However, it is not possible at this time to quantify what these are. It is the case that the delivery of some specific projects will often draw funding from a range of different sources and this is something that will be coordinated through the PPS delivery group. Suitable

funding streams for the delivery of specific projects will be identified in advance of them being initiated. If funding is not available, then projects will not go ahead.

- 10.2 There will also be implications for the Development Management Service in terms of S106 contributions to playing pitch provision, and in the longer term, for the Planning Policy Service in terms of specific playing pitch requirements arising from new development in the emerging development plan.

(Financial Services have been consulted in the preparation this report.)

11.0 Legal Implications

- 11.1 There are various legal implications arising from both the PPS and AGPS. This includes for example, the potential for 'Community Asset Transfer' of playing pitch sites in City Council ownership. However, it is not possible at this time to set in detail what these are. It is the case that the delivery of some specific projects will have legal implications and this is something that will be considered on a case-by-case basis.

- 11.2 Furthermore, once adopted, the PPS and AGPS will become a body of evidence that will inform the emerging development plan for the City and also be a material consideration in the determination of planning applications.

(One Legal have been consulted in the preparation this report.)

12.0 Risk & Opportunity Management Implications

- 12.1 A risk register has been completed and identified the main risks as being the failure to deliver the adopted PPS and AGPS. The creation of the Delivery Group, tasked with the engagement on the delivery, monitoring and review of both strategies will ensure appropriate action is taken deliver them.

13.0 People Impact Assessment (PIA):

- 13.1 A PIA 'Screening' has been undertaken and shows that the draft PPS would not effect a particular group any differently to any other. A full PIA is not therefore required.

14.0 Other Corporate Implications

Community Safety

- 14.1 N/A

Sustainability

- 14.2 The PPS and AGP Strategy, once adopted, will have a positive effect on sustainability in Gloucester, providing a framework for the protection, enhancement and provision of playing pitches in the City for the next 5 years. It will also set a good foundation for the ongoing consideration of playing pitches through future updates to the strategy.

Staffing & Trade Union

14.3 Not applicable.

Background Documents:

Consultation Draft Gloucester Playing Pitch Strategy
Consultation Artificial Grass Pitch Scenario Paper

**Playing Pitch Strategy
Response Schedule – November 2015**

The tables below set out all of the responses that were received to the consultation in relation to the draft Playing Pitch Strategy and Artificial Grass Pitch Scenario Paper. The full questions to which they relate are provided below, but not repeated for each of the respondents. A response to the comments is provided at the end of each table.

The questions

Question 1	Do you agree with the Vision for the draft Gloucester Playing Pitch Strategy?
Question 2	Do you agree with the Aims and Recommendations of the draft Gloucester Playing Pitch Strategy?
Question 3	Do you have any views on the sport-by-sport recommendations?
Question 4	Are there any other sport-specific recommendations that you think should be included?
Question 5	Do you have any views on the Action Plan and hierarchy of sites?
Question 6	Do you agree with the recommendations for specific playing pitch sites? (please identify which of the playing field sites you are referring to in your response)
Question 7	Do you have any views on the three scenarios for the delivery of AGPs in Gloucester?
Question 8	Are there any other scenarios that you think should be considered?
Question 9	Are there any other comments you would like to make?

The responses

Respondent	Longlevens Football Club
Question 1	I think so (although the document is very long!!)
Question 2	Yes, there is a need for increased AGP's in Gloucester.
Question 3	Football - Some of the data has since become out of date, for example our club, Longlevens Infants FC have increased their teams and are now struggling to fit the matches in whereas the report shows we have spare capacity?
Question 4	It would be good if the use of AGP's for clubs is free or heavily subsidised as there is no money in the clubs!!!!
Question 5	Traditionally the adult section of clubs has the louder voice!! Beware that if the youth sections are not heard then the adult teams of the future may not exist!!!! Do not assume that clubs liaise closely. Adult sections nearly always are the key consideration in clubs.
Question 6	No, Longlevens Infant School does not have spare capacity due to an increase in participation.
Question 7	There needs to be more AGP's - simple! These to be available for all clubs to use for training and matches in the event of poor weather or over capacity.
Question 8	No comment.
Question 9	No comment.
Steering Group response	<p>Comments noted.</p> <p>Overall, the response supports the outcome of the PPS in that there is need for more Artificial Grass Pitches in Gloucester.</p> <p>With regard to the survey information, it is important to note that they represent a snapshot in time. Assessment data supporting the Strategy was collated within the relevant 2014/2015 sport season. The PPS, once adopted, will be subject to regular monitoring and review (at least annually) by the Council and the proposed 'Delivery Group'. This will ensure that the supply and demand information is as up to date as possible and allow for circumstances such as those identified in this response to be factored in.</p> <p>With regard to communication within different sections of clubs, this has been noted by the National Governing Bodies (NGBs) and Active Gloucestershire and efforts will be made to address this through their day-to-day work.</p> <p>Addition text added at Part 3 to communicate this more clearly.</p>

Respondent	Chris Ansermoz
Question 1	No comment.
Question 2	No comment.
Question 3	Football - greater AGP provision - junior & mini football.
Question 4	No comment.
Question 5	No comment.
Question 6	King George V - AGP provision which could be utilised by Hucclecote Youth FC & the rugby club as well as Dinglewell school. Improve facilities at the location - clubhouse/changing rooms/parking.
Question 7	See above - scope to consider pitch at King George?
Question 8	Provision at King George V for both football, rugby and the school.
Question 9	No comment.
Steering Group response	<p>Comments noted.</p> <p>Overall, the response supports the outcome of the PPS in that there is need for more Artificial Grass Pitches in Gloucester.</p> <p>With regard to King George V playing field, the Assessment Report has shown this to be operating at capacity when considering its important function in providing for both the sporting needs (rugby, football and cricket all played) and open space needs of the local community. A small section of the playing field that isn't marked out with pitches at present is regularly used as a training or warm up area. It is considered that the PPS Action Plan (site entry 36) represents the most appropriate priorities for the location at this time.</p> <p>No change.</p>

Respondent	KC
Question 1	No comment.
Question 2	No comment.
Question 3	No comment.
Question 4	No comment.
Question 5	No comment.
Question 6	No comment.
Question 7	No comment.
Question 8	No comment.
Question 9	<p>It's quite clear that the City has neglected its responsibility towards all sports except rugby over the last 20 years. I don't care what anybody says, but the lack of proactive assistance given to GCAFC since the floods in 2007 is an embarrassment. You stick rugby posts up in fields though....! What is anybody meant to do with them? Anybody that is interested in rugby are involved with the notoriously seedy private clubs. They don't go in playing fields to kick a rugby ball about! Waste of money. Sport could be massive in Gloucester but its inhibited by serious lack of facilities and investment. I can only welcome this report which has obviously been forced on this council and hope that it addresses the huge problems Gloucester faces in this area. One other highlight of the report was that more people play football than rugby, something that is obvious to many and yet actively dismissed by the people trying to promote Gloucester as a rugby city. It could be a great City for all sports, but if you continue on your blinkered, pretentious path, we've got no hope! 3000 days and counting for a level 2 football club in a city of 150,000 people in the greater suburban area. Disgrace.</p>
Steering Group response	<p>Comments noted.</p> <p>The role of the PPS is to ensure there is adequate provision for all pitch-based sports in the City between 2015 and 2025, based on an understanding of how people in and around Gloucester play all pitch sports. The PPS sets out a framework for how sports pitches and facilities can be improved and provided so as to provide for this.</p> <p>No change.</p>

Respondent	Julia Hurrell
Question 1	Mostly. The overall strategy appears to be limited by sports which are currently played. I think it is important to ensure that all playing pitches could have multiple uses. The city needs to ensure there is capacity to encourage other sports to be played such as lacrosse, American football and even sports aimed at older people like walking football. The vision appears to be comprehensive for what happens now but lacking in sport development opportunities.
Question 2	Yes so long as the strategy can be flexible to meet needs of other sports.
Question 3	A wider range of sports bodies should be consulted to see if other sports could be attracted to the city with the right facilities.
Question 4	The university has proposed using the Debenhams sports field for lacrosse, which is not included in the recommendations.
Question 5	Plock court will always be a problem site, too wet in winter and rock hard and cracked in summer. This area is part of the natural flood plain for the river Severn and should not be tampered with, despite the need to improve the playing surfaces of pitches located on it. There is no comment on the effect of the infrastructure, ecology or wildlife of improving this area.
Question 6	I believe the Debenhams Sports field should be retained for sport use. Ideally, it should be returned to being a cricket pitch in summer and a football pitch (to the side of the outfield) for winter. This arrangement has worked well for many years. The infrastructure is already available and a newly developed pavilion would provide excellent changing rooms and toilet facilities. If the access from the bottom onto Plock Court was improved, then the playing fields at that end of Plock Court could also use the pavilion. Plock court would make an ideal location for other sports such as frisbee or disc golf, as well as having an outdoor gym set up. This would be of real advantage for team who train there, providing for more activities than just training on the actual pitch.
Question 7	No comment.
Question 8	No comment.
Question 9	I think this is a missed opportunity to review options for other sports, which may not be played at the moment, but which could add to the range of sports available for the future. The other issue that does not appear to be covered is access, public transport and parking. It is essential to ensure that all pitches have good access and parking. This makes them more useable and so worth investing in.
Steering Group response	<p>Comments noted.</p> <p>Whilst the PPS focuses on the pitch sports that are primarily played in and around the City, it does also consider the needs of other more 'peripheral' sports such as American Football and Lacrosse. It is a fair comment however that this is not communicated as well as it could be in the PPS itself, featuring instead more heavily in the associated Assessment Report.</p> <p>In addition, it is important to note that the PPS has addressed the needs for the different sports where there is a proven demand for them. Where this is not the case, it would not be appropriate to make specific provision in the PPS. However, the PPS is to be reviewed on a regular basis and if, at the time, demand was identified and PPS will be amended accordingly.</p> <p>With regard to the Debenhams Playing Field, it should be noted that the Assessment Report and PPS identifies it as 'disused'. This is where a site has previously accommodated playing pitches but they are no longer available for formal or informal sports. The PPS Action Plan makes clear that the City Council should work with the University as landowner to establish the best options for the provision of pitches and that if the pitches were to be lost on this site, adequate provision should be re-provided elsewhere.</p> <p>Additional text added to Part 1 of the PPS to explain how the more 'peripheral' sports have been considered and how the PPS makes allowances for them.</p>

Respondent	Alan Stanfield
Question 1	This does not include recognition of the needs of those in their third age I.e. Those who are retired or no longer in full time employment for playing tennis, walking football etc. They need facilities usually during weekdays and usually within a short walk of main bus routes.
Question 2	This does not include recognition of the needs of those in their third age I.e. Those who are retired or no longer in full time employment for playing tennis, walking football etc. They need facilities usually during weekdays and usually within a short walk of main bus routes.
Question 3	This does not include recognition of the needs of those in their third age I.e. Those who are retired or no longer in full time employment for playing tennis, walking football etc. They need facilities usually during weekdays and usually within a short walk of main bus routes.
Question 4	No comment.
Question 5	There is insufficient detail on how engagement with primary schools will be achieved.
Question 6	No comment.
Question 7	No comment.
Question 8	No comment.
Question 9	No comment.
Steering Group response	<p>Comments noted.</p> <p>The PPS takes into account the use of playing pitches and ancillary facilities for formal sport, training and casual use. Quantifying demand for informal use of playing pitches is often difficult but where identified it is factored in or referenced but it does not form part of Sport England's Playing Pitch Strategy guidance. The National Governing Bodies will take a lead on this as and when relevant.</p> <p>With regard to primary schools, it is intended that there will appropriate representative on the PPS 'Delivery Group', but at the time of writing this has yet to be established. However, Active Gloucestershire, an organisation that has close links with Gloucestershire schools and their representatives, will be represented on this group.</p> <p>No change.</p>

Respondent	Abbeymead Rovers / Stuart Langworthy
Question 1	Generally, yes. At Abbeymead Rovers we do not have enough pitches of sufficient quality. The pitches we do have are generally on public open space and are over used significantly.
Question 2	There is a need for more good quality grass pitches with good changing facilities and also affordable artificial pitches.
Question 3	Some of the adult 11 a side pitches are really not good enough. The changing facilities are often poor. At Abbeymead Rovers we have 4 11 a side pitches in need of serious maintenance urgently. At Windfall Way there is little or no grass. Just weed. It is a mud bath after rain. The brambles behind the one goal cost us a fortune in punctures. At heron park the pitch was over used and is now lacking grass. Glevum way gets unplayable on one side where water runs off a bank. The clock tower has very long grass on one side and gravel on the other side.
Question 4	Improving changing facilities. Making more affordable all weather pitches.
Question 5	I think I have included this. More purpose built sports pitches and changing facilities needed.
Question 6	I have mentioned this above. We also need two new changing rooms to be built above the existing ones at Abbeydale Community Centre.
Question 7	So long as they are affordable.
Question 8	No comment.
Question 9	No comment.
Steering Group response	<p>Comments noted.</p> <p>The comments support the overall conclusions of the PPS in that some grass pitches are overused, changing facilities are at times poor, and there is a need for more Artificial Grass Pitches.</p> <p>No change.</p>

Respondent	Winget Bowls Club / Mrs Gerry Hartin
Question 1	No comment.
Question 2	No comment.
Question 3	No comment.
Question 4	No comment.
Question 5	No comment.
Question 6	No comment.
Question 7	No comment.
Question 8	No comment.
Question 9	<p>Having seen the article in the Citizen a few weeks ago regarding the above and also being secretary and player in Winget Bowls Club I thought I would look at the full assessment on the gloucester.gov.uk website. Firstly I would like to say that when I and other members of Winget Bowls Club read the summary in the Citizen we were rather surprised to see that our green (at Tuffley Park) was the only standard one when all the others were rated good - our green has always been known as one of the best in the city. But then I read the actual assessment on page 85 and this rates the Tuffley Park green as standard and the Glos Pk green as standard (in the bowls fraternity, this would seem the most likely rating). On getting to the Summary on page 89, this is obviously where the Citizen got its quote and facts from. We admit that our changing facilities are somewhat Dickensian but the green is always good. It would be sad indeed if prospective players have read that summary and decided against looking at our club for a venue. Shame on you Knight Kavanagh and Page and GCC for not being more diligent in producing a correct and non-conflicting document and shame on the Citizen for being willing to publish it. I challenge you to come along to our bowling green, we would welcome you and show you around though in the winter months it is not looking its best but nevertheless it still looks darned good!</p>
Steering Group response	<p>Comments noted.</p> <p>The respondent has identified a discrepancy in the quality assessment for Winget Bowls Club which differs between page 85 and 89 of the Assessment Report.</p> <p>The bowls summary on page 89 of the Assessment Report has been amended so as to correct this error and can confirm that the correct quality rating has been included within the PPS Action Plan. A comment has also been added within the Action Plan to reflect the need for an updated clubhouse facility.</p> <p>The confusion appears to have arisen between our independent non-technical assessment of the green which assessed it as good quality and the club view of the green. On receipt of a survey from the Club it indicated that several aspects of the green's quality were only acceptable (standard) quality rather than good so the overall score was altered to reflect the views of the Club. Apologies for the misinterpretation.</p>

Respondent	Natural England / Mr Tom Amos
Question 1	No comment.
Question 2	No comment.
Question 3	No comment.
Question 4	No comment.
Question 5	No comment.
Question 6	No comment.
Question 7	No comment.
Question 8	No comment.
Question 9	Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England does not consider that this consultation poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation. The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document. If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.
Steering Group response	Comments noted. No change.

Respondent	Redrow Homes – Planning Prospects / Jason Tait
Question 1	No comment.
Question 2	No comment.
Question 3	No comment.
Question 4	No comment.
Question 5	No comment.
Question 6	No comment.
Question 7	No comment.
Question 8	No comment.
Question 9	<p>Thank you for your recent correspondence inviting comments to the draft Gloucester Playing Pitch Strategy. This response is on behalf of Redrow Homes who are the landowners of the former Gloucester Civil Service Sports Club on Denmark Road. The Playing Pitch Strategy correctly identifies that the former Civil Service Sports Club is no longer an active Sports facility. The Draft Strategy refers to lapsed and disused sites and the requirement for any future development to offer like for like mitigation for the loss of the sports facilities. Whilst the provision of playing pitches within the City is important, a more pragmatic approach to the reinstatement of disused sites is needed, especially where development on part of a site may facilitate or enable re-instatement or enhancement of a facility which is currently redundant. Like for like replacement facilities may not be the most appropriate solution, given that sports needs have changed since the Civil Service Sports Club was last in use. For example, the evidence base behind this strategy suggests that there is a shortfall of 3G pitches in the City. Such facilities were never provided on this site. The re-development of redundant sites (in part with enhanced facilities or including off site provision or financial contributions) could provide the opportunity to introduce alternative pitches and sports provisions which are in high demand in the City, which were not previously provided for. This would assist in the delivery of playing pitches which closely match the future needs of the City and enable redundant sites to be appropriately developed in accordance with the Development Plan.</p>
Steering Group response	<p>NPPF paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> • An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <p>The PPS Assessment shows that all currently used playing field sites require protection or replacement and therefore cannot be deemed surplus to requirements because of shortfalls now and in the future. Lapsed, disused underused and poor quality sites should also be protected from development or replaced as there is a requirement for playing field land to accommodate more pitches to meet the identified shortfalls.</p> <p>No change.</p>

Respondent	Jane Ramsell
Question 1	No comment.
Question 2	No comment.
Question 3	No comment.
Question 4	No comment.
Question 5	No comment.
Question 6	No comment.
Question 7	No comment.
Question 8	No comment.
Question 9	I see that a report on the sports facilities in Gloucester is currently out for consultation and whilst I have not yet had time to read and digest the detail, I note with some concern that you seem to be including a number of areas which have for various reasons been decommissioned much against local wishes for example Debenhams field which I understand is under consultation for development by the university although it should be used for cricket amongst other activities. Given this anomaly how can your strategy be approved if your baseline is incorrect.
Steering Group response	<p>Comments noted.</p> <p>As part of the PPS, Debenhams Sports Ground is identified as 'disused'. This is where a site has previously accommodated playing pitches but they are no longer available for formal or informal sports. Whilst the site is included in the study therefore, it is not on the basis that it forms part of the supply of sports pitches in the City at this time.</p> <p>The PPS Action Plan makes clear that the City Council should work with the University as landowner to establish the best options for the provision of pitches and that if the pitches were to be lost on this site, adequate provision should be re-provided elsewhere.</p> <p>No change.</p>

Respondent	Severn Vale School / Louise Kingscott
Question 1	No comment.
Question 2	No comment.
Question 3	No comment.
Question 4	No comment.
Question 5	No comment.
Question 6	No comment.
Question 7	No comment.
Question 8	No comment.
Question 9	Following last week's meeting and subsequent discussion at school level, Severn Vale would like to present the following view with regards to the proposed scenarios. Our preferred option for all the proposed scenarios would be to retain our Sand AGP with a surface upgrade.
Steering Group response	<p>Comments noted.</p> <p>The retention of the sand AGP at Severn Vale School, with a surface upgrade, has been identified in the Artificial Grass Pitch Strategy.</p>

Respondent	St Peter's Catholic High School
Question 1	High quality and readily accessible (location, availability, affordability) infrastructure is essential for sustainable development of sport in Gloucester. Whilst the vision aspires to provide this, we would welcome recognition, and therefore the inclusion of some amended wording, of the need for a high quality schools' sports program both in curriculum and extra-curricular sport. This is essential given that; 2 of the sites in the strategy are school-based i.e. SPSHS and Severn Vale; Sports participation in schools provides the inspiration to students who ultimately become future community-based paying customers and in effect the key stakeholder group.
Question 2	Yes we agree with the aims of the Strategy. The concern is there is no mention of the development of facilities in schools. Every child in Gloucester attends school and therefore any facility development should be based around schools to meet high-quality core curriculum needs as well as those of the community.
Question 3	Most school sport takes place on inadequate grass pitches which have to support curriculum as well as school sports' fixtures. Schools therefore face similar problems to sports clubs. At St. Peter's High School (SPHS) it is currently impossible to open up the use of our grass pitches without considerable investment / improvement. We think that the proposal of a central equipment bank by the school's grounds-man is very positive.
Question 4	All sports-specific recommendations link to local clubs. There is no mention of how these recommendations will improve / develop school sport in Gloucester.
Question 5	We believe that schools should be considered as actual/potential hub sites. We would suggest that St. Peter's High School is already a hub site for the south of the City with sporting, changing, meeting, parking and catering facilities already available. Facility investment must also be accessible during the school day for curriculum use.
Question 6	We are concerned about how the recommendations would impact upon our current facility hire / future development of business. St. Peter's could lose a considerable income stream to the Blackbridge site from football hire. Furthermore there is no firm commitment from Gloucester Hockey for use of the St. Peter's facilities, even if the sand-dressed AWP pitch was simply upgraded.
Question 7	Ultimately individual sites will wish to meet their own priority needs e.g. St. Peter's require facilities fit for purpose for the delivery of the PE curriculum and extra-curricular sport. That said making facilities available for community hire provides much needed income streams to enable the provision of such facilities. In this respect it is critical to ensuring sustainability of all facilities that there are guaranteed income streams from different clubs/organisations. Achieving this will only be possible if there is holistic service delivery model that negates commercial competition between different providers. This will ensure that the finite demand for different sporting needs is met and that each provider is not competing for the same customer base. Please note that West Bromwich Albion is not a "stakeholder" in St. Peter's High School but hires the facilities like any other customer. In this respect we would gratefully ask for this inaccuracy to be corrected in the Strategy Paper. We strongly recommend that the facilities provision in Gloucester is driven by the current/future demand for each sport and that a holistic approach can only be achieved if duplicate adjacent facilities are avoided (such that each site becomes a specialist provider for a different sport(s)). This will strengthen business cases for capital funding because the revenue sustainability of each facility will be more secure / viable. The obvious strategy for achieving this is a clear understanding of current/future demand (including curriculum demand) for each sport and dedicated facilities at different sites that do not compete for the same finite customer base in what is a relatively small catchment area. Ignoring this will make facilities unsustainable and in 10 years' time sinking funds will once again be insufficient. Access to professional help in bid-writing for funding will be essential. We believe the following facilities would meet curriculum and community needs: Upgrade of current sand-dressed pitch (for football / hockey); Replacement of current grass-pitched rugby pitch with a new AWP rugby-compliant playing surface priority use for Rugby Union/Rugby league.
Question 8	St. Peter's High School should be considered as a hub site including upgraded/new facilities as described in the response to question 7; Upgraded sand dressed pitch for Hockey; IRB Rugby compliant AWP for Rugby Union/Rugby League. Could a partnership/ access agreement between local schools and clubs please be considered?
Question 9	The strategy makes no mention of the impact upon school sport. Demand during weekdays is at schools. The proposed hub sites are not located at schools. AGPs are not accessible to school sport. SPSHS is grateful for the opportunity to contribute its views on the strategy.

<p>Steering Group response</p>	<p>Comment noted.</p> <p>The adequacy and development of sports facilities for curriculum use lies outside the role of the PPS. Indeed, Sport England's Playing Pitch Strategy guidance does not focus on the adequacy of sports facilities for curriculum use, instead relating to that for the local community.</p> <p>Funding opportunities for provision of new facilities, or upgraded to existing, for curriculum use would not be provided by either Sport England or the National Governing Bodies; this is provided through the Education Authority. However there is a link where facilities at schools are made available for community use outside of school operating hours and the PPS addresses this.</p> <p>However, there are links within the PPS, in that it acknowledges that a large number of sporting facilities are located at education sites. Recommendation C of the PPS is to 'Maximise community use of outdoor sports facilities where there is a need to do so', and sets out that, '...in order to maximise community use of educational facilities it is recommended to establish a more coherent, structured relationship with schools'. It is intended this will be addressed through the PPS 'Delivery Group'.</p> <p>Comments regarding the school's relationship with West Bromwich Albion noted - amendment made to correct that West Bromwich Albion 'hires' the AGP rather than being a 'stakeholder'.</p>
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Respondent	Gloucester City Football Club
Question 1	No comment.
Question 2	No comment.
Question 3	No comment.
Question 4	No comment.
Question 5	No comment.
Question 6	No comment.
Question 7	No comment.
Question 8	No comment.
Question 9	<p>Gloucester City Football Club (GCFC) support the draft Playing Pitch Strategy (PPS) and offer the following comments:</p> <ul style="list-style-type: none"> • GCFC will not be progressing with an artificial 3G pitch as part of their stadium redevelopment plans. This is primarily due to changes to funding requirements introduced by FIFA and the FA. I note that you have picked this point up already and the draft PPS will be amended accordingly. • GCFC fully support the ongoing work relating to the southern 'sporting hub' at Blackbridge and they have been fully involved with this important initiative since its initial gestation. GCFC are also reassured that the Waterwells suggestion is no longer an option being pursued. • GCFC think it would be helpful if the draft PPS included policies/provisions which are tied to the emerging JCS and the City Local Plan with particular reference to CIL funding requirements and/or S106. In this way, there is a better opportunity (as part of the approved development plan) to secure funding from the large scale strategic developments on the edge of the City. • GFCF are interested to establish whether the draft PPS (once approved) will form part of the Development Plan for the area.
Steering Group response	<p>Comments noted.</p> <p>As presented in the PPS, the strategy will form a key piece of evidence that will inform the Council's emerging development plan and act as an important material consideration in the assessment of planning applications.</p> <p>The Artificial Grass Pitch (AGP) Scenario Paper has now been reworked as the AGP Strategy. Gloucester City AFC is no longer identified as a potential location for 3G pitch provision.</p>

Respondent	MY:UK
Question 1	No comment.
Question 2	No comment.
Question 3	No comment.
Question 4	No comment.
Question 5	No comment.
Question 6	No comment.
Question 7	No comment.
Question 8	No comment.
Question 9	<p>I am writing to you on behalf of MY:UK regarding the development of a sport and recreational facility in Barton and Tredworth which is underpinned by the desire to empower, inspire and regenerate the community it serves. The project prides itself on the greater good for all, whereby each user recognises their potential and has the opportunity to access pathways that typically they may of been disadvantaged from.</p> <p>MY:UK over the past four years have fostered sporting partnerships with the city's major Football, Rugby and Cricket clubs, facilitating their community coaching teams into hard to reach groups and working together to tackle inequalities in sport and the ability for grassroots to access sporting facilities. MY:UK have, and are, engaging with over 300 young people in Barton and Tredworth, providing a weekly timetable of sport and physical activity that contributes to the development of individuals and groups as well as communities as a whole.</p> <p>It is with this vision and desire to make a difference in mind, that it welcomes and supports the City Councils 'Playing Pitch Strategy.' We appreciate the need to keep all provisions in line with the Sport England criteria, considering throughout, how this may impact on the participation levels wider than our immediate community. Particularly concern is rooted with the lack of suitable football pitches in the ward for community or even school use. Barton and Tredworth have the lowest open green space in the county, it has no football team that plays or trains in the ward, with no youth teams from Barton represented in the Gloucester FA league. At present all of our activities take place away from the catchment area and are predominately indoors.</p> <p>MY:UK wishes to propose a scenario that sees an 'All Weather' facility in Barton and Tredworth that serves the need of it's residents and wider community, becoming a beacon of sporting opportunity, cohesion and excellence for the entire city.</p> <p>MY:UK alongside its partners and supporters; Gloucester City AFC Community Tigers, Gloucester Rugby, Active Gloucestershire and St James' School have identified a possible site which suits this community venture. The proposal is at an early stage with the strategy of having an all-weather facility at The Glebe, off Hatherley Road.</p> <p>The current grass provision is unused for majority of the year and remains largely derelict with the community or schools not making the most of this open space. The proposal hopes to offer this facility during term time to four local primary schools around the catchment area (St James Junior/Primary, Hatherley, Tredworth Junior and Al Ashraf) and for wider community use outside of school times. The facility will be managed by a community sport network and St James Primary School.</p>

	<p>MY:UK appreciate that in order for this to become a reality it must meet many planning regulations and secure funding, however at this stage it is felt that this scenario should form part of the consultation for the upcoming pitch strategy and subsequently, that the future steering group keep this proposal in mind. MY:UK look forward to its support and advice on this proposal and the potential impact in our local community.</p> <p>MY:UK are also keen to be involved in the process of the 'Playing Pitch Strategy,' to support any outcomes that may result from the consultation. MY:UK can help deliver an inclusive strategic plan including research and insight that reflects our diverse community and truly use sport to bring communities together, break down barriers and challenge hard to reach and disadvantaged communities in our city.</p>
<p>Steering Group response</p>	<p>Comments noted.</p> <p>The priority for the City Council, as expressed through the Playing Pitch Strategy, is that the provision of Artificial Grass Pitches (AGPs) should be strategically located so as to take into account emerging proposals and that these AGPs should be distributed to effectively service all areas of the City. The PPS further recommends that the Council adopts a tiered hierarchy of provision, including the identification of 'hub' sites. These would be strategically located, are likely to be multi-sport sites with associated facilities, and would accommodate at least 3 grass pitches and at least 1 AGP.</p> <p>With this in mind, the preferred strategy at this time is for the 3G requirements of the City to be directed to a northern and southern hub, based around proposals both at the University of Gloucestershire / Oxstalls Sports Park and Blackbridge Sports Hub, with the retention and improvement of existing sand-based pitches at both Severn Vale School and St Peters Catholic High School.</p> <p>However, it is also clear that this does not preclude proposals being developed in other locations (subject to appropriate funding and other considerations), but sets out the broad strategic context for how the City Council and National Governing Bodies consider, at this time, AGPs could be delivered within the City. The AGP Strategy, along with the PPS will be monitored over time, and if one of the priority locations is found to be undeliverable, a revised Strategy will be prepared.</p> <p>No change.</p>

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Gloucester Playing Pitch Strategy
Schedule of changes – December 2015

This schedule below sets out all changes that have been made to the Playing Pitch Strategy Assessment Report, the Playing Pitch Strategy and the Artificial Grass Pitch Preferred Strategy, following public consultation in autumn 2015.

Assessment Report

Section	Change
Scope of project	Additional wording to clarify that the PPS has, in addition to the main sports (football, rugby, cricket etc), considered the needs of more peripheral sports in the City, such as American football and lacrosse.
Stage B, Introduction	New paragraph added stating that 'With regard to supply and demand information, it is important to note that it represents a snapshot in time. Supply and demand data was collated within the relevant 2014/2015 sport season.'
Section 5.3: Availability and Usage	Additional text stating the nature of West Bromwich Albion FC's use of the AGP at St Peters Roman Catholic High School.
Section 6.5: Supply and Demand Analysis, Local demand	New section setting out local demand for both American football and Lacrosse.
Section 8.5: Bowling Greens, Bowls Summary	Revised text correcting a previous error relating to the on-site assessment of bowling greens.

Playing Pitch Strategy

Section	Change
Part 1: Introduction	Additional wording to clarify that the PPS has, in addition to the main sports (football, rugby, cricket etc), considered the needs of more peripheral sports in the City, such as American football and lacrosse.
Section 1.3, Headline Findings	Amended future date from 2031 and footnote added to explain future demand is calculated to 2031 however lifetime of the PPS is ten years to 2025.
Part 3: Sport Specific Issues, Scenarios and Recommendations	A new third paragraph stating 'With regard to the survey information, it is important to note that they represent a snapshot in time. Assessment data supporting the Strategy was collated within the relevant 2014/2015 sport season.'
Key issues – 3G	Additional text relating to the need for 3G provision for Gloucester Centurions American Football Club to play and train.
Recommendations – 3G	Additional recommendation to engage with Gloucester Centurions American Football Club to further assess and seek options to

	accommodate the Club on new 3G pitch provision in the future.
Hockey pitches (AGPs), key issues	Additional text relating to the current needs for two University of Gloucestershire lacrosse teams.
Recommendations - hockey	Additional recommendation to ensure appropriate mitigation for hockey/lacrosse should a sand AGP be lost through the proposals at the University of Gloucestershire.
Key issues – Bowling greens	Revised text correcting a previous error relating to the on-site assessment of bowling greens.
Aim 3, Recommendation g – ‘Secure planning gain for playing pitches from housing growth’	Additional wording added to clarify that it is important that the Council secures appropriate contributions from all new developments to provide for the sporting needs arising from the residents of that development, where appropriate.
Action Plan – Site 54, St Peters Roman Catholic High School	Additional text stating the nature of West Bromwich Albion FC’s use of the AGP at St Peters Roman Catholic High School.
Action Plan - site 59, Tuffley Park, Bowls	Additional text relating to the quality of the ancillary facilities at Winget Bowls Club. Additional recommendation to support the club to retain the knowledge base/resources to maintain the quality of the green, and to bid for funds for a new/improved clubhouse.
Action plan – site 41, Meadow Park (Gloucester City FC)	Amended text to remove aspirations for a 3G following submitted response from the Club to the consultation stating this is no longer being pursued.
Action plan – site 76, Innsworth Lane Sports Ground	Amended text to reflect that the site has recently become operational.

Artificial Grass Pitch Strategy

Section	Change
Preferred Strategy	Preferred Strategy prepared, having regard to the fact that it was confirmed, through the consultation process, the proposed 3G pitches at both Gloucester City AFC and Waterwells Sports Centre are no longer being pursued.
Appendix 1: Location of AGPs in Gloucester	Gloucester City AFC removed as a potential location for new full size 3G pitch provision.



GLOUCESTER PLAYING PITCH STRATEGY

2015 - 2025

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1-2 Frecheville Court ◀ off Knowsley Street ◀ Barnet BL9 0UF
T 0161 764 7040 ◀ F 0161 764 7490 ◀ E mail@knp.co.uk ◀ www.knp.co.uk



GLOUCESTER PLAYING PITCH STRATEGY

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GLOUCESTER PLAYING PITCH STRATEGY

PART 1: INTRODUCTION

This is the Playing Pitch Strategy (PPS) for Gloucester. Building upon the preceding Assessment Report, it provides a clear, strategic framework for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities over the next ten years between 2015 and 2025. The purpose of the PPS is to help us to prioritise and target resources where resources are limited. The PPS covers the following playing pitches and outdoor pitch sports:

- ◀ Football pitches
- ◀ Cricket pitches
- ◀ Rugby union pitches
- ◀ Rugby league pitches
- ◀ Artificial grass pitches (AGPs)
- ◀ Other grass pitch sports including American football and lacrosse
- ◀ Bowling greens
- ◀ Tennis courts

Whilst the PPS focuses on the pitch sports listed above that are primarily played in and around the City, it does also consider the needs of other more 'peripheral' sports such as American football and lacrosse.

The main drivers for undertaking a Playing Pitch Strategy are:

- ◀ To provide adequate planning guidance to assess development proposals affecting playing fields, as appropriate, directing open space contributions secured through development and informing and shaping local planning policy.
- ◀ To inform the protection and provision of sports facilities and the Infrastructure Delivery Plan and S106 and CIL schedules.
- ◀ To inform land use decisions in respect of future use of existing playing fields (capable of accommodating pitches) across the City;
- ◀ To provide a strategic framework for the provision and management of playing pitches across the City;
- ◀ To support external funding bids and maximise support for playing pitch facilities;
- ◀ To provide the basis for on-going monitoring and review of the use, distribution, function, quality and accessibility of playing pitches.

1.1 Structure

The Strategy has been developed from research and analysis of playing pitch provision and usage within Gloucester to provide:

- ◀ A vision for the future improvement and prioritisation of playing pitches.
- ◀ A series of strategic recommendations which provide a strategic framework for the improvement, maintenance, development and, as appropriate, rationalisation of the playing pitch stock.
- ◀ A series of sport by sport recommendations which provide a strategic framework for sport led improvements to provision.
- ◀ A prioritised area-by-area action plan to address key issues.

The Strategy and Action Plan recommends a number of priority projects for Gloucester, which should be implemented from 2015 to 2025. It is outlined to provide a framework for improvement and, although resources may not currently be in place to implement it, potential partners and possible sources of external funding will be identified.

GLOUCESTER PLAYING PITCH STRATEGY

The recommendations that come out of this strategy must be translated into local plan policy so there is a policy mechanism to support delivery and secure provision/investment where the opportunity arises.

There is a need to build key partnerships between the Council, National Governing Bodies of Sport (NGBs), Sport England, schools, further/higher education providers, community clubs and private landowners to maintain and improve playing pitch provision. In these instances, the potential for the Council to take a strategic lead is more limited (except in terms of Section 106 Agreements). This document will provide clarity about the way forward, and allow key organisations to focus on the key issues that they can directly influence and achieve.

1.2 Vision

This study has been developed on the basis of the above strategic drivers in order to ensure that it reflects the Council's wider ambitions. A vision has been set out to provide a clear focus with desired outcomes for the Gloucester Playing Pitch Strategy:

'To provide an accessible, high quality and sustainable network of outdoor sports facilities, which provide opportunities for all residents to access good sport, physical activity and recreation facilities'.

1.3 Headline findings

The table below highlights the quantitative headline findings from the Gloucester Playing Pitch Assessment Report. Surplus or deficit in provision is shown in match sessions, whereby 0.5 match sessions represents a team requiring a pitch once every fortnight based on a home and away league structure.

Sport	Current demand	Future demand (2031 ¹)
Adult football	Shortfall of 9 match sessions	Shortfall of 17.5 match sessions
Youth football 11v11	Shortfall of 6.5 match sessions	Shortfall of 12 match sessions
Youth football 9v9	Minimal match sessions available	Shortfall of 2.5 match sessions.
Mini football 7v7	Shortfall of 1 match session	Shortfall of 3 match sessions.
Mini football 5v5	Minimal match sessions available	Shortfall of 1.5 match sessions.
Football (3G AGPs)	Potential shortfall of up to 3 3G pitches based on FA model for training.	Potential further shortfalls based on FA model for accommodating competitive play.
Cricket	Current demand is being met in terms of quantity but shortfalls in terms of quality on majority of pitches.	Likely to increase further due to potential increase in teams if quality of pitches increases.

¹ Future demand is calculated to 2031 to reflect the Joint Core Strategy which shows how the area will develop during that period even though the PPS itself covers the period up to 2025.

GLOUCESTER PLAYING PITCH STRATEGY

Sport	Current demand	Future demand (2031)
Senior rugby union	Shortfall of 49 match sessions	Shortfall of 51 match sessions
Mini rugby union	No shortfall of match sessions	Shortfall of 5 match sessions
Rugby union (3G AGPs)	Current shortfall of at least 1 rugby union compliant 3G pitch	Future shortfall of union compliant 3G pitches
Hockey (Sand AGPs)	Current demand is being met	Future demand may not be met in light of potential pitch loss

GLOUCESTER PLAYING PITCH STRATEGY

PART 2: AIMS

The Gloucester PPS is a strategy not just for the local authority, but holistically for sport across the City as a whole.

Delivery of the Strategy is the responsibility of and relies on, *all* stakeholders.

The following overarching aims are based on the three Sport England themes (see figure 1 below). It is recommended that the following are adopted by the Council and its partners to enable it to achieve the overall vision of the Strategy and Sport England planning objectives.

AIM 1

To **protect** sports facilities for meeting current and future needs

AIM 2

To **enhance** outdoor sports facilities through improving quality and management of sites

AIM 3

To **provide** new outdoor sports facilities where there is current or future demand to do so

Figure 1: Sport England Planning for Sport objectives



PART 3: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS

In order to help develop the recommendations/actions and to understand their potential impact a number of relevant scenario questions are tested against the key issues in this section for the playing pitch sports resulting in the sport specific recommendations.

The quality of pitches in Gloucester City has been assessed via a combination of non-technical assessments (as determined by the National Governing Bodies) and user consultation to reach and apply an agreed rating. Further detail regarding pitch quality and non-technical assessments can be found with the sport specific sections of the Assessment Report.

With regard to the survey information, it is important to note that they represent a snapshot in time. Assessment data supporting the Strategy was collated within the relevant 2014/2015 sport season.

Football pitches

Key issues - grass

- ◀ Most football pitches available for community use are assessed as being of poor quality (56%) with less than third as standard quality (29%) and 15 assessed as good.
- ◀ There are 20 pitches overplayed across eleven sites, by a total of 29 match equivalent sessions.
- ◀ Plock court has an insufficient number of changing rooms to adequately service all pitches/sports.
- ◀ Three teams report unmet demand and having to turn away players they cannot accommodate; Quedgeley Wanderers FC, Tuffley Rovers FC and Longlevens FC.
- ◀ Tuffley Rovers FC has unsecured tenure of its home site at British Gas Sports Field but has recently been awarded Sport England Protecting Playing Fields funding towards negotiating purchase of the land.
- ◀ There is a total of 15 match equivalent sessions of actual spare capacity across the City, of which nine are on adult pitches. There is a further 11 match equivalent sessions available on pitches which currently have no recorded play.
- ◀ There is a shortfall of match sessions at adult (9), youth 11v11 (6.5) and mini 7v7 (1) formats to accommodate current demand, whilst increases in future demand would cause a shortfall at all formats.
- ◀ Clubs report a lack of access to affordable floodlit training facilities, particularly AGPs of which there are no 3G pitches.

Scenarios - grass

- ◀ **Improving pitch quality** - on overplayed pitches (either through increased maintenance or drainage improvements in order to increase pitch capacity) to either standard or good quality will help to accommodate overplay expressed.
- ◀ However, given the cost of doing such work for all poor and standard quality pitches the continued maintenance required (and associated costs) alternatives need to be considered that can offer a more sustainable model for the future of football. The alternative to grass pitches is the use of AGPs for competitive matches and this is something that the FA is supporting, particularly for mini football.
- ◀ All of the eleven overplayed sites have poor (nine) or standard (two) quality pitches. If the pitches at these sites were improved to good quality (therefore increasing the capacity) it would address overplay on 16 of 20 pitches and create eight match sessions of spare capacity on adult pitches and thus further reducing future shortfalls to 9.5 adult match sessions.

GLOUCESTER PLAYING PITCH STRATEGY

- ◀ There would be an additional 6.5 sessions available on youth 9v9 pitches, creating spare capacity of four available sessions, whilst an extra two sessions available on mini 7v7 pitches would reduce future shortfalls to just one match session.
- ◀ Increasing the quality of Beaufort Community School (youth 11v11), Gloucester Academy and Heron Park will not address overplay, however, reducing current use and transferring play to sites with spare capacity will address overplay (one adult match session and 2.5 youth 11v11 match sessions).
- ◀ Further to this, increasing the quality of other sites which currently have spare capacity from poor quality to good will further increase capacity to meet shortfalls identified. For example, improving adult pitches at Plock Court, Kingsway Sports Field and Kingsway Manor Farm would provide an additional 12 match sessions of spare capacity which would accommodate current shortfalls on adult pitches and would help reduce the future shortfall.
- ◀ **Utilising spare capacity** - Three adult pitches each express 0.5 match equivalent sessions of spare capacity in the peak period which if retained could help to sustain/improve quality.
- ◀ This leaves 21.5 match sessions as actual spare capacity on adult pitches and is enough to cater for a future shortfall in youth match sessions (20.5).
- ◀ Opening up sites which are currently unavailable for community use i.e. school sites or increased activity at sites currently unused will accommodate future demand for mini pitches and unmet demand expressed by some clubs.
- ◀ **Accommodating unmet demand** – were Tuffley Rovers FC to create a further three mini 5v5 teams (based on 10 players per squad) at Randwick Park, the mini 7v7 pitch currently used has spare capacity but not at peak time. Therefore there is a requirement for an additional specific mini 5v5 pitch at Randwick Park. Improving pitch quality from poor to at least standard at Longlevens Recreation Ground would both eliminate overplay and create 0.5 match sessions at peak time to field a fifth adult team.
- ◀ **Summary** – if pitch quality/overplay is addressed and access to existing pitches is maximised there would be no requirement for new grass pitches to be sought in Gloucester.

Recommendations – grass

- ◀ In a phased approach, look to transfer 25% of youth football (mini and 9v9) onto 3G for match play and establish a mix of 3G use and grass pitch in order to better achieve sustainability.
- ◀ Where pitches are overplayed and assessed as standard or poor quality, prioritise investment and review maintenance regimes to ensure it is of an appropriate standard to sustain/improve pitch quality.
- ◀ Further investigate provision of joint sport maintenance equipment bank/s to better service the needs of clubs.
- ◀ Seek to develop Hub sites to service North and South of the City and explore options for Hub sites to cross subsidise grass pitches improvement across the City, for example at Plock Court.
- ◀ Where appropriate reduce usage on overplayed sites and transfer play to local sites which have spare capacity.
- ◀ Work with schools where possible to maximise and secure access to pitches on school sites which are currently unavailable for community use.
- ◀ Small amounts of existing spare capacity to be retained to help protect/improve pitch quality.
Where appropriate, develop partnership and/or lease arrangements with large, sustainable, development-minded clubs to manage their own 'home' sites thus facilitating club development.

GLOUCESTER PLAYING PITCH STRATEGY

Key issues – 3G

- ◀ The FA model suggests that there is a current shortfall of three full size 3G pitches to meet demand for football training. There are a number of proposals regarding the creation of new 3G pitches or conversion of existing sand based surfaces.
- ◀ There is also a growing demand for all age groups to play on 3G pitches, particularly at youth level but in this instance also at adult level where there is the greatest shortfall of grass pitches.
- ◀ From 2014/15 only 3G pitches with a valid performance test and listed on the FA Register can be used for competitive play. At present, there are no 3G pitches located within Gloucester and therefore no AGPs have undergone the FA's performance test to allow league competitive football to be played. Please note this is the responsibility of the pitch provider and has an associated cost of £1,500.
- ◀ Gloucester Centurions American Football Club reports demand to play and train on a 3G pitch where it could be based. It states that because the dimensions of American football pitches are slightly larger, finding a suitably sized pitch of any nature is difficult.

Scenarios – 3G²

- ◀ There are currently 44 mini teams playing within Gloucester. In order to accommodate all teams, four 3G pitches would be required.
- ◀ There are currently 23 youth 9v9 teams playing within Gloucester. In order to accommodate all teams and, therefore, 12.5 match equivalent sessions, three 3G pitches would be required.
- ◀ There are currently 45 youth 11v11 teams playing within Gloucester. In order to accommodate all teams and, therefore, 22.5 match equivalent sessions, eight 3G pitches would be required.
- ◀ There are currently 20 adult teams playing on Sunday in Gloucester. In order to accommodate all teams playing on this day, five 3G pitches would be required.

Recommendations – 3G

- ◀ Increase provision of 3G pitches in the City (current shortfall of up to three full size).
- ◀ Develop a 3G Pitch Strategy for the City which takes into consideration current proposals and optimal strategic location to effectively service all areas of the City.
- ◀ In partnership with EH look to convert one sandbased AGP to a 3G surface whilst maintaining adequate provision to accommodate hockey demand.
- ◀ Retain some use of sand AGPs for football training in order to ensure continued sustainability of existing provision.
- ◀ Engage with Gloucester Centurions American Football Club to further assess and seek to options to accommodate the Club on new 3G pitch provision in the future.
- ◀ In a phased approach, look to transfer 25% of youth football (mini and 9v9) onto 3G for match play and establish a mix of 3G use and grass pitch in order to better achieve sustainability.
- ◀ Ensure that new 3G pitches are tested and subsequently FA registered. In addition, ensure that future 3G pitches are used to maximum potential to allow for future back to back programming of mini/youth matches at peak times.
- ◀ Ensure that sinking funds (formed by periodically setting aside money over time ready for surface replacement when required) are in place to maintain 3G pitch quality in the long term.

² Please refer to Appendix 3 for the full football scenario of programming 3G pitches for competitive play.

GLOUCESTER PLAYING PITCH STRATEGY

Cricket pitches

Key issues

- ◀ Three squares are considered good quality and 10 standard quality with one poor quality square at Hucclecote Playing Field (managed by Harlequins Cricket Club on Council land). Clubs generally report the condition of squares as adequate but highlight issues with outfield areas being poor quality.
- ◀ There has been a reduction in the number of cricket pitches as a reflection of the decline in demand for cricket over the past decade albeit pitch quality has also affected usage.
- ◀ Only Gloucester Winget CC has secure tenure of its home site, whereas all other clubs rent school or Council pitches. This may explain the previously nomadic nature of clubs and limits potential for development and access to grant funding.
- ◀ Plock Court is underused and King George V is used only on a Saturday but is booked up throughout the 2015 season.
- ◀ Crypt School is overplayed by a total of 25 match sessions per season. The pitch only contains five grass wickets and with school fixtures and community use by AIW CC it is deemed to be overplayed.
- ◀ Of those sites with existing community use, there are five which show potential spare capacity on grass wickets in Gloucester.
- ◀ Overall there is sufficient capacity within Gloucester to accommodate current and future demand on existing squares, however; there is a lack of access to high quality playing and ancillary facilities.
- ◀ It is likely that provision of new good quality pitches in Gloucester would increase demand to play cricket.

Scenarios

- ◀ **Addressing overplay** - all overplay is located at Crypt School where there are only five wickets to accommodate a relatively large number of school teams as well as community use. Addition of further wickets to the square would help to reduce the level of overplay should the outfield area be large enough to accommodate them. Alternatively, use of an additional square would also help to reduce the level of overplay on the school square.
- ◀ **Improving quality** - there is a lack of good quality cricket provision, both playing surfaces and ancillary facilities, in Gloucester. Improvements to the quality and/or quantity of cricket pitches to address this is likely to both increase the quality of match play and practice and meet likely unmet demand.

Recommendations

- ◀ Work with clubs to review quality issues on those pitches assessed as standard and poor quality, including outfield areas which are of lesser quality in relation to the square at some sites.
- ◀ Address overplay where possible through increasing the number of wickets on squares or seeking access to additional provision.
- ◀ Establish security of tenure where viable and there is currently no written agreement in place, particularly at school sites or those sub-let through other providers.
- ◀ Explore potential to restore the squares previously marked at Plock Court (to good quality) if required in addition to the retained square which is currently unused to help meet any growth or potential increases in demand.
- ◀ Work with clubs to ensure appropriate access to and quality of ancillary facilities supports provision of pitches/sites.
- ◀ Utilise spare capacity at club sites to accommodate possible future demand for

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informal formats of cricket and junior/women/girls development.

Rugby union pitches

Key issues

- ◀ There are four standard quality pitches at Archdeacon Meadow; otherwise all other pitches within the City are assessed as poor quality.
- ◀ One site is currently available for community use but unused at Saintbridge Recreation Ground. In addition, the Lannett, which was previously unused, has recently been transferred over to football pitches.
- ◀ Clubs typically train on match pitches where there is full or partial floodlighting. The nearest World Rugby compliant AGP is at Hartpury College which clubs make ad hoc use of when required.
- ◀ Fourteen sites currently used by community clubs in some capacity are overplayed by a total of 53.75 match equivalent sessions per week, all of which are senior pitches.
- ◀ Overplay is generally due to excessive training use of pitches, sustained weekly junior use and limited capacity on pitches due to poor quality.
- ◀ There is spare capacity of five match equivalent sessions across six sites with senior rugby union pitches at senior peak time and seven sessions available at junior peak time. There are two match sessions available on mini pitches.
- ◀ Overall there are insufficient pitches in Gloucester to service current and future demand, totalling a future requirement for a further 51.25 and 4.75 match equivalent sessions on senior and mini pitches respectively.
- ◀ University of Gloucestershire and Aspire Trust plans for the development of Bishop's College include at least one new AGP suitable for rugby union/league training and match play.

Scenarios

- ◀ **Improving pitch quality** - significant improvements are required to the maintenance programme at all sites where all but one (Archdeacon Meadow) score an M0 rating (poor maintenance). Where sites are currently assessed as poor, if maintenance was increased to good this would increase capacity by 55.5 match sessions per week on senior pitches available for community use across Gloucester.
- ◀ **Moving training off match pitches**³ – there is currently 26.25 match sessions of training on match pitches in Gloucester across nine sites which contribute significantly to pitches being overplayed.
- ◀ Current shortfalls can be dealt with through a mixture of improving pitch quality and providing access to more floodlit pitches to accommodate training.

Recommendations

- ◀ Work with clubs to review quality issues on those pitches assessed as standard and poor quality in order to help reduce overplay.
- ◀ Work to reduce training on match pitches through access to dedicated floodlit training areas, including options to provide full size 3G pitches in partnership with the FA which are World Rugby compliant to help address shortfalls.

³ Please refer to Appendix Two for the full rugby scenario relating to training.

Rugby league pitches

Key issues

- ◀ There are no pitches specifically marked for rugby league in Gloucester City and teams play on rugby union pitches.
- ◀ Only Gloucestershire Warriors RLFC plays within the City. Both All Golds RLFC and the University export demand to Cheltenham where teams play at the Prince of Wales Stadium.
- ◀ Rugby league interest and participation is likely to increase in the future. Gloucester Warriors RLFC has added an infrequent second team and the University has plans to significantly increase the number of students.
- ◀ There is great potential for crossover of players between both codes of rugby given the popularity of rugby union in Gloucester City.
- ◀ Despite the lack of a specific rugby league pitch, Gloucester is currently adequately served for pitches for rugby league use. Given the cross code transfer of players and the number of fixtures each season, continued play on rugby union pitches with vigilant management of usage is suitable.

Scenarios

- ◀ **Marking of a specific rugby league pitch** – this would only be used in the summer rather than all year round, protecting quality and reducing the current sustained use through both rugby league and rugby union seasons.
- ◀ **Use of 3G pitches** – use of any potential new AGP (which is RFL Community Standard) to accommodate match play would allow the dual code pitch currently in use time for remedial work throughout the summer, whilst it would also enable University of Gloucestershire BUCS teams to play within Gloucester rather than in Cheltenham.
- ◀ There is sufficient provision on rugby union pitches to accommodate current rugby league demand in the City which is at present limited to a lower standard of play. Any increase in demand at community club level may present a case for access to more specific rugby league pitches.

Recommendations

- ◀ Ensure that rugby league continues to be accommodated and provided for in Gloucester.
- ◀ Explore opportunities to provide a full size 3G pitch in partnership with the RFU/FA which is RFL Community Standard compliant to address displaced demand.
- ◀ Reassess demand in three years time in order to identify if demand has increase to warrant the need for dedicated rugby league pitches to be provided in Gloucester.

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Hockey pitches (AGPs)⁴

Key issues

- ◀ There are four AGPs suitable for competitive hockey within Gloucester City, of which, there are two sand filled and two sand dressed surfaces. However, only three are currently used for hockey with Severn Vale School being used for football only.
- ◀ Although all four AGPs are assessed as standard quality, some are better in relation to others. Oxstalls Sports Park achieved the highest score (78%) whilst St Peter's Roman Catholic High School and Severn Vale School scored the joint lowest (56%) of the four pitches.
- ◀ With the exception of Oxstalls Sports Park, which was resurfaced in 2012, the other three pitches are in excess of ten years old and may require future surface replacement.
- ◀ Plock court has an insufficient number of changing rooms to adequately service all pitches/sports.
- ◀ There are three clubs using AGPs in the area. Gloucester City HC is the largest club based in the City, whilst both Cleevillians HC and Painswick HC import demand due to a lack of facilities in their local communities.
- ◀ Gloucester City HC is the largest club in the City. Membership is growing and the Club plans to add a fifth men's senior team and to double junior participation.
- ◀ The Club reports that it struggles for additional available pitch capacity at Oxstalls Sports Park and believes that with continued growth it will be limited by a lack of available pitch capacity at appropriate times for juniors.
- ◀ Cleevillians HC trains outside of the City in Innsworth. The Club would like to train at Oxstalls Sports Park if possible.
- ◀ In addition, there are two lacrosse teams in the City fielded by the University of Gloucestershire which has one men's and one women's team. Matches are played on Wednesday afternoons in the BUCS leagues on the AGP at Oxstalls Campus.
- ◀ Overall Gloucester is adequately provided for with regards to AGPs suitable for hockey matches at present. However, access to pitches for hockey training is a key issue as all AGPs are operating at capacity midweek primarily due to football training.
- ◀ The absence of 3G pitch provision in Gloucester plays a large part in the midweek capacity issues of hockey suitable AGPs as many are used for football and rugby union training.
- ◀ University of Gloucestershire has plans for the development of its Oxstalls Campus which will include the likely loss of the sand based AGP although there will be a replacement of a 3G pitch/s at Plock Court.

Scenarios

- ◀ **Current demand** - At peak time for match play (Saturday) there is a current requirement for five match sessions to accommodate all teams from Gloucester based clubs and one match session by Painswick HC. Based on playing matches on a Saturday, home and away and taking into consideration programming constraints and training needs this equates to the need for three full size sand AGPs to service the City.
- ◀ **Future demand** – Gloucester City HC has plans to add one more senior team playing on Saturday and a number of junior teams playing Sundays. Should this happen, three AGPs would still accommodate this level of use.
- ◀ **Current and future demand** – there is a need for three full size hockey suitable AGPs to service current and future demand for competitive hockey in Gloucester (if programming is maximised).

⁴ Competitive league hockey matches can only be played on sand based, sand dressed or water based pitches. Although 40mm 3G can be considered suitable for some recreational and school use this surface is not suitable for club matches.

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- ◀ If the AGP is lost at the University this will reduce provision in the City to three. This will create displacement of hockey teams which will need to be re accommodated. Loss of the pitch and displacement of University teams would need to be mitigated by an improvement in pitch quality and secured hockey access at an alternative site.
- ◀ **Accommodating training** – increasing provision of 3G pitches will provide additional capacity for sand AGPs to accommodate hockey training. The extent of this is currently unknown, though it is likely that Gloucester City HC will be able to accommodate all training and match play at the same site as desired.

Recommendations

- ◀ Prioritise and retain three sand AGPs to accommodate current and future hockey demand and to ensure continued sustainability.
- ◀ Oxstalls Sports Park to be protected for long term hockey use.
- ◀ Ensure pitch quality is of a good standard and ensure that sinking funds are in place to maintain sand AGP pitch quality in the long term.
- ◀ Maximise use of existing sand AGPs to accommodate (as a priority) Gloucester clubs training and competitive demand through effective programming.
- ◀ Work with Gloucester City HC to help facilitate membership growth and ensure sufficient access to Oxstalls Sports Park.
- ◀ Work with stakeholders in potential new 3G pitch developments to fully determine capacity which may be made available through transfer of football demand.
- ◀ If the sand AGP ensure mitigation through an improvement in existing pitch quality and secured hockey access at an alternative site.
- ◀ If the sand AGP is lost at the University ensure mitigation through an improvement in existing pitch quality and secured hockey/lacrosse access at an alternative site.

Tennis courts (outdoor)

Key issues

- ◀ There are 28 outdoor courts unavailable for community use, most of which are located at schools sites and are generally made unavailable due to lack of floodlighting, lack of staffing or security issues.
- ◀ A total of 12 courts (16%) are assessed as good quality and 27 courts (36%) assessed as average quality. The majority of courts (48%) are assessed as poor quality.
- ◀ There are six clubs based within Gloucester, though Dowty TC is also located outside of the authority nearby and is considered to accommodate demand from residents.
- ◀ St Peter's TC reports that the Club is limited by the lack of good quality courts at the school and has a high level of unmet demand.
- ◀ Oxstalls Sports Park is a key venue for tennis development in Gloucester City. The tennis programme provides coaching for both juniors and seniors and is also available for social play.
- ◀ Virgin Active Health Club is not widely available for community use but has a strong tennis focus and caters for a significant level of demand from residents.
- ◀ There are enough tennis courts in Gloucester to cater for demand and casual use, though there is not sufficient access to available good quality floodlit courts required for the development of tennis at some clubs.

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Recommendations

- ◀ Improve court quality and seek investment to sites which are available for public/community use.
- ◀ Ensure clubs can access the appropriate standard of courts to allow LTA competitions to be played.
- ◀ Maximise use of school courts to ensure that future demand for courts can be met in Gloucester.

Bowling greens

Key issues

- ◀ All greens in the City are assessed as good quality with the exception of the green at Gloucester Park which is standard quality.
- ◀ There are no Council operated bowling greens and the majority of sites are operated by clubs with lease agreements securing tenure. There is one education site, where one green is located at Sir Thomas Rich's School.
- ◀ There is a general perception that the quality and maintenance of privately/club owned and maintained greens are of a good standard. This is likely to be due to cost of upkeep or a lack of equipment and knowledge of maintenance.
- ◀ There are eight clubs using bowling greens in Gloucester City. Generally clubs in Gloucester City report that membership levels have remained static in the last three years
- ◀ Barnwood BC shows evidence of overplay at Barnwood Bowling Club. It is also likely that the green at Caer Glow Bowling Club is overplayed due to the additional usage from Co-Op BC which shares the site.
- ◀ Gloucester City is generally well served for bowling greens at present as the nature of play is club focused, most of which have security of tenure at home sites. The key issue facing bowls clubs is the national decrease in playing members and sports development factors rather than a lack of accessible facilities.

Recommendations

- ◀ Ensure that quality of greens and appropriate maintenance is applied to sites which are considered to be being played to capacity and beyond.
- ◀ Address spare capacity and maximise the availability of bowling greens for pay and play in order to raise the profile of the game, increase levels of membership and the revenue generated by sites.
- ◀ Support clubs which plan to attract younger people through hosting events such as family days as well as establishing links with local primary schools.
- ◀ Where demand exists, ensuring that quality is sustained or improved.

PART 4: STRATEGIC RECOMMENDATIONS

The recommendations for the Strategy have been developed via the combination of information gathered during consultation, site visits and analysis which culminated in the production of an assessment report, as well as key drivers identified for the Strategy.

Implementation must be considered in the context of financial implications and the need for some proposals to also meet planning considerations.

AIM 1

To **protect** sports facilities for meeting current and future needs

Recommendations:

- a. Protect sports facilities where there is a need to do so through local planning policy.
- b. Secure tenure and access to sites for high quality, development minded clubs, through a range of solutions and partnership agreements.
- c. Maximise community use of outdoor sports facilities where there is a need to do so.

Recommendation a – Protect sports facilities where there is a need to do so through local planning policy

Based on the outcomes of the Playing Pitch Strategy enhance local planning policy and emphasise the requirements of the National Planning Policy Framework (NPPF paragraph 73) and highlight Sport England’s statutory consultee role on planning applications that affect playing field land.

NPPF paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

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

Future local plan policy should seek to protect facilities and the scope to legally safeguard long term use of strategically important sites to the community such as the strategic sites and key centres should be considered. For example, through the Fields in Trust programme (www.fieldsintrust.org).

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Gloucester emerging Local Plan

The Local Plan for Gloucester will consist of two separate documents – the Joint Core Strategy (JCS) and Gloucester City Plan (GCP). The JCS is a partnership between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council. It will address strategic level planning issues, including housing requirements, an overall development strategy including site allocations and a range of development management policies. Of particular relevance to the Playing Pitch Strategy is Policy SA1, which identified a number of strategic allocations, including some of the edge of Gloucester city, Policy INF5 ‘Social and Community Infrastructure’ and Policy INF4 ‘Green Infrastructure’.

At the time of writing (summer 2015) the JCS has been submitted to the Government and is currently being considered at the Examination in Public (EiP) and its policy provisions may therefore be subject to change. More information is available at www.gct-jcs.org.

Sitting underneath the JCS will be the Gloucester City Plan (GCP). This is in the early stages of preparation but will provide more localised site allocations and development management policies, including the approach to be taken to playing field provision in the city. More information is available at www.gloucester.gov.uk/cityplan.

Lapsed and disused – pitches that were formerly playing pitches but are no longer used for formal or informal sports use within the last five years (lapsed) or longer (disused).

It is important to understand that where a pitch is identified as being lapsed, underused or of poor quality this does not necessarily mean that the facility is surplus to requirements. Equally where proposed development is located within access of a high quality playing pitch, this does not necessarily mean that there is no need for further pitch provision or improvements to existing pitches. The Playing Pitch Strategy may, if appropriate, be used to inform a Development Management decision. However, all applications are assessed by the council on a case by case basis.

Sport England’s playing field policy only allows for development of lapsed or disused playing fields if a PPS shows a clear excess in the quantity of playing pitch provision at present and in the future across all sports, the site concerned has no special significance to sport and the development involves measures to address any deficiencies in terms of quality or accessibility identified by the PPS. Playing Pitch Strategy guidance similarly states that loss of such sites without appropriate replacement should not be considered except in very limited circumstances where the assessment has clearly shown:

1. That there is an excess of accessible provision with secured community use in the study area, and;
2. The particular provision at a site to be surplus to requirements identify any is not of special interest to sport.

Any planning applications as such would have to show that new playing field land was being created on a Strategic Site that represented at least equivalent replacement for the playing field(s) being lost. In addition, any loss of low value playing pitch sites should be identified through the emerging Local Plan.

For further information please refer to Sport England’s Playing Fields Policy - ‘A Sporting Future for the Playing Fields of England’ Policy Exception E4 which can be found at:

<http://www.sportengland.org/media/123579/policy-exception-4.pdf>

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In terms of mitigation it is important, where possible and appropriate for a particular sport, that this takes place in an area that is accessible to the playing field that is lost to avoid a scenario where a redundant playing field is lost in an area which has deficiencies and is replaced on the other side of the authority.

Furthermore any potential school sites which become redundant over the lifetime of the Strategy may offer potential for meeting community needs on a localised basis. Where schools are closed their playing fields may be dedicated to community use to help address any unmet community needs. Closed school playing fields should be considered in the first instance for becoming community playing fields for meeting the needs identified in the Strategy before being considered for other uses.

The following should be considered when assessing the suitability of conversion of former school playing fields for community use:

- ◀ Location and willingness of LA/club or other party to take on ownership/lease/maintenance
- ◀ Size
- ◀ Quality
- ◀ Physical accessibility
- ◀ History of community access
- ◀ Availability of ancillary facilities

Recommendation b – Secure tenure and access to sites for high quality, development minded clubs through a range of solutions and partnership agreements

Local sports clubs should be supported by partners including the Council, NGBs and the County Sports Partnership (CSP) to achieve sustainability across a range of areas including management, membership, funding, facilities, volunteers and partnership working. For example, support club development and encourage clubs to develop evidence of business and sports development plans to generate an income through their facilities. All clubs could be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)⁵. Clubs should also be encouraged to work with partners locally whether volunteer support agencies or linking with local businesses.

As well as improving the quality of well-used, local authority sites, there are a number of sites which have poor quality (or no) ancillary facilities. It is recommended that security of tenure should be granted to the clubs playing on these sites (minimum 25 years as recommended by Sport England and NGBs), though only where facilities are considered to be of an acceptable standard prior to such club committing to long term occupancy. This should be considered where possible so the clubs are in a position to apply for external funding to improve the ancillary facilities, whether solely in conjunction with the Council.

There are some sites in Gloucester where security of tenure for the club/user needs to be secured (on private or industrial playing fields for example). This also often refers to education sites where formal community use agreements are not in place. NGBs can often help to negotiate and engage with schools, particularly academies where the local authority may not have direct influence. For further information on this, please refer to Objective g.

⁵ <http://www.cascinfo.co.uk/cascbenefits>

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In addition there are a number of examples in Gloucester where long term leases could be put into place for the continued use of a site. Each club should be required to meet service and/or strategic recommendations. However, an additional set of criteria should be considered, which takes into account the quality of the club, aligned to its long term development objectives and sustainability. Coney Hill RFC is one such club which is now a limited company and has aspirations to develop the site, having expressed interest in asset transfer or a longer term lease on the land.

In the context of the Comprehensive Spending Review, which announced public spending cuts, it is increasingly important for the Council to work with voluntary sector organisations in order that they may be able to take greater levels of ownership and support the wider development and maintenance of facilities.

To facilitate this, the Council should support and enable clubs to generate sufficient funds to allow this.

Recommended criteria for lease of sport sites to clubs/organisations

Club	Site
<p>Clubs should have Clubmark/FA Charter Standard accreditation award.</p> <p>Clubs commit to meeting demonstrable local demand and show pro-active commitment to developing school-club links.</p> <p>Clubs are sustainable, both in a financial sense and via their internal management structures in relation to recruitment and retention policy for both players and volunteers.</p> <p>Ideally, clubs should have already identified (and received an agreement in principle) any match funding required for initial capital investment identified.</p> <p>Clubs have processes in place to ensure capacity to maintain sites to the existing, or better, standards.</p> <p>All info relating to clubs contained in a robust business plan that shows sustainability and growth.</p>	<p>Sites should be those identified as 'Club Sites' (recommendation d) for new clubs (i.e. not those with a City wide significance) but which offer development potential. For established clubs which have proven success in terms of self-management 'Key Centres' are also appropriate.</p> <p>As a priority, sites should acquire capital investment to improve (which can be attributed to the presence of a Clubmark/Charter Standard club).</p> <p>Sites should be leased with the intention that investment can be sourced to contribute towards improvement of the site.</p> <p>An NGB/Council representative should sit on a management committee for each site leased to a club.</p>

The Council can further recognise the value of Clubmark/Charter Standard by adopting a policy of prioritising the clubs that are to have access to these better quality facilities. This may be achieved by inviting clubs to apply for season long leases on a particular site as an initial trial.

The Council should establish a series of core outcomes to derive from clubs taking on a lease arrangement to ensure that the most appropriate clubs are assigned to sites. As an example outcomes may include:

- ◆ Increasing participation.
- ◆ Supporting the development of coaches and volunteers.
- ◆ Commitment to quality standards.
- ◆ Improvements (where required) to facilities, or as a minimum retaining existing standards.

In addition, clubs should be made fully aware of the associated responsibilities/liabilities when considering leases of multi-use public playing fields.

Community Asset Transfer

The Council should continue to work towards adopting a policy which supports community management and ownership of assets to local clubs, community groups and trusts. This presents sports clubs and national governing bodies with opportunities to take ownership of their own facilities; it may also provide non-asset owning sports clubs with their first chance to take on a building. Active Gloucestershire is able to support these clubs towards asset transfer, including developing a greater business focus and participation schemes in order to ensure sustainability.

The Sport England Community Sport Asset Transfer Toolkit is a bespoke, interactive web based tool that provides a step by step guide through each stage of the asset transfer process: http://www.sportengland.org/support__advice/asset_transfer.aspx

Recommendation c – Maximise community use of outdoor sports facilities where there is a need to do so

Education sites

In order to maximise community use of educational facilities it is recommended to establish a more coherent, structured relationship with schools. The ability to access good facilities within the local community is vital to any sports organisation, yet many clubs struggle to find good quality places to play and train.

A large number of sporting facilities are located on education sites and making these available to sports clubs can offer significant benefits to both the school/college and the local clubs. The Council and other key partners must work with schools and colleges to develop an understanding of the issues that restrict or affect community access. Community use of school pitches is often restricted by basic maintenance regimes which limit pitch capacity combined with typically high levels of school use throughout the week, therefore in practice pitches may not be of suitable quality to sustain further use. Support should be provided, where appropriate, to address underlying problems. Consideration should be given to a centralised booking system for community use of schools and colleges to minimise administration and make access easier for the users.

It is not uncommon for school pitch stock not to be fully maximised for community use. Even on established community use sites, access to grass pitches for community use is limited. The Assessment Report identified several issues relating to the use of school facilities:

- ◀ Many sites are underutilised, especially for competitive play for football.
- ◀ Community use is limited and often based on informal agreements between individual schools and clubs.
- ◀ There is no strategic guidance as to which clubs are allocated the use of playing pitch facilities (i.e. in accordance with a strategic need).
- ◀ There are a number of school sites where a community use agreement is in place but it is not clear whether the agreement is being upheld.
- ◀ There are management issues inherent in developing, implementing and managing community use agreements. Advice and guidance can be obtained from Sport England's Schools toolkit and Sports organisations toolkit.
(www.sportengland.org/facilities-planning)

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Where appropriate, it will be important for schools to negotiate and sign formal and long-term agreements that secure community use. This need to be examined against these issues:

- ◀ The analysis provides a clear indication of the future pitch requirements and provides a basis for partners to negotiate.
- ◀ Community use should not impact on the needs of schools to deliver curricular and extracurricular activities

Sport England has also produced guidance, online resources and toolkits to help open up and retain school sites for community use and can be found at:

<http://www.sportengland.org/facilities-planning/accessing-schools/>

It is recommended that a working group, led by a partner from the education sector but supported by a range of other sectors including sport and leisure is established to implement the strategic direction in relation to the increased/better use of school facilities. Broadly speaking, its role should be to:

- ◀ To better understand current community use, practices and issues by 'auditing' schools.
- ◀ Ensure community use agreements are upheld
- ◀ Identify and pilot one school/club formal community use agreement with a view to rolling out the model across the area.
- ◀ Ensure that funding to improve the quality of the facilities is identified and secured.
- ◀ As part of any agreement secure a management arrangement for community access, which does not rely on existing school staff structures.
- ◀ Ensure that pitch provision at schools is sufficient in quality and quantity to be able to deliver its curriculum. Once this has been achieved provision could contribute to overcoming deficiencies in the area.

Although there are a growing number of academies and college sites in Gloucester, which the Council has no control over the running of, it is still important to understand the significance of such sites and attempt to work with the schools where there are opportunities for community use. In addition, the relevant NGB has a role to play in supporting the Council to deliver the strategy and communicating with schools where necessary to address shortfalls in provision, particularly for football pitches.

AIM 2

To **enhance** outdoor sports facilities through improving quality and management of sites

Recommendation:

- d. Improve quality
- e. Adopt a tiered approach (hierarchy of provision) for the management and improvement of sites.
- f. Work in partnership with stakeholders to secure funding

Recommendation d – Improve quality

There are a number of ways in which it is possible to increase pitch quality, including for example, addressing overplay and improving maintenance. These are explored in more detail below.

Addressing quality issues

Generally where pitches are assessed as standard or poor quality and/or overplayed, review/improve maintenance regimes to ensure it is of an appropriate standard to sustain/improve pitch quality. Ensuring existing maintenance of good quality pitches continues is also important.

Based on an achievable target using existing quality scoring to provide a baseline, a standard should be used to identify deficiencies and investment should be focused on those sites which fail to meet the proposed quality standard (using the site audit database, provided in electronic format). The Strategy approach to these outdoor sports facilities achieving these standards should be to enhance quality and therefore the planning system should seek to protect them.

For the purposes of the Quality Assessments, this Strategy will refer to pitches and ancillary facilities separately as Good, Standard or Poor quality. In Gloucester, for example, some good quality sites have poor quality elements i.e. changing rooms or a specific pitch.

Good quality refers to pitches that have, for example, a good maintenance regime coupled with good grass cover, an even surface, are free from vandalism, litter etc. In terms of ancillary facilities, good quality refers to access for disabled people, sufficient provision for referees, juniors/women/girls and appropriate provision of showers, toilets and car parking. For rugby union, a good pitch is also pipe and/or slit drained.

Standard quality refers to pitches that have, for example, an adequate maintenance regime coupled with adequate grass cover, minimal signs of wear and tear, goalposts may be secure but in need of minor repair. In terms of ancillary facilities, standard quality refers to adequately sized changing rooms, storage provision and provision of toilets. For rugby union, drainage is natural and adequate.

Poor quality refers to pitches that have, for example, poor levels of maintenance coupled with inadequate grass cover, uneven surface and damage. In terms of ancillary facilities,

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poor quality refers to inappropriate size of changing rooms, no showers, no running water and old dated interior. For rugby union, drainage is natural and inadequate. Please refer to the Sport England/NGB quality assessments. Sites played beyond capacity may require remedial action to help reduce this.

For improvement/replacement of AGPs refer to Sport England and the NGBs 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' document for a guide as to suitable AGP surfaces:

www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/

Also, see 'The FA Guide to 3G Football Turf Pitch Design Principles and Layout':

www.replaymaintenance.co.uk/downloads/ftp-tech-guide.pdf

Addressing overplay

In order to improve the overall quality of the playing pitches stock; it is necessary to ensure that pitches are not overplayed beyond recommended weekly carrying capacity. This is determined by assessing pitch quality (via a non-technical site assessment) and allocating a weekly match limit to each. Each NGB recommends a number of matches that a good quality pitch should take:

Sport	Pitch type	No. of matches		
		Good quality	Standard quality	Poor quality
Football	Adult pitches	3 per week	2 per week	1 per week
	Youth pitches	4 per week	2 per week	1 per week
	Mini pitches	6 per week	4 per week	2 per week
Rugby union*	Natural Inadequate (D0)	2 per week	1.5 per week	0.5 per week
	Natural Adequate (D1)	3 per week	2 per week	1.5 per week
	Pipe Drained (D2)	3.25 per week	2.5 per week	1.75 per week
	Pipe and Slit Drained (D3)	3.5 per week	3 per week	2 per week
Rugby league	Senior	3 per week	2 per week	1 per week
Cricket	One grass wicket	5 per season	N/A	N/A
	One synthetic wicket	60 per season		

* Please note that the RFU believes that it is most appropriate to base the calculation of pitch capacity upon an assessment of the drainage system and maintenance programme afforded to a site.

There are also a number of sites that are poor quality but are not overplayed. These sites should not be overlooked as often poor quality sites have less demand than other sites but demand could increase if the quality was to increase. Improving pitch quality should not be considered in isolation from maintenance regimes.

Whilst it works both ways in so much as poor pitch condition is a symptom of pitches being over played, potential improvements may make sites more attractive and therefore more popular.

There is also a need to balance pitch improvements alongside the transfer of play to alternative pitch sites. Therefore, work with clubs to ensure that sites are not played beyond their capacity and encourage play, where possible, to be transferred to alternative venues which are not operating at capacity.

Increasing pitch maintenance

Standard or poor grass pitch quality may not just be a result of poor drainage. In some instances ensuring there is an appropriate maintenance for the level/standard of play can help to improve quality and therefore increase pitch capacity. Each NGB can provide assistance with reviewing pitch maintenance regimes.

It is recommended that NGBs work together to seek opportunities at club sites to establish maintenance equipment banks which can be shared between local clubs. This could also extend to the sharing of good practice and expertise. Further work should be carried out to form a City wide maintenance approach which determines and addresses the most effective method of increasing the quality and regularity of pitch maintenance across all grass pitch sports.

For example, the FA and ECB have together recently introduced a Pitch Advisor Scheme in partnership with Institute of Groundsmanship (IOG) to develop a Grass Pitch Maintenance service that can be utilised by grassroots football clubs with the simple aim of improving the quality of grass pitches. The key principles behind the service are to provide football clubs with advice/practical solutions on a number of areas, with the simple aim of improving the club's playing surface.

In relation to cricket, maintaining high pitch quality is the most important aspect of cricket. If the wicket is poor, it can affect the quality of the game and can, in some instances, become dangerous. The ECB recommends full technical assessments of wickets and pitches available through a Performance Quality Standard Assessment (PQS). The PQS assesses a cricket square to ascertain whether the pitch meets the Performance Quality Standards that are benchmarked by the Institute of Groundsmanship. Please note that PQS assessments are also available for other sports.

Recommendation e – Adopt a tiered hierarchy of provision to help prioritise investment and improvement of sites

To allow for facility developments to be programmed within a phased approach a tiered approach to the investment and improvement of playing pitch sites and associated facilities should be used. Please refer to Part 5: Action Plan for the proposed hierarchy.

Recommendation f – Work in partnership with stakeholders to secure funding

Partners, led by the Council, should ensure that appropriate funding secured for improved sports provision is directed to areas of need, underpinned by a robust strategy for improvement in playing pitch facilities.

In order to address the community's needs, to target priority areas and to reduce duplication of provision, there should be a coordinated approach to strategic investment. In delivering this recommendation the Council should maintain a regular dialogue with local partners and through the Playing Pitch Steering Group.

GLOUCESTER PLAYING PITCH STRATEGY

Some investment in new provision will not be made by the Council directly, it is important however, that the Council therefore seeks to direct and lead a strategic and co-ordinated approach to facility development by education sites, NGBs, sports clubs and the commercial sector to address community needs whilst avoiding duplication of provision.

Please refer to Appendix Two for further funding information which includes details of the current opportunities, likely funding requirements and indicative project costs.

Sport and physical activity can have a profound effect on peoples' lives, and plays a crucial role in improving community cohesion, educational attainment and self-confidence. However, one of sport's greatest contributions is its positive impact on public health. It is therefore important to lever in investment from other sectors such as health through Clinical Commissioning Groups (CCGs).

AIM 3

To **provide** new outdoor sports facilities where there is current or future demand to do so

Recommendations:

- g. Secure planning gain for playing pitches from housing growth
- h. Rectify quantitative shortfalls in the current pitch stock.
- i. Identify opportunities to add to the overall stock to accommodate both current and future demand.

Recommendation g - Secure planning gain for playing pitches from housing growth

Population/housing growth scenario

The current resident population in Gloucester City is 124,562⁶. By 2031 (to reflect the Joint Core Strategy which shows how the area will develop during the period up to 2031) the City's population is projected to increase to 143,882⁷ which is an increase of 19,320 (or equivalent to a percentage increase of 15.5%) according to ONS data. This level of future demand has already been factored into the calculation to identify shortfalls in provision.

It is important that the Council secures appropriate contributions from all new developments to provide for the sporting needs arising from the residents of that development, where appropriate.

As part of the Joint Core Strategy (JCS) four 'Strategic Allocations' that form urban extensions to Gloucester are proposed. The proposed number of new homes at each of these allocations is set out below:

Location	Number of new homes
A1 – Innsworth	1,250 new homes
A2 – North Churchdown	532 new homes
A3 – South Churchdown	868 new homes
A4 – North Brockworth	1,500 new homes

In addition, there is an urban extension to the south of the City (in Stroud District) at Hunt's Grove. Altogether, when taking into account the part of the site that already has planning, plus that to be allocated as part of the Stroud Local Plan, Hunt's Grove will provide 2,500 new homes and 20 hectares of employment land.

⁶Source: ONS Mid-2013 Population Estimates for Lower Layer Super Output Areas in England and Wales by Single Year of Age and Sex and ONS 2012-based projections 2012-2032. Released: 29 May 2014

⁷ Source: ONS 2012-based projections 2012-2037. Released: 29 May 2014

GLOUCESTER PLAYING PITCH STRATEGY

Using team generation rates from the PPS it is possible to estimate the level of provision likely to be generated from the development:

Location	Additional teams	Pitch requirement ⁸
A1 – Innsworth	1 adult football 2 youth football 1 mini football 1 senior rugby 2 mini/midi rugby	1 adult football 1 youth 11v11 football 1 mini football 1 senior rugby union 1 mini/midi rugby
A2 – North Churchdown	1 adult football 1 youth football 1 mini football	1 adult football 1 youth 11v11 football 1 mini football
A3 – South Churchdown	1 adult football 1 youth football 1 mini football 1 senior rugby 1 mini/midi rugby	1 adult football 1 youth 11v11 football 1 mini football 1 senior rugby union 1 mini/midi rugby
A4 – North Brockworth	2 adult football 2 youth football 1 mini football 1 adult cricket 1 senior rugby 2 mini/midi rugby	1 adult football 1 youth 11v11 football 1 mini football 1 cricket 1 senior rugby union 1 mini/midi rugby

Refer to Appendix Four for the full scenario by Area.

NB the increase population in each development alone is not enough to generate hockey teams. However, ONS population increases across the City applied to TGRs suggest that one junior hockey team will be created and some increase in participation at an adult level but not enough to generate a full new team. It is important to note that housing projections are subject to change and that the projections above only reflect current estimations.

The exact nature and location of provision associated with these developments will be fully determined through the local planning process and in partnership with each specific NGB, which may for example include upgrading of facilities at existing sites where appropriate.

⁸ Based on one team sharing a pitch and playing on a home and away basis

Recommendation h - Rectify quantitative shortfalls in the current pitch stock

The Council and its partners should work to rectify identified inadequacies and meet identified shortfalls as outlined in the Assessment Report and the sport by sport specific recommendations.

It is important that the current levels of grass pitch provision are protected, maintained and enhanced to secure provision now and in the future. For most sports the future demand for provision identified in Gloucester can be overcome through maximising use of existing pitches through a combination of:

- ◀ Improving pitch quality in order to improve the capacity of pitches to accommodate more matches.
- ◀ The re-designation of pitches for which there is an oversupply.
- ◀ Securing long term community use at school sites.
- ◀ Working with commercial and private providers to increase usage.

While maximising the use of existing pitches offers scope to address the quantitative deficiencies for most sports, new or additional cricket squares on public or private fields, as well as improving existing wickets is required to meet the levels of demand identified for cricket both now and in the future.

There may be a requirement to protect some senior football pitches as this provides the flexibility to provide senior, junior or mini pitches (through different coloured line markings within the pitch). However, further work should be undertaken on this as an action for the Council/NGBs. Furthermore the re-designation of adult pitches that are not currently used may lead to a deficiency of adult pitches in the medium to longer term as younger players move up the ages. It is likely that for some sports, particularly football, that the provision of new pitches and facilities will be required in the future to support the predicted future demand.

Unmet demand, changes in sport participation and trends, and proposed housing growth should be recognised and factored into future facility planning. Assuming an increase in participation and housing growth occurs, it will impact on the future need for certain types of sports facilities. Sports development work also approximates unmet demand which cannot currently be quantified (i.e., it is not being suppressed by a lack of facilities) but is likely to occur. The following table highlights the main development trends in each sport and their likely impact on facilities. However, it is important to note that these may be subject to change.

Furthermore, retaining some spare capacity allows some pitches to be rested to protect overall pitch quality in the long term. Therefore, whilst in some instances it may be appropriate to re-designate a senior pitch where there is low demand identified a holistic approach should be taken to re-designation for the reasons cited. The site-by-site action planning will seek to provide further clarification on where re-designation is suitable.

GLOUCESTER PLAYING PITCH STRATEGY

Likely future sport-by-sport demand trends

Sport	Future development trend	Strategy impact
Football	The needs of the game will change significantly from the 2013/14 season with the implementation of the FA Youth Development Review. As a result, pitch demands will change. This could also see changes in the seasonal demand of pitches (youth football).	Consider re-allocating leases to Community Charter Standard clubs with a large number of teams. Work with clubs to identify facility development opportunities. Work with clubs in relation to their pitch demands as a result of the FA Youth Development Review.
	Demand for senior football is likely to be sustained based on current trends and the move to small sided football. County FA focus to maintain growth of youth football through to adults.	Sustain current stock but consideration given to reconfigure pitches if required.
	An increase in women and girls football following £2.4m investment over the next two years (2014-2016) from Sport England to increase the number of women and girls taking part in football sessions.	A need to provide segregated ancillary facilities and the potential need for more pitches.
Cricket	Demand is likely to increase if quality is improved. There are currently (2015) no informal formats of cricket operating in Gloucester.	Increase in peak time usage for good quality grass wickets at club sites. Likely increase in demand for non turf wickets if informal formats of cricket are established.
	Women's and girls' cricket is a national priority and there is a target to establish two girls' and one women's team in every local authority over the next five years.	Support clubs to ensure access to segregated changing and toilet provision and access to good quality cricket pitches to support growth.
Rugby union	The Rugby World Cup (2015) is predicted to see a further increase in the demand for rugby provision in Gloucester.	Clubs are likely to field more teams in the future, and therefore have a demand for more pitches. It is important, therefore, to work with the clubs to maintain the current pitch stock and to support facility development where appropriate.
Rugby league	RFL is working towards growing rugby league participation including through growth at junior clubs, Play Touch RL and 9 aside RL.	Review the need for dedicated rugby league pitches in the next three years. Seek 3G pitch venues for Play Touch and grass pitches for 9 aside.
AGPs	Demand for 3G pitches for competitive football will increase. It is likely that future demand for the use of 3G pitches to service competitive football, particularly mini and youth will result in some reduced demand for grass pitches. Provision of 3G pitches which are World Rugby compliant will help to reduce overplay as a result of training on rugby pitches.	Ensure that access to new AGP provision across the City is maximised and that community use agreements are in place. Utilise Sport England/NGB guidance on choosing the correct surface: http://www.sportengland.org/media/30651/Selecting-the-right-artificial-surface-Rev2-2010.pdf

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Sport	Future development trend	Strategy impact
Bowls	The general trend of demand for bowling greens remains static and it is not thought likely that future demand will result in the need for new greens.	Current and future demand for bowling greens is being met by provision in Gloucester.
Tennis	It is likely that future demand for access to tennis courts in Gloucester will remain static.	Tennis courts in Gloucester can generally accommodate current demand and anticipated future demand. However, the poorer quality courts, especially parks courts, will require future investment in order to retain usage, even for recreational play. Increasing court capacity through floodlighting and/or increasing the quality of parks provision could build in future capacity to accommodate growth.

Recommendation i - Identify opportunities to add to the overall pitch stock to accommodate both current and future demand

The Council should use, and regularly update, the Action Plan within this Strategy for improvements to its own pitches whilst recognising the need to support partners. The Action Plan lists improvements to be made to each site focused upon both qualitative and quantitative improvements as appropriate for each area.

Furthermore any potential school sites which become redundant over the lifetime of the Strategy may offer potential for meeting community needs on a localised basis. Where schools are closed their playing fields may be converted to dedicated community use to help address any unmet community needs.

Some sites in Gloucester may also have the potential to accommodate more pitches which may be a solution to meeting shortfalls identified.

GLoucester PLAYING PITCH STRATEGY

PART 5: ACTION PLAN

Introduction

The site-by-site action plan list seeks to address key issues identified in the accompanying Assessment Report. It provides recommendations based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement.

It should be reviewed in the light of staff and financial resources in order to prioritise support for strategically significant provision and provision that other providers are less likely to make. Recommendation e below explains the hierarchy of priorities on the list. It is imperative that action plans for priority projects should be developed through the implementation of the strategy.

The Council should make it a high priority to work with NGBs and other partners to comprise a priority list of actions based on local priorities, NGB priorities and available funding.

Recommendation e - Adopt a tiered hierarchy of provision to help prioritise investment and improvement of sites

To allow for facility developments to be prioritised and programmed within a phased approach a tiered model to for the improvement of playing pitch sites and associated facilities is useful.

The identification of sites is based on their strategic importance in a City-wide context i.e. they accommodate the majority of demand or the recommended action has the greatest impact on addressing shortfalls identified either on a sport by sport basis or across the City as a whole.

Gloucester's tiered site criteria

Hub sites	Key centres	Local sites	Reserve sites
Strategically located. Priority sites for NGB.	Strategically located within the analysis area.	Serves the local community. Likely to include education sites.	Serves the local community.
Accommodates three or more good quality grass pitches. Including provision of at least one AGP.	Accommodates two or more good quality grass pitches.	Accommodates more than one pitch.	Likely to be single-pitch site.
Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.	Supports informal usage and/ or training etc.
Maintenance regime aligns with NGB guidelines.	Maintenance regime aligns with NGB guidelines.	Standard maintenance regime either by the club or in house maintenance contract.	Basic level of maintenance i.e. grass cutting and line marking as required.
Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	Appropriate access changing to accommodate both senior and junior use concurrently (if required).	No requirement for access changing to accommodation.

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Hub sites are of City wide importance where users are willing to travel to access the range and high quality of facilities offered and are likely to be multi sport. These have been identified on the basis of high impact on addressing the issues identified in the assessment.

The financial, social and sporting benefits which can be achieved through development of strategic sites (also known as hub sites) are significant. Sport England provides further guidance on the development of community sports hubs at:

http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/sports_hubs.aspx

For hub sites, NGB financial modelling suggests that multi 3G pitch sites are more sustainable in the longer term. However, the only existing site which is likely to be able to accommodate a double 3G pitch site is Plock Court/ University of Gloucester.

Key centres although these sites are more community focused, some are still likely to service a wider analysis area (or slightly wider). However, there may be more of a focus on a specific sport i.e. a dedicated site.

It is considered that some financial investment will be necessary to improve the ancillary facilities at both Hub sites and Key Centres to complement the pitches in terms of access, flexibility (i.e. single-sex changing if necessary), quality and that they meet the rules and regulations of local competitions.

Local sites refer to those sites which are generally one and two pitch sites and may be Council owned hired to clubs for a season or are sites which have been leased on a long-term basis. However, they are also likely to be private club sites serving one particular sport.

The level of priority attached to them for Council-generated investment may be relatively low and consideration should be given, on a site-by-site basis, to the feasibility of a club taking a long-term lease on the site (if not already present), in order that external funding can be sought.

It is possible that sites could be included in this tier which are not currently hired or leased to a club, but have the potential to be leased to a suitable club. NGBs would expect the facility to be transferred in an adequate condition that the club can maintain. In the longer term, the Club should be in a position to source external funding to improve/extend the facilities.

Reserve sites could be used as overspill for neighbouring sites and/or for summer matches/competitions, training or informal play. They are most likely to be single-pitch sites with no ancillary facilities.

Management and development

The following issues should be considered when undertaking sports related site development or enhancement:

- ◀ Financial viability.
- ◀ Security of tenure.
- ◀ Planning permission requirements and any foreseen difficulties in securing permission.
- ◀ Adequacy of existing finances to maintain existing sites.
- ◀ Business Plan/Masterplan – including financial package for creation of new provision where need has been identified.

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- ◀ Analysis of the possibility of shared site management opportunities.
- ◀ The availability of opportunities to lease sites to external organisations.
- ◀ Options to assist community groups to gain funding to enhance existing provision.
- ◀ Negotiation with landowners to increase access to private strategic sites.
- ◀ Availability of funding for hub site development.
- ◀ Impact on all sports that use a site regardless of the sport that is the subject of enhancements.

Action plan

Partners

The column indicating Partners refers to the main organisation that the Council will liaise with in helping to deliver the actions. The next stage in the development of the action plan will be to agree a Lead Partner to help deliver the actions.

Priority level

In addition to determining where the site sits within the tiered hierarchy of provision, the level of priority should be determined. For example, a Hub Site is likely to have a high priority attached unless for example it is already established and therefore may have a low priority. A local private cricket or rugby club could have anything from high priority to low priority attached to it depending on a number of factors such as NGB priority and the impact the recommendation will have on addressing shortfalls/issues identified.

High priority sites have City wide importance and have been identified on the basis of the impact that the site will have on addressing the key issues identified in the assessment.

Medium priority and have analysis area importance and have been identified on the basis of the impact that the site will have on addressing the issues identified in the assessment.

Low priority sites have been identified on a site by site basis as issues appertaining to individual sites but that may also contribute to addressing the issues identified in the assessment.

Costs

The strategic actions have also been ranked as low, medium or high based on cost. The brackets in which these sit are:

(L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above. These are based on Sport England's estimated facility costs which can be found at www.sportengland.org/media/198443/facility-costs-4q13.pdf

Timescales

The action plan has been created to be delivered over a ten year period. The information within the Assessment Report, Strategy and Action Plan will require updating as developments occur. The timescales relate to delivery times and are not priority based.

Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years).

Aim

GLOUCESTER PLAYING PITCH STRATEGY

Each action seeks to meet at least one of the three aims of the Strategy; **Enhance, Provide, Protect.**

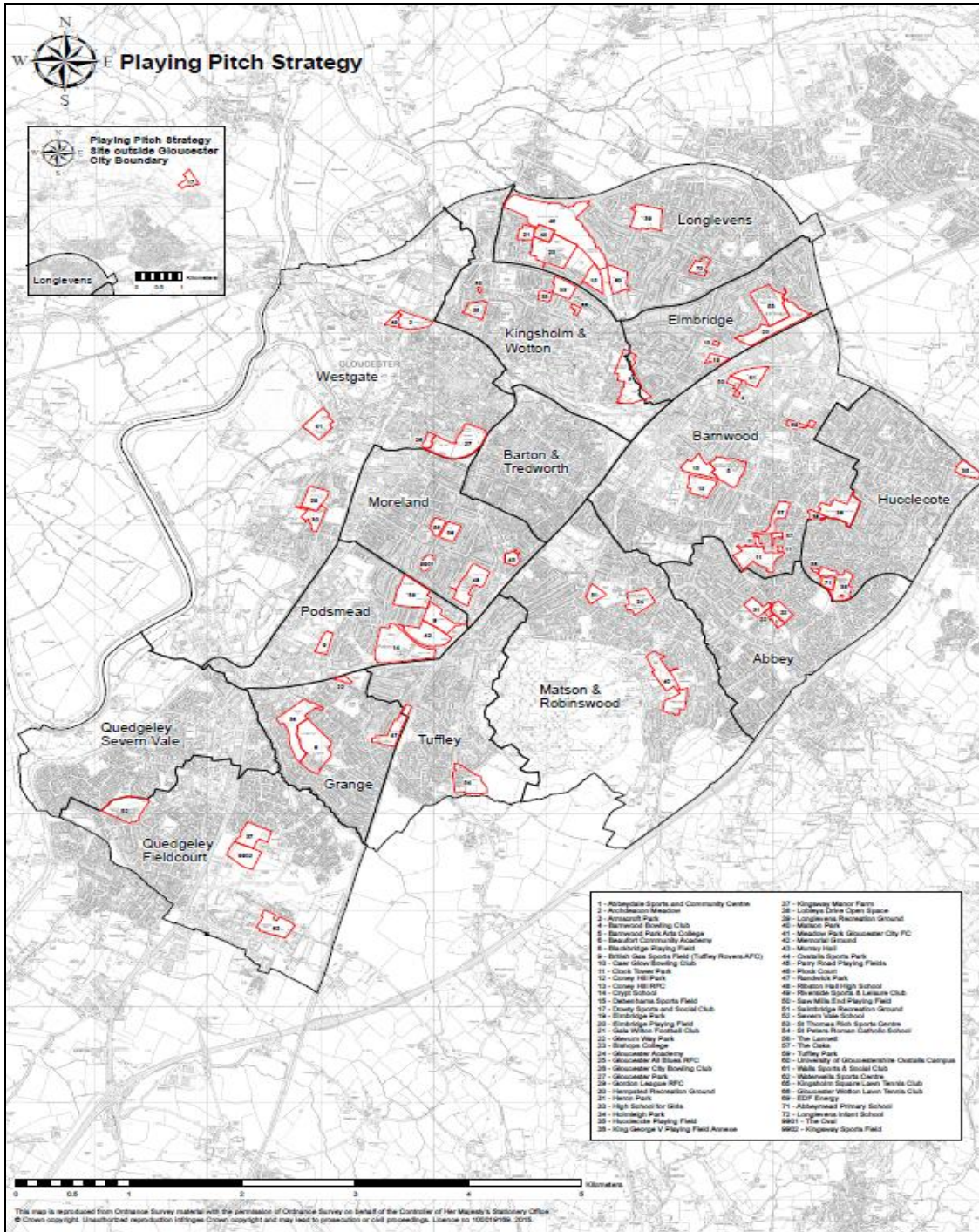
Site ID

Please note that although allocated Site ID numbers most often run in chronological order there are instances where numbers are missing. This is due to where pitches/sites are now no longer used or have been removed due to duplication.

Please also refer to Appendix Six for sport by sport maps of provision which are taken from the Assessment Report.

Figure 1: Site map

GLOUCESTER PLAYING PITCH STRATEGY



**GLOUCESTER
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ⁹	Cost ¹⁰	Aim
1	Abbeydale Sports and Community Centre	AGP	Community	One standard quality small sized AGP used by all Abbeymead Rovers FC teams and Gloucestershire College for training.	Ensure sufficient access for club training whilst maximising usage at weekends and through commercial lets.	Club FA	Local (low)	L	-	Protect
2	Archdeacon Meadow	Cricket	School	Three standard quality squares with 10, eight and four wickets respectively. The King's School offsite sporting venue used solely for school sport and therefore unavailable for community use. Spare capacity of 80 matches.	Explore potential for future community use and ascertain current barriers to use. Continue to develop cricket within the school and maximise use through PE and school fixtures.	Council ECB	Local (low)	M	L	Protect Enhance
		Rugby union		Four standard quality pitches which are marked over the cricket outfield. Used heavily by the school for school matches on Saturday, midweek training and curricular PE. Site is subsequently overplayed by 1.5 match sessions per week.	In the short term look to transfer training use from match pitches in order to reduce the level of overplay. In the longer term seek to make improvements to maintenance in order to better pitch quality, both for use and to increase capacity available.	Council RFU		S-M	L-M	
3	Armscroft Park (Gloucester Old Boys RFC)	Rugby union	Sports Club	Two poor quality council pitches managed by AMEY and used by Gloucester Old Boys RFC. Spare capacity of one match sessions per week available at peak time.	Improve pitch quality and seek options to maximise use to accommodate future demand.	Council RFU	Local (medium)	M	M	Protect Enhance
4	Barnwood Bowling Club	Bowls	Sports Club	Good quality flat green which serves 82 members and is therefore overplayed. Club recently received funding to improve surrounding access areas.	Continue to sustain standard of maintenance in order to protect green quality. Consider use of additional suitable greens in order to alleviate some overuse.	Club	Local (low)	L	L	Protect Provide
5	Barnwood Park Arts College (Coney Hill RFC)	Football	School	One youth 11v11 and two 9v9 pitches, all assessed as poor quality and unavailable for community use. All are overplayed as a result of curriculum use and school fixtures.	Improve pitch quality through an increase in maintenance investment in order to increase capacity available and potential future community use.	Council FA	Key centre (medium)	M	L	Protect Enhance
		Cricket		Good quality six wicket square cut and used by Arcadians Nine Elms CC. Outfield quality significantly poorer, very undulating and uneven. Sublet from Coney Hill RFC which rents from the school, also providing changing facilities. Capacity for a further seven matches per season.	Look to establish long-term security of tenure for the Club. Alternatively, investigate other potential sites which may offer greater security if required. Improve outfield quality and in the longer term consider adding additional wickets if demand increases.	Council ECB		S-M	M	
		Rugby union		One poor quality senior pitch used by Coney Hill RFC first team. Limited curricular use and school fixtures. Overplayed by 0.5 match sessions per week.	Improve pitch quality in order to increase capacity for school and community use.	Council RFU		M	M	
		Tennis		Six poor quality tarmac courts also overmarked for netball. Not available for community use and not floodlit.	Look to make improvements where possible, including re-lining.	Council LTA		L	L-M	

⁹ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

¹⁰ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ¹¹	Cost ¹²	Aim
6	Beaufort Community School	Football	School	Two adult and two youth 11v11 pitches, all assessed as poor quality. Community use by Tuffley Rovers FC adult and youth teams and Barton Rovers FC. All pitches are overplayed through a combination of school use and consistent club use.	Improve pitch quality through an increase in maintenance investment in order to address overplay and build future capacity for community and school use.	Council FA	Key centre (medium)	S-M	L	Protect Enhance
		Cricket		One good quality non-turf wicket, unavailable for community use.	Explore options for future community use if demand in the Area increases. Consider potential use for informal or midweek cricket if required.	Council ECB		M-L	L	
		Rugby union		One rugby union pitch and two football pitches marked for rugby union until January. Available for community use but currently only used by school. All three pitches overplayed due to a significant amount of school use.	Improve pitch quality to increase capacity available and potential future community use.	Council RFU		M	M	
		Tennis		Three standard quality tarmac courts with floodlighting. Available to hire but currently unused.	Seek options to maximise use to accommodate future community demand for use by clubs or potential for creation of a satellite club.	Council LTA		M	L	
8	Blackbridge Playing Field	Football	County Council/ Council	One poor quality youth 9v9 pitch used by Tuffley Rovers FC. Spare capacity of 0.5 match sessions available at peak time. The site is part of community led proposals, supported by the City and County Councils, to form a sporting hub venue incorporating the existing running track.	Improve pitch quality and maximise use. Determine potential for the creation of a hub venue to serve the south of the City including options for 3G pitch provision and additional grass pitches. Potential site for FA Pitch Improvement Programme.	County Council FA RFU	Hub (medium)	M	H	Protect Provide Enhance
9	British Gas Sports Field (Tuffley Rovers AFC)	Football	Sports Club	Standard quality adult pitch home to Tuffley Rovers FC. Less than three years tenure remaining on the lease from National Grid. Club recently received in excess of £43,000 from Sport England Protecting Playing Fields to help towards securing future tenure.	Support the Club in negotiations to secure long term tenure of the site, either through lease or by purchase of the land. Also help the Club in further development of the site and progression towards Step 5 football.	Club FA	Local (high)	S-M	M-H	Protect Enhance
10	Caer Glow Bowling Club	Bowls	Sports Club	Good quality flat green also used by Co-op BC. Club has in excess of 50 members and the green is likely to be overplayed taking into contention additional use from Co-op BC.	Continue to sustain standard of maintenance in order to protect green quality. Consider use of additional suitable greens in order to alleviate some overuse.	Club	Local (low)	M	L	Protect
11	Clock Tower Park	Football	Council	Standard quality adult pitch used by Abbeymead Rovers FC U13s teams. 0.5 match sessions available at peak time.	Seek to make improvements to maintenance in order to better pitch quality. Could accommodate usage from overplayed sites.	Council FA	Local (low)	M	L	Protect Enhance
		Tennis		Two poor quality tarmac courts without floodlighting. No recorded use beyond likely casual play. Metal nets render the site unsuitable for club use.	Look to make improvements to quality where possible, including resurfacing and re-lining. Ensure accessibility for social play and maximise use through community participation events where possible.	Council LTA		M	L	
12	Coney Hill Park	Football	Council	Poor quality adult pitch used by three single adult teams including some training. Changing facilities provided at Coney Hill RFC. Overplayed by 1.5 match sessions.	In the short term transfer training from match pitches in order to alleviate overplay. In the longer term improve pitch quality or seek options to relocate pitch on another site	Council FA	Local/ Reserve (low)	S-M	L-M	Enhance

¹¹ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

¹² (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

**GLOUCESTER
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Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ¹¹	Cost ¹²	Aim
					and retain this site as strategic reserve.					
Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ¹³	Cost ¹⁴	Aim
13	Coney Hill RFC	Rugby union	Sports Club	Two poor quality senior pitches, one used for both senior and junior matches and subsequently overplayed by 4.5 match sessions. The other pitch is unused other than to accommodate matches for infrequent club teams such as Vets and therefore has 0.5 match sessions available at peak time.	Seek to make improvements to maintenance in order to better pitch quality to help address overplay. Make greater use of the unused pitch onsite in order to distribute play. Seek options for floodlighting. Support the club in determining potential for asset transfer or negotiation of a longer term lease.	Club RFU Council County Council	Local (high)	S	L	Protect Enhance
14	Crypt School	Football	School	Three good quality pitches unavailable for community use, of adult, youth 11v11 and 9v9 sizes. Adult pitch overplayed by one match session and both youth pitches to capacity due to curricular use and school fixtures.	Retain for school use and ensure maintenance is sufficient enough to maintain quality.	Council FA	Local (medium)	L	L	Protect Enhance
		Cricket		Good quality square with five wickets, used by four school teams and AIW CC midweek and at weekends. Overplayed by 25 matches per season. Poor pavilion and changing facilities.	Work to improve pavilion facilities to provide changing provision which adheres to league requirements. Consider additional wickets to address overplay.	Council ECB		M	H	
		Rugby union		Three poor quality senior pitches unavailable for community use to protect quality given substantial school use.	Improve pitch quality and seek options to establish community use in the future. Potential partnership could be established with local club.	Council RFU		M	M	
		Tennis		Two standard quality tarmac courts, unavailable for community use due to the lack of floodlighting.	Continue to develop tennis and maximise use by the school. If demand increases, seek options for floodlighting and establish community use.	Council LTA		L	M	
15	Debenhams Sports Field	Football	University	Site recently purchased by University of Gloucestershire, previously including one cricket square and overmarked adult football pitch. Disused and untended for last two years.	Continue to work with the University to establish best options for provision of pitches. Good quality cricket pitch to be re provided to meet shortfalls in quality in the City. Provision of 3G pitch at Plock Court satisfies re provision of grass football.	University FA ECB	-	S-M	H	Provide
		Cricket								
17	Dowty Sport & Social Club	Football	Sports Club	Six good quality adult pitches used mostly by FC Lakeside amongst other teams. One mini 5v5 and one two 7v7 pitches all of good quality with no recorded play from Gloucester teams. All pitches show available match sessions however anecdotal evidence suggests they are played to capacity by additional clubs from neighbouring authorities.	Support use of the site for Gloucester based teams and residents given close proximity to the City.	Sports Club FA LTA	Key centre (medium)	L	L	Protect
		Bowls		One good quality flat green which serves circa 51 members. Likely capacity for some additional play.						
		Tennis		Two good quality courts without floodlighting used by Dowty TC.						
19	Elmbridge Park	Football	Council	One poor quality adult pitch played to capacity	Improve pitch quality or seek options to	Council	Local/	S-M	L-M	Enhance

¹³ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

¹⁴ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

**GLOUCESTER
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ¹¹	Cost ¹²	Aim
	(Windfall Way Open Space)			by Gloucester Elmleaze FC and Abbeymead Rovers youth.	relocate pitch on another site and retain this site as strategic reserve.	FA	Reserve (low)			

**GLOUCESTER
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ¹⁵	Cost ¹⁶	Aim
20	Sandyleaze Open Space (Elmbridge Playing Field) (Old Richians RFC)	Football	Sports Club	Poor quality adult pitch played to capacity by Old Richians FC.	Improve pitch quality through an increase in maintenance investment in order to build strategic reserve/future capacity.	Club FA	Key centre (medium)	M	L	Protect Enhance
		Rugby union		Two poor quality senior pitches used by Old Richians RFC for senior and junior matches and weekend training. Overplayed by 3.25 match sessions given added use by Sir Thomas Rich's School for Saturday morning fixtures. One mini pitch with spare capacity as much mini play takes place on the neighbouring school pitches.	Make improvements to maintenance in order to better pitch quality, both for use and to increase capacity available. In the short term look to transfer training use from match pitches in order to reduce the level of overplay. Consider the mini pitch to be converted into a floodlit training area.	Club RFU		S-M	L-M	
21	Gala Wilton Football Club	Football	Sports Club	One poor quality adult pitch overplayed by 0.5 match sessions. Lease on the site has expired and the Club hopes to negotiate a long term lease with the Council for both the pitch and clubhouse building. The Club has desires to install floodlighting in order to meet Step 6 criteria and has planning permission to do so.	Although the grant can only be applied for when promotion is gained, support the Club in negotiating a long term lease on the site so that it may in the future apply for grant funding for floodlighting. Seek to improve pitch quality through greater maintenance to eliminate overplay.	Council Club FA	Local (medium)	S	M	Protect Enhance
22	Glevum Way Park	Football	Council	One standard quality adult pitch with one match session available at peak time. One mini 7v7 pitch with no spare capacity at peak time and two mini 5v5 pitches which are currently unused. Site used by Abbeymead Rovers FC junior and girls sections.	Improve pitch quality and seek to make greater use of available capacity and unused pitches to address current shortfalls – potential to convert to youth/adult pitch.	Council FA	Local (medium)	S	L-M	Protect Provide
23	Bishop's College (Old Centralians RFC)	Football	County Council Aspire	Two good quality pitches used by teams playing both Saturday and Sunday. 0.5 match sessions available at peak time.	Multi NGB approach to be taken regarding intentions for potential future development of the site, including impacts on the adjacent Plock Court which operates synergistically alongside Bishop's College, as well as the associated development of Debenhams Sports Field. Ensure no loss of provision for any resident sport and agree upon optimal pitch configuration should development go ahead.	Aspire University Council FA ECB RFU RFL	Key centre (medium)	S-M	M-H	Protect Enhance
		Cricket		One non-turf wicket of poor quality and not suitable for use.						
		Rugby union		Two poor quality senior pitches, one of which is floodlit and also used throughout the summer by Gloucestershire Warriors RLFC. Used by Old Centralians RFC for matches and by other clubs for floodlit training. Intended location for proposed 3G developments.						
		Rugby league								

¹⁵ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

¹⁶ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ¹⁷	Cost ¹⁸	Aim
24	Gloucester Academy (Old Centralians RFC)	Football	School	Standard quality adult pitch used by the school and a number of community adult teams. Overplayed by 1.5 match sessions taking into account all use.	Seek to make improvements to maintenance in order to better pitch quality, both for use and to reduce level of overplay. Site for FA Pitch Improvement Programme.	Council FA	Key centre (high)	S	L	Protect Enhance Provide
		Cricket		Standard quality square with five wickets, as well as one non-turf wicket. Outfield area is too small and therefore not suitable for senior cricket. Currently only used by junior school teams.	Continue to develop cricket at the school and link with local clubs. Determine the potential for community use by junior club teams where suitable and if demand exists in the future.	Council ECB		L	L	
		Rugby union		One poor quality senior pitch used by both the school and by Old Centralians RFC. The Club plays in the national leagues and is frustrated that the pitch is usually in unplayable condition from November and February. Club and school are keen to convert the pitch to a World Reg 22 AGP.	Investigate potential for installation of a functioning drainage system. Coupled with that improve maintenance, particularly to enable greater drainage of water. Explore longer term aspirations of a World Rugby compliant 3G AGP should there be no other viable drainage solution.	Council Club RFU		S	M	
		Tennis		Three poor quality tarmac courts with floodlighting though unavailable for community use.	Look to make improvements to quality where possible, including resurfacing/re-lining and investigate potential future demand for community use.	Council LTA		L	M	
25	Gloucester All Blues RFC (Alney Island)	Rugby union	Sports Club	Council owned site with no long term lease. Two poor quality senior pitches which for several years were unusable due to flooding from the nearby river. Training on pitches using mobile floodlights. Club to return to play here for 2015/16 season though pitches are overplayed by 1.5 match sessions. Unused mini pitch also marked as the Club tries to begin a junior section.	Support the Club in starting and developing a junior section and further growth. Seek to make improvements to maintenance in order to better pitch quality, both for use and to reduce level of overplay. Look to transfer training use from match pitches to alleviate overplay and upgrade floodlighting as appropriate.	Club RFU Council	Local (medium)	M	M-H	Protect Enhance
26	Gloucester City Bowling Club	Bowls	Sports Club	Two good quality flat greens, one of which is an artificial surface shared with Gloucester Spa BC which is also onsite. Clubhouse is also shared between the two clubs.	Continue to sustain standard of maintenance in order to protect green quality. Maintain inter-club relationship to ensure the site remains a high activity area for bowls.	Clubs	Local (medium)	L	L	Protect
27	Gloucester Park	Football	Sports Club	Good quality adult pitch marked onto the cricket outfield, used by Tredworth Tigers FC adult team. Spare capacity of 2.5 match sessions, of which 0.5 are available at peak time.	Uphold standards of maintenance to ensure pitch quality remains good, whilst managing use between football and cricket seasons to avoid fixture clashes.	Club FA	Key centre (low)	L	L	Protect
		Cricket		Standard quality square with 10 wickets, played to capacity by Gloucester City Winget CC, therefore no capacity for additional play. Lack of car parking provision.	Sustain and further improve quality of maintenance in order to ensure square quality is able to sustain play up to capacity. In the longer term, seek to resolve issues regarding lack of parking space and access to off road parking onsite.	Club ECB		M	M	
		Bowls		Good quality flat green used by Gloucester Spa BC. Clubhouse is also shared between the two clubs.	Continue to sustain standard of maintenance in order to protect green quality. Maintain inter-club relationship to ensure the site remains a high activity area for bowls.	Clubs		L	L	

¹⁷ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

¹⁸ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

**GLOUCESTER
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ¹⁹	Cost ²⁰	Aim
29	Gordon League RFC	Rugby union	Sports Club	Two poor quality senior pitches used by senior club teams and Gloucestershire College for matches. One match session available at senior peak time. One further poor quality senior pitch with floodlighting used for all training, overplayed by 2.5 match sessions per week.	Address pitch quality and surface issues including suspected broken drain underneath Pitch Two. Work to improve quality of maintenance in order to better pitch quality, both for use and to increase capacity available to accommodate the establishment and growth of planned junior section.	Club RFU	Local (high)	S-M	M	Protect Enhance
30	Hempsted Recreation Ground	Football	Council	Poor quality adult pitch used by Trinity & Quedgeley United FC. Spare capacity of 0.5 match sessions available at peak time.	Improve pitch quality through an increase in maintenance investment and seek to make greater use of available capacity and unused pitches to address current shortfalls – potential to convert to youth pitch.	Council FA	Local (low)	M	L	Protect Enhance
31	Heron Park	Football	Council	Poor quality adult pitch used by Abbeymead Rovers FC mens, womens and youth 11v11 teams. Overplayed by 2.5 match sessions.	In the shorter term transfer play to sites with spare capacity and in the longer term improve quality through an increase in maintenance investment in order to address overplay.	Council FA	Local (medium)	S	L	Protect Enhance
33	High School For Girls (Spartans RFC)	Rugby union	School	One poor quality senior pitch used little by the school other than for athletics in summer. Community use by Spartans RFC senior and junior sections for matches and training. Overplayed by one match session per week.	Explore options to create a floodlit training area in order to accommodate training and reduce overplay on the match pitch.	Council RFU	Local (medium)	M	M	Protect Enhance
		Tennis		Six standard quality tarmac courts currently only used by the school. Plans for the installation of a key fob entry system to increase community use in conjunction with Oxstalls Sports Park. Recently been awarded LTA funding to help install.	Work to increase community use and establish the site with a focus on social and unorganised tennis in the area.	Council Aspire LTA		M	L	
34	Holmleigh Park	Football	Council	Two poor quality adult pitches currently unused and therefore have two match sessions available at peak time. One poor quality youth 9v9 pitch used by Tuffley Rovers FC and overplayed by 0.5 match sessions per week.	Improve pitch quality through an increase in maintenance investment and maximise use to help address shortfalls.	Council FA	Local (medium)	S	L	Protect Enhance Provide
35	Hucclecote Playing Field (Hucclecote RFC)	Cricket	Sports Club	Poor quality square with eight wickets, with the outfield overlapping the rugby union pitch. Used by Gloucester Harelquins CC which sub-lets from the rugby club and has no subsequent confirmed security of tenure. Spare capacity for an additional 26 matches per season.	Work to establish security of tenure for the cricket club beyond the next three years. Seek to improve square quality through better maintenance and sufficient access to equipment and specialist knowledge.	ECB Council	Key centre (high)	S	L-M	Protect Enhance
		Rugby union		One poor quality senior pitch and three poor quality mini pitches used by Hucclecote RFC. Senior pitch is overplayed by 0.5 sessions per week due to senior and junior matches, whilst mini pitches have 2.25 matches capacity, none of which are available at peak time.	Seek to make improvements to maintenance in order to better pitch quality, both for use and to increase capacity available.	RFU Council		S	L-M	

¹⁹ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

²⁰ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ²¹	Cost ²²	Aim
36	King George V Playing Fields (Hucclecote RFC)	Football	Council	Four poor quality mini 7v7 pitches, also used for both 5v5 and youth 9v9 matches but Hucclecote YFC junior section. No spare capacity available at peak time.	Seek additional pitch capacity in order to reduce current use of overmarked pitches. Work towards improving maintenance in order to better pitch quality, both for use and to increase future capacity available. Potential site for FA Pitch Improvement Programme.	Council FA	Key centre (medium)	M	M	Protect Enhance
		Cricket		Standard quality ten wicket square used as a secondary location by Ullenwood Bharat CC to accommodate imported demand from its third and fourth senior teams. Spare capacity for an additional 31 matches per year.	Determine intentions for continued use of the site by imported teams given the new ground developments the Club is undertaking outside of Gloucester. Improve quality and seek to maximise use of spare capacity for future demand.	Council ECB		S-M	M	
		Rugby union		One poor quality senior pitch used by Hucclecote RFC mini and junior teams as a secondary venue for matches and training most weeks. Subsequently overplayed by one match session per week. Club would like to relocate all use back to the main club site.	Support movement of play onto new junior pitch which will run adjacent to Hucclecote Playing Field, whilst retaining use of this site to accommodate play as required. Seek to make improvements to maintenance in order to better pitch quality, both for use and to increase capacity available.	Council RFU		S	L	
37	Kingsway Manor Farm	Football	Council	One poor quality adult pitch currently unused and therefore available at peak time.	Improve quality and maximise use. Alternatively if low value site re provide pitches/investment in capacity at a hub site and retain as a reserve site.	Council FA	Local/ Reserve (low)	M	M	Enhance Provide
38	Lobleys Drive Open Space	Football	Council	Two mini 7v7 pitches and one youth 9v9 pitch all of poor quality, used by Abbeymead Rovers FC junior section. No capacity available for additional 7v7 play, whilst the 9v9 pitch is overplayed by 0.5 match sessions per week.	Improve pitch quality through an increase in maintenance investment, both for use and to reduce level of overplay and build future capacity.	Council FA	Local (medium)	M	L	Protect Enhance
39	Longlevens Recreation Ground (Longlevens RFC & Dowty RFC)	Football	Council/ Sports Club	Two poor quality adult pitches used mainly by Longlevens FC adult and youth 11v11 teams. Overplayed by 1.5 match sessions. Unmet demand for 0.5 adult match sessions. One poor quality youth 9v9 pitch played to capacity, also used in part for rugby union training.	Improve quality through an increase in maintenance investment in order to better pitch quality for use, to reduce level of overplay and to accommodate unmet demand. Site for FA Pitch Improvement Programme.	Council Club FA	Key centre (high)	S	L	Protect Enhance Provide
		Rugby union	Council/ Sports Club	Two poor quality senior pitches used for matches by Longlevens RFC senior and junior teams. Also used by Dowty RFC. Overplayed by three match sessions per week.	Improve pitch quality/maintenance in order to address overplay. Explore options for access to dedicated floodlit training area to alleviate use of match pitches.	Council Club RFU		S	M	
40	Matson Park (Matson RFC)	Rugby union	Sports Club	Two poor quality senior pitches used by Matson RFC senior and junior sections for both matches and training. Overplayed by five match sessions.	Improve quality and transfer training use from match pitches in order to address overplay.	Council RFU Club	Local (medium)	M	M	Protect Enhance
41	Meadow Park (Gloucester City FC)	Football	Sports Club	Step 2 ground which has been unusable since being flooded in 2007. Gloucester City FC currently displaced to Cheltenham and remains keen to work towards a solution to return to the City in the	Support the Club in applications for grant funding which would allow development of a site to allow it to return to Gloucester.	FA Club	Key centre (high)	M-L	H	Provide Enhance

²¹ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

²² (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

**GLOUCESTER
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ²¹	Cost ²²	Aim
				future.						
Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ²³	Cost ²⁴	Aim
42	Memorial Ground (Old Cryptians RFC & Widden Old Boys RFC)	Rugby union	Sports Club	Four poor quality pitches, two of which are used by Old Cryptians RFC and two by Widden Old Boys RFC, each with separate lease agreements. All four pitches are overplayed, particularly the fully and partially floodlit pitches which are overplayed by three and six match sessions respectively, largely due to training use in excess of match play.	Transfer training use from match pitches and improve quality/maintenance in order to address overplay and build future capacity. Look at options to upgrade floodlit where possible. Support Widden Old Boys RFC in plans to improve ancillary facilities and repair the existing roof.	RFU Sports Club	Local (high)	S-M	M	Protect Enhance
43	Murray Hall	Football	Council	Mini 7v7 pitch assessed as poor quality. Currently unused and therefore is available at peak time.	Improve quality through an increase in maintenance investment and maximise usage to address shortfalls by establishing a resident club.	Council FA	Local (low)	M	L	Protect Enhance
44	Oxstalls Sports Park	AGP	Council Aspire	One standard sand dressed pitch with floodlights, resurfaced in 2012. Used intensively by Gloucester City HC for matches and training as well by Cleevillians HC. Much competition with football training demand.	Priority hockey site and should have long term protection of this AGP for hockey. Seek to increase capacity available for midweek hockey training whilst working closely with Gloucester University re proposed 3G developments to ascertain potential effects and transfer of midweek football demand from this pitch. Ensure sinking fund is in place for further future re carpeting.	Council Aspire EH FA University	Key centre (high)	M	L	Protect Enhance
		Tennis		Four good quality clay courts with floodlighting. Key tennis focus site within the City, also providing indoor provision. Also used by Gloucester College students.	Continue to maintain court quality and provide outdoor provision onsite, maximising use of floodlights alongside indoor facilities throughout the autumn and winter seasons. Link in with wider plans for outdoor provision at school satellite venues.			Aspire Council LTA	L	
45	Parry Road Playing Fields	Football	Council	Standard quality adult pitch, currently unused and therefore available at peak time. To be re-marked for 2015/16 season as two youth football pitches for new club Heart of Gloucester FC consisting of one 7v7 and one 5v5 pitch.	Support further club growth as appropriate. Improve quality/maintenance and support establishment and development of the new resident club.	Council FA	Local (medium)	S	L	Protect Enhance Provide

²³ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

²⁴ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ²⁵	Cost ²⁶	Aim
46	Plock Court	Football	Council Aspire	Four poor quality adult pitches primarily used by teams from the Gloucester & District Sunday Football League. 0.5 match sessions available at peak time. Also one unused youth 9v9 pitch available at peak time. Changing provision is insufficient and is restricting the growth of the league.	Improve pitch quality and maximise usage of all pitches. Consider reconfiguration of adult pitches to address mini/youth shortfalls. Linked to maximising use, explore options for funding to improve/increase the size/availability of changing facilities in order to maximise pitches available to Sunday league teams and help facilitate growth. Site for FA Pitch Improvement Programme.	Aspire Council FA University	Hub (high)	S-M	H	Protect Enhance Provide
		Cricket		Standard quality square with 10 wickets, currently unused in the absence of demand. Marked and maintained as a reserve facility. Previously had six squares which are able to be reinstated should demand for cricket increase.	Improve quality and maximise use. Establish a club currently playing elsewhere with no security of tenure to use this site should there be an increase in quality, particularly the provision of suitable ancillary and changing facilities. Potential investment from loss of cricket at Debenhams Sports Field could help to facilitate this.	Aspire Council ECB University		S-M	M	
		Rugby union		No pitches currently marked but the site previously had one junior pitch which is able to be marked again should there be future demand.	Explore potential demand amongst clubs in the area and determine whether reinstating this pitch could address shortfalls at club sites in the locality.	Aspire Council RFU		S-M	L-M	
47	Randwick Park	Football	Council	Poor quality adult pitch currently unused, therefore available at peak time. Standard quality mini 7v7 pitch used by Tuffley Rovers FC with no spare capacity available at peak time.	Improve pitch quality through an increase in maintenance investment and maximise use.	Council FA	Local (low)	M	L	Protect Enhance
		Tennis		One poor quality tarmac court without floodlighting. No recorded club use though it is likely that the court is used occasionally for social and non-organised tennis.	Seek to improve court quality and ensure access for continued irregular use by local residents.	Council LTA		L	L-M	
48	Ribston Hall High School	Football	School	Two poor quality adult pitches used by Tredworth Tigers FC U13s. Overplayed by 1.5 match sessions when taking into consideration weekly school use.	Seek to make improvements to maintenance in order to better pitch quality, both for use and to increase capacity available.	Council FA	Local (low)	M	L	Protect Enhance
		AGP		Small sized sand dressed AGP mainly used by all girls school for hockey practice but lacking floodlights. Also marked as four tennis courts for use in the summer.	Determine scope for installing floodlighting and whether the site has further potential to be used to accommodate football and hockey training demand in the evenings.	Council FA EH		M	L-M	
		Tennis		Three tarmac courts of standard quality without floodlighting, currently unused other than by the school.	Continue to develop school tennis and try to make improvements to court quality where possible.	Council LTA		L	L	
49	Riverside Sports & Leisure Club	Tennis	Commercial	Four good quality tarmac courts with floodlighting. Used by Riverside TC which has two teams.	Continue to provide good quality floodlit facilities for club members and ensure access to sufficient court time for matches and coaching.	Sports Club LTA	Local (low)	L	L	Protect Enhance

²⁵ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

²⁶ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

**GLOUCESTER
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ²⁷	Cost ²⁸	Aim
50	Saw Mills End Playing Field	Football	Sports Club	Standard quality adult pitch used by Longlevens FC 1 st and Ladies teams. Spare capacity of 0.5 match sessions available at peak time. Site currently meets required Step 6 standard but floodlighting does not comply with Step 5 specifications, limiting the team progressing to the next tier of the pyramid structure.	Support the Club in development of facilities to the required Step 5 standard, particularly floodlighting, enabling the Club to achieve promotion in practice.	Club FA	Local (medium)	M	L-M	Protect Enhance
51	Saintbridge Recreation Ground	Rugby union	Council	Poor quality senior pitch currently not cut or lined ready for play due to a lack of demand.	Explore potential demand amongst clubs in the area and determine whether reinstating this pitch could address shortfalls at club sites in the locality. Quality would need to be improved if demand exists.	Council RFU	Local (medium)	S	M	Provide
52	Severn Vale School	Football	School	One adult pitch and one youth 11v11 pitch, both of poor quality and unavailable for community use due to school concerns regarding security and access to the rear of the building. Each pitch overlaid by two match sessions when taking into consideration weekly school use.	Work with the school to address concerns regarding community use and potential to make pitch accessible for future use. Seek to improve pitch quality through increased level and standard of maintenance. Site for FA Pitch Improvement Programme.	Council FA	Key centre (high)	S	L-M	Protect Enhance Provide
		Cricket		One good quality non-turf wicket, used only by the school and not made available for community use.	Work with the school to address concerns regarding community use and potential to make pitch accessible for future use.	Council ECB		L	L	
		Rugby union		Poor quality senior pitch unavailable for community use due to school concerns regarding security and access to the rear of the building.	Work with the school to address concerns regarding community use and potential to make pitch accessible for future use.	Council RFU		S	L-M	
		AGP		Standard quality sand filled surface well in excess of 10 years old and requiring replacement. No hockey use and instead used significantly for football by both school and community clubs.	Improve pitch quality. England Hockey to identify priority for this AGP to be retained as sand for hockey use. If to be retained as sand surface ensure hockey can be accommodated as a priority. Decision to be reached by FA and EH in the context of Citywide Strategy for 3G pitches.	Council FA EH		M	H	
		Tennis		Six poor quality tarmac courts used infrequently for pay and play beyond school use. Managed by Quedgeley Community Trust.	Continue to work with Oxstalls Sports Park towards plans for key fob entry system and to increase court usage through creation of a satellite club onsite.	Council Trust Aspire LTA		L	L	

²⁷ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

²⁸ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ²⁹	Cost ³⁰	Aim
53	Sir Thomas Rich's Sports Centre (Old Richians RFC)	Football	School	One standard quality adult football pitch which overlaps the cricket outfield, not made available for community use. Two further adult pitches are used dually for both football and rugby union. All three pitches are at capacity when considering weekly school use and fixtures.	Retain for school use. Manage dual use pitches carefully so not to negatively impact on pitch quality.	Council FA	Key centre (medium)	L	L	Protect Enhance
		Cricket		Good quality five wicket square used by school teams and played to capacity. Previously had community use but now unavailable due to issues regarding proximity of changing and pavilion facilities to the playing area as per league regulations.	Explore potential future use given good quality pitch.	Council ECB		S-M	M	
		Rugby union		Four poor quality senior pitches, two of which are also used for football. Heavily used by 17 school teams for training and matches. Two far pitches are also used by Old Richians RFC junior section and are overplayed by eight match sessions, whilst the two remaining pitches are overplayed by six match sessions.	Look to transfer training use from match pitches in order to reduce the level of overplay. Seek to make improvements to maintenance in order to better pitch quality, both for use and to increase capacity available.	Council RFU		S-M	M	
		Bowls		One good quality green used by Sir Thomas Rich's BC. Likely that capacity is available for further use.	Continue to ensure required standard of maintenance and continued green quality.	Club		L	L	
		Tennis		Seven poor quality tarmac courts overmarked for netball use. School would like resurface due to poor quality. No current community use.	Determine potential to resurface courts and make available for community use. Support the school in search of funding opportunities if required.	Council LTA		M	M	
54	St Peters Roman Catholic High School	Football	School	Poor quality youth 9v9 pitch not made available for community use in order to protect surface quality for school use. Overplayed by two match sessions when considering school usage.	Improve pitch quality through an increase in maintenance investment and maximise use. Potential site for FA Pitch Improvement Programme.	Council FA	Key centre (medium)	M	L	Protect Enhance
		Rugby union		Three poor quality senior pitches not made available for community use in order to protect surface quality for school use and occasional Saturday morning fixtures.	Improve quality and retain for school use.	Council RFU		M	L-M	
		AGP		Standard quality sand dressed pitch with floodlighting in need of surface replacement. West Bromwich Albion FC hires the pitch and has exclusive access on Mondays and Wednesdays for its academy teams, which leaves little capacity otherwise. Also used by Gloucester City HC as an alternate venue.	Improve pitch quality. England Hockey to identify priority for this AGP to be retained as sand for hockey use. If to be retained as sand surface ensure hockey can be accommodated as a priority. Decision to be reached by FA and EH in the context of Citywide Strategy for 3G pitches.	Council FA EH		S	L	
		Tennis		Two areas with two and five poor quality tarmac courts respectively, regularly used as playground areas. Used by St Peter's Junior TC which reports unmet demand and a lack of	Determine potential to resurface courts and to increase community use and enable club growth. Support the school in search of funding opportunities if required.	Council LTA		S-M	M	

²⁹ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

³⁰ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

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Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ²⁹	Cost ³⁰	Aim
				access to good quality surfaces.						
Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ³¹	Cost ³²	Aim
56	The Lannett	Football	Council	One senior and one mini rugby union pitch both of poor quality. Currently unused since previous club Tredworth RFC folded. Council has plans to mark as football pitches for Tuffley Rovers FC for 2015/16 season.	No current local demand for rugby pitch. Improve quality and retain as football pitch going forward to meet demand identified. Re-evaluate potential as a dual sport site reinstating a rugby union pitch should a club register interest.	Council FA	Local (low)	S	L	Protect Enhance
57	The Oaks	Football	Council	Two poor quality mini 7v7 pitches used by Abbeymead Rovers FC U9s. No capacity for further use at peak time.	Seek to make improvements to maintenance in order to better pitch quality, both for use and to increase capacity future capacity.	Council FA	Local (medium)	M	L	Protect Enhance
59	Tuffley Park	Football	Council	Two adult, one youth 9v9 and one mini 7v7 pitch, all assessed as standard quality. Well used, mainly by Gloucester City Ladies FC junior section. Available capacity of 1.5 adult match sessions and each on 7v7 and 9v9 pitches.	Maximise usage to address shortfalls whilst seeking to increase pitch quality through improved maintenance in order to further add to potential capacity.	Council FA	Key centre (medium)	M	L	Protect Enhance
		Cricket		Two standard quality squares, each with 12 wickets. Used mainly by Gloucester City Winget CC as a secondary site as well as some midweek play. Spare site capacity for an additional 90 matches per season.	Determine the requirement for two pitches onsite given demand in the area and current level of available capacity. Maximise use of available capacity through development of cricket and increase in demand.	Council ECB		S	L	
		Bowls		Good quality green used by Winget BC. Membership of circa 33 and therefore capacity for additional play. The ancillary facilities are rated as unacceptable and as such the Club is exploring funding options for a new clubhouse.	Support the Club in ensuring it retains the required knowledge base and resources including equipment to continue to maintain the green to the same standard. Support the Club, where possible, to apply for funding for a new/improved clubhouse.	Council Club		L	L	
60	University Of Gloucestershire (Oxstalls Campus)	AGP	University	Standard quality sand filled pitch with floodlighting. Owned by University of Gloucestershire. In excess of 10 years old and therefore requires resurfacing. Mainly used by student teams for training and BUCS hockey matches on Wednesday afternoons with no further capacity available. Plans for this pitch to be lost within current plans for development of the site to accommodate the University's Business School.	If this AGP is lost this will reduce provision in the City to three sand AGPs suitable for hockey. This will also create displacement of hockey teams which will need to be re accommodated. Loss of the pitch and displacement of teams would need to be fully mitigated by an improvement in pitch quality elsewhere and secured hockey access at an alternative site.	Council University FA EH RFU	Key centre (high)	S-M	H	-
61	Walls Sports And Social Club	Football	Sports Club	Two standard quality adult pitches, one overmarked by a youth 9v9 pitch and the other by mini 7v7 and 5v5 pitches. Used by several clubs, mainly Gloucester City FC junior section. Each pitch is overplayed by 0.5 match sessions per week due to intensified play from overmarked pitches.	Investigate potential to transfer some play to alternative pitches in order to reduce overplay. Also seek to better pitch quality through improved maintenance in order to help alleviate the level of overplay.	Sports Club FA	Local (low)	M	L	Protect Enhance

³¹ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

³² (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ³³	Cost ³⁴	Aim
62	Waterwells Sports Centre	Football	Parish Council	Two adult pitches, one youth 9v9 and one youth 7v7, all of which are poor quality and overplayed. The pitches drain poorly and the Club requires relevant equipment to spike the surface. Club aspiration for floodlighting.	Improve pitch quality/maintenance and link to establishing an equipment bank. In the longer term explore funding options for floodlighting when the Club gains promotion to a Step 6 league.	Parish Council Club FA	Local (medium)	S-M	M	Protect Enhance
		AGP		Small sized sand filled pitch operated by Quedgeley Parish Council. Used by Quedgeley Wanderers FC for training.	Ensure sufficient access for club training and existing unmet demand should further teams be created. Maximise commercial use from small sided social football use and other community groups.	Parish Council Club FA		L	L	
65	Kingsholm Square Lawn Tennis Club	Tennis	Sports Club	Two standard quality grass courts cut and marked by the Club which is limited to local community use.	Support the Club as required to improve court quality.	Club LTA	Local (low)	L	L-M	Protect Enhance
66	Gloucester Wotton Lawn Tennis Club	Tennis	Sports Club	Two grass and three tarmac courts all of standard quality, none of which are floodlit. The Club reports demand for a further two hard courts because the lack of floodlighting greatly affects ability to host home fixtures at the beginning of the season.	Explore opportunities for access to additional courts and/or potential to install floodlighting in order to increase winter court capacity.	LTA Club	Local (medium)	S-M	M	Protect Provide
69	EDF Energy	Bowls	Private	One good quality green owned and operated by the industry sports club. Not available for community use.	Continue to sustain green quality to accommodate current membership through required maintenance procedures	Industry	Local (low)	L	L	Protect
		Tennis		Two standard quality tarmac courts without floodlighting. Private industry sports club and therefore unavailable for wider community use.	Continue to maintain court quality and provide sporting provision for industry employees.	Industry LTA		L	L	
71	Abbeymead Primary School	Football	Council	Two youth 9v9 and two mini 5v5 pitches, all of which are standard quality. Used by Abbeymead Rovers FC junior section. 1.5 match sessions available for youth 9v9 at peak time, with a further 0.5 sessions available for mini 5v5.	Retain spare capacity in order to help sustain/improve pitch quality.	Council FA	Local (low)	L	L	Protect
72	Longlevens Infant School	Football	Council	Youth 9v9, mini 7v7 and mini 5v5 pitches all assessed as standard quality. Used by Longlevens Infants FC. All show spare capacity but only one match session for youth 9v9 play is available at peak time.	Retain spare capacity in order to help sustain/improve pitch quality.	Council FA	Local (low)	L	L	Protect
73	The Oval	Tennis	Council	Four poor quality tarmac courts without floodlighting. No recorded community use though it is likely that these courts are used infrequently for non-organised tennis.	Seek to improve court quality and ensure access for continued irregular use by local residents.	Council LTA	Local (medium)	M-L	M	Protect Enhance

³³ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

³⁴ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

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Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Hierarchy tier (priority)	Timescales ³⁵	Cost ³⁶	Aim
74	Kingsway Sports Field (Hardwicke & Quedgeley Harlequins RFC)	Football	Council	Poor quality adult football pitch currently unused and therefore available at peak time.	Improve quality and maximise use. Alternatively if low value site re provide pitches/investment in capacity at a hub site and retain as a reserve site.	Council FA	Key centre (medium)	S	L-M	Protect Enhance Provide
		Cricket		Standard quality square with 10 wickets, used by Hardwicke & Quedgeley CC. Available capacity for a further 29 matches per season.	Improve quality and maximise use to accommodate future demand.	Council ECB		M	M	
		Rugby union		Poor quality senior pitch used by Hardwicke & Quedgeley Harlequins for matches. Spare capacity of 0.5 match sessions available at senior peak time, or one match session at junior peak time.	In the short term retain spare capacity in order to sustain quality and in the longer term improve pitch quality/maintenance and maximise use.	Council RFU		S-M	L-M	
76	Innsworth Lane Sports Ground	Football	Sports Club	Site previously damaged by flooding and at the time of assessment was unused. However, has recently become operational again by Longlevens FC junior section. Changing facilities have since been restored, with room to mark youth 9v9 pitch upon further pitch remedial work.	Support the Club in sustaining quality through required standard of maintenance.	Council FA Club	Local (medium)	M	M	Provide
N/A	Gloucester Civil Service Club	Football Cricket Rugby union Bowls Tennis	Private	Multi sport site previously managed by the Civil Service Sports Council (CSSC), sold to Redrow Homes in 2010 and left to become disused.	Should planning permission be submitted for change of use seek like for like mitigation for loss of sports facilities.	Council FA ECB RFU LTA	-	L	H	Provide

³⁵ Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

³⁶ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

PART 6: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE

Delivery

The Playing Pitch Strategy seeks to provide guidance for maintenance/management decisions and investment made across Gloucester. By addressing the issues identified in the Assessment Report and using the strategic framework presented in this Strategy, the current and future sporting and recreational needs of Gloucester can be satisfied. The Strategy identifies where there is a deficiency in provision and identifies how best to resolve this in the future.

It is important that this document is used in a practical manner, is engaged with partners and encourages partnerships to be developed, to ensure that outdoor sports facilities are regarded as a vital aspect of community life and which contribute to the achievement of Council priorities.

The production of this Strategy should be regarded as the beginning of the planning process. The success of this Strategy and the benefits that are gained are dependent upon regular engagement between all partners involved and the adoption of a strategic approach.

Each member of the steering group should take the lead to ensure the PPS is used and applied appropriately within their area of work and influence. The role of the steering group should not end with the completion of the PPS document

To help ensure the PPS is well used it should be regarded as the key document within the study area guiding the improvement and protection of playing pitch provision. It needs to be the document people regularly turn to for information on the how the current demand is met and what actions are required to improve the situation and meet future demand. In order for this to be achieved the steering group need to have a clear understanding of how the PPS can be applied and therefore delivered.

The process of developing the PPS will hopefully have already resulted in a number of benefits that will help with its application and delivery. These may include enhanced partnership working across different agendas and organisations, pooling of resources along with strengthening relationships and understanding between different stakeholders and between members of the steering group and the sporting community. The drivers behind the PPS and the work to develop the recommendations and action plan will have also highlighted, and helped the steering group to understand, the key areas to which it can be applied and how it can be delivered.

Monitoring and updating

It is important that there is regular annual monitoring and review against the actions identified in the Strategy. This monitoring should be led by the local authority and supported by all members of, and reported back to, the steering group. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery. This should form an on-going role of the steering group.

As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the steering group, then Sport England and the NGBs would consider the PPS and the information on which it is based to be out of date.

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The nature of the supply and in particular the demand for playing pitches will likely to have changed over the three years. Therefore, without any form of review and update within this time period it would be difficult to make the case that the supply and demand information and assessment work is sufficiently robust.

Ideally the PPS could be reviewed on an annual basis from the date it is formally signed off by the steering group. This will help to maintain the momentum and commitment that would have been built up when developing the PPS. Taking into account the time to develop the PPS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.

An annual review should not be regarded as a particularly resource intensive task. However, it should highlight:

- ◀ How the delivery of the recommendations and action plan has progressed and any changes required to the priority afforded to each action (e.g. the priority of some may increase following the delivery of others)
- ◀ How the PPS has been applied and the lessons learnt
- ◀ Any changes to particularly important sites and/or clubs in the area (e.g. the most used or high quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues
- ◀ Any development of a specific sport or particular format of a sport
- ◀ Any new or emerging issues and opportunities.

Once the PPS is complete the role of the steering group should evolve so that it:

- ◀ Acts as a focal point for promoting the value and importance of the PPS and playing pitch provision in the area
- ◀ Monitors, evaluates and reviews progress with the delivery of the recommendations and action plan
- ◀ Shares lessons learnt from how the PPS has been used and how it has been applied to a variety of circumstances
- ◀ Ensures the PPS is used effectively to input into any new opportunities to secure improved provision and influence relevant programmes and initiatives
- ◀ Maintains links between all relevant parties with an interest in playing pitch provision in the area;
- ◀ Reviews the need to update the PPS along with the supply and demand information and assessment work on which it is based. Further to review the group should either:
 - ◀ Provide a short annual progress and update paper;
 - ◀ Provide a partial review focussing on particular sport, pitch type and/or sub area; or
 - ◀ Lead a full review and update of the PPS document (including the supply and demand information and assessment details).

Alongside the regular steering group meetings a good way to keep the strategy up to date and maintain relationships may be to hold annual sport specific meetings with the pitch sport NGBs and other relevant parties. These meetings could look to update the key supply and demand information, if necessary amend the assessment work, track progress with implementing the recommendations and action plan and highlight any new issues and opportunities.

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These meetings could be timed to fit with the annual affiliation process undertaken by the NGBs which would help to capture any changes in the number and nature of sports clubs in the area. Other information that is already collected on a regular basis such as pitch booking records for local authority and other sites could be fed into these meetings. The NGBs will also be able to indicate any further performance quality assessments that have been undertaken within the study area. Discussion with the league secretaries may also indicate annual league meetings which it may be useful to attend to pick up any specific issues and/or enable a review of the relevant club details to be undertaken.

The steering group should regularly review and refresh area by area plans taking account of any improvements in pitch quality (and hence increases in pitch capacity) and also any new negotiations for community use of education sites in the future.


It is important that the Council maintains the data contained with the accompanying Playing Pitch Database. This will enable it to refresh and update area by area plans on a regular basis. The accompanying databases are intended to be refreshed on a season by season basis and it is important that there is cross-departmental working, including for example, grounds maintenance and sports development departments, to ensure that this is achieved and that results are used to inform subsequent annual sports facility development plans. Results should be shared with partners via a consultative mechanism.

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Checklist

To help ensure the PPS is delivered and is kept robust and up to date, the steering group can refer to the new methodology Stage E Checklist: Deliver the strategy and keep it robust and up to date:

<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/>

Stage E: Deliver the strategy and keep it robust and up to date	Tick 	
	Yes	Requires Attention
Step 9: Apply & deliver the strategy		
1. Are steering group members clear on how the PPS can be applied across a range of relevant areas?		
2. Is each member of the steering group committed to taking the lead to help ensure the PPS is used and applied appropriately within their area of work and influence?		
3. Has a process been put in place to ensure regular monitoring of how the recommendations and action plan are being delivered and the PPS is being applied?		
Step 10: Keep the strategy robust & up to date		
1. Has a process been put in place to ensure the PPS is kept robust and up to date?		
2. Does the process involve an annual update of the PPS?		
3. Is the steering group to be maintained and is it clear of its on-going role?		
4. Is regular liaison with the NGBs and other parties planned?		
5. Has all the supply and demand information been collated and presented in a format (i.e. single document that can be filtered accordingly) that will help people to review it and highlight any changes?		
6. Have any changes made to the Active Places Power data been fed back to Sport England?		

APPENDIX ONE: STRATEGIC CONTEXT

The following section outlines a series of national, regional and local policies pertaining to the study and which will have an important influence on the Strategy.

National context

The provision of high quality and accessible community outdoor sports facilities at a local level is a key requirement for achieving the targets set out by the Government and Sport England. It is vital that this strategy is cognisant of and works towards these targets in addition to local priorities and plans.

Sport England: A Sporting Habit for Life (2012-2017)

In 2017, five years after the Olympic Games, Sport England aspires to transforming sport in England so that it is a habit for life for more people and a regular choice for the majority. Launched in January 2012 the strategy sets out how Sport England will invest over one billion pounds of National Lottery and Exchequer funding during the five year plan period. The investment will be used to create a lasting community sport legacy by growing sports participation at the grassroots level following the 2012 London Olympics. The strategy will:

- ◀ See more people starting and keeping a sporting habit for life
- ◀ Create more opportunities for young people
- ◀ Nurture and develop talent
- ◀ Provide the right facilities in the right places
- ◀ Support local authorities and unlock local funding
- ◀ Ensure real opportunities for communities

The vision is for England to be a world leading sporting nation where many more people choose to play sport. There are five strategic themes including:

- ◀ Maximise value from current NGB investment
- ◀ Places, People, Play
- ◀ Strategic direction and market intelligence
- ◀ Set criteria and support system for NGB 2013-17 investment
- ◀ Market development

The aim by 2017 is to ensure that playing sport is a lifelong habit for more people and a regular choice for the majority. A specific target is to increase the number of 14 to 25 year olds playing sport. To accomplish these aims the strategy sets out a number of outcomes:

- ◀ 4,000 secondary schools in England will be offered a community sport club on its site with a direct link to one or more NGBs, depending on the local clubs in a school's area.
- ◀ County sports partnerships will be given new resources to create effective links locally between schools and sport in the community.
- ◀ All secondary schools that wish to do so, will be supported to open up, or keep open, their sports facilities for local community use and at least a third of these will receive additional funding to make this happen.
- ◀ At least 150 further educational colleagues will benefit from a full time sports professional who will act as a College Sport Maker.
- ◀ Three quarters of university students aged 18-24 will get the chance to take up a new sport or continue playing a sport they played at school or college.
- ◀ A thousand of our most disadvantaged local communities will get a Door Step Club.

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- ◀ Two thousand young people on the margins of society will be supported by the Dame Kelly Holmes Legacy Trust into sport and to gain new life skills.
- ◀ Building on the success of the Places People Play, a further £100 million will be invested in facilities for the most popular sports.
- ◀ A minimum of 30 sports will have enhanced England Talent Pathways to ensure young people and others fulfil their potential.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

The NPPF states the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

The 'promoting healthy communities' theme identifies that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative or qualitative deficiencies or surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

As a prerequisite the NPPF states existing open space, sports and recreation buildings and land, including playing fields, should not be built on unless:

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

In order for planning policies to be 'sound' local authorities are required to carry out a robust assessment of need for open space, sport and recreation facilities.

The FA National Game Strategy (2011 – 2015)

The Football Association's (FA) National Game Strategy provides a strategic framework that sets out key priorities, expenditure proposals and targets for the national game (i.e., football) over a four year period. The main issues facing grassroots football are identified as:

- ◀ Growth and retention (young and adult players)
- ◀ Raising standards and behaviour
- ◀ Better players
- ◀ Running the game
- ◀ Workforce
- ◀ Facilities

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'The National Game Strategy' reinforces the urgent need to provide affordable, new and improved facilities in schools, clubs and on local authority sites. Over 75% of football is played on public sector facilities. The leisure budgets of most local authorities have been reduced over recent years, resulting in decaying facilities that do not serve the community and act as a disincentive to play football. The loss of playing fields has also been well documented and adds to the pressure on the remaining facilities to cope with the demand, especially in inner city and urban areas.

The growth of the commercial sector in developing custom built five-a-side facilities has changed the overall environment. High quality, modern facilities provided by Powerleague, Goals and playfootball.net for example, have added new opportunities to participate and prompted a significant growth in the number of five-a-side teams in recent years.

The FA National Facilities Strategy (2013 – 2015)

The National Facilities Strategy sets out the FA's long term vision for development of facilities to support the National Game. It aims to address and reflect the facility needs of football within the National Game. The National Game is defined as all non-professional football from Steps 1-7 of the National League System down to recreational football played on open public space. The role of facilities will be crucial in developing the game in England. One of the biggest issues raised from 'the Big Grassroots Football Survey' by that of 84% respondents, was 'poor facilities'.

The FA's vision for the future of facilities in England is to build, protect and enhance sustainable football facilities to improve the experience of the nation's favourite game. It aims to do this by:

- ◀ Building - Provide new facilities and pitches in key locations to FA standards in order to sustain existing participation and support new participation.
- ◀ Protecting - Ensure that playing pitches and facilities are protected for the benefit of current and future participants.
- ◀ Enhancing - Invest in existing facilities and pitches, ensuring that participation in the game is sustained as well as expanded.

The Strategy commits to delivering in excess of £150m (through Football Foundation) into facility improvements across the National Game in line with identified priorities:

- ◀ Natural grass pitches improved – target: 100
- ◀ A network of new AGPs built – target 100
- ◀ A network of refurbished AGPs – target 150
- ◀ On selected sites, new and improved changing facilities and toilets
- ◀ Continue a small grants programme designed to address modest facility needs of clubs
- ◀ Ongoing support with the purchase and replacement of goalposts

It also commits to:

- ◀ Direct other sources of investment into FA facility priorities
- ◀ Communicate priorities for investment across the grassroots game on a regular basis
- ◀ Work closely with Sport England, the Premier League and other partners to ensure that investment is co-ordinated and targeted

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Champion Counties – England and Wales Cricket Board (ECB) Strategic Plan (2013 – 2017)

“Champion Counties” - continues to focus on the four pillars, as identified in the ECB’s previous strategy: “Grounds to Play”. The pillars are:

- ◀ Energising people and partnerships through effective leadership and governance
- ◀ Building a Vibrant domestic game through operational excellence and delivering a competition structure with appointment to view
- ◀ Engaging participants through the maintenance of existing facilities, supporting club/school links , supporting volunteers and expanding women’s and disabilities cricket
- ◀ Delivering Successful England teams and world class global events

The key measures for the life span of the plan are as follows:-

- ◀ Increase the subset of participation measured by Sport England’s Active People Survey from 183,400 to 197,500.
- ◀ Increase attendances at LV= CC, YB50 and FLT20 by 200,000.
- ◀ Complete sponsorship and broadcasting agreements through 2019.
- ◀ Win the World Test Championship and Women’s World Cup in 2017.
- ◀ Win The Ashes and World Cup in 2015.
- ◀ Expand the number of clubs participating in NatWest Cricket Force from 2,000 to 2,200.
- ◀ Complete co-operation agreements for each of the 39 County Boards with their First Class County or Minor County partner.
- ◀ Deliver two world class global events in 2017 which exceed budget and exceed customer satisfaction targets.
- ◀ Increase the number of cricket’s volunteers to 80,000 by 2017.
- ◀ Expand the number of participants in women’s and disabilities cricket by 10% by 2017.
- ◀ Award all Major Matches through 2019 by December 2014.
- ◀ To increase the number of TwelfthMan members from 220,000 to 250,000 by 2017.
- ◀ Complete an approved Community Engagement programme with all 18 First Class Counties and MCC.
- ◀ Provide First Class Counties with total fee payments of £144m between 2014 and 2017.
- ◀ For each £1 provided in facility grants through the Sport England Whole Sport Plan grant programme ensure a multiplier of 3 with other funding partners.
- ◀ Provide a fund of £8.1m of capital investment to enhance floodlights, sightscreens, replay screens, power sub-stations and broadcasting facilities at First Class County venues.
- ◀ Provide an interest-free loan fund to community clubs of £10 million.
- ◀ Leverage the 2014 tour by India to engage with a minimum of 10,000 cricket supporters of Asian origin. Qualify and engage 50 Level 4 coaches to support the development of professional cricketers.
- ◀ Expand the number of coaches who have received teacher level 1, 2 or 3 qualifications to 50,000.
- ◀ Deliver an annual fixture for the Unicorns against a touring (Full, A or U19) ICC member nation.
- ◀ Provide a fund of £2 million for community clubs to combat the impact of climate change.
- ◀ Introduce a youth T20 competition engaging 500 teams by 2017.

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The Rugby Football Union National Facilities Strategy (2013-2017)

The RFU National Facility Strategy 2013-2017 provides a framework for development of high-quality, well-managed facilities that will help to strengthen member clubs and grow the game in communities around them. In conjunction with partners, this strategy will assist and support clubs and other organisations, so that they can continue to provide quality opportunities for all sections of the community to enjoy the game. It sets out the broad facility needs of the sport and identifies investment priorities to the game and its key partners. It identifies that with 470 grass root clubs and 1500 players there is a continuing need to invest in community club facilities in order to:

- ◀ Create a platform for growth in club rugby participation and membership, especially with a view to exploiting the opportunities afforded by RWC 2015.
- ◀ Ensure the effectiveness and efficiency of rugby clubs, through supporting not only their playing activity but also their capacity to generate revenue through a diverse range of activities and partnerships.

In summary the priorities for investment which have met the needs of the game for the Previous period remain valid:

- ◀ Increase the provision of changing rooms and clubhouses that can sustain concurrent adult and junior male and female activity at clubs
- ◀ Improve the quality and quantity of natural turf pitches and floodlighting
- ◀ Increase the provision of artificial grass pitches that deliver wider game development

It is also a high priority for the RFU to target investment in the following:

- ◀ Upgrade and transform social, community and catering facilities, which can support the generation of additional revenues
- ◀ Facility upgrades, which result in an increase in energy-efficiency, in order to reduce the running costs of clubs
- ◀ Pitch furniture, including rugby posts and pads, pitch side spectator rails and grounds maintenance equipment

The Rugby Football League Facility Strategy

The RFL's Facilities Strategy was published in 2011. The following themes have been prioritised:

- ◀ Clean, Dry, Safe & Playable
- ◀ Sustainable clubs
- ◀ Environmental Sustainability
- ◀ Geographical Spread
- ◀ Non-club Facilities

The RFL Facilities Trust website www.rffacilitiestrust.co.uk provides further information on:

- ◀ The RFL Community Facility Strategy
- ◀ Clean, Dry, Safe and Playable Programme
- ◀ Pitch Size Guidance
- ◀ The RFL Performance Standard for Artificial Grass Pitches
- ◀ Club guidance on the Annual Preparation and Maintenance of the Rugby League Pitch

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Further to the 2011 Strategy detail on the following specific programmes of particular relevance to pitches and facility planning are listed below and can be found via the trust link (see above):

- ◀ The RFL Pitch Improvement Programme 2013 – 2017
- ◀ Clean, Dry and Safe programmes 2013 - 2017

England Hockey (EH) - A Nation Where Hockey Matters (2013-2017)

EH has a clear vision, a powerful philosophy and five core objectives that all those who have a role in advancing Hockey can unite behind. With UK Sport and Sport England's investment, and growing commercial revenues, EH are ambitious about how they can take the sport forward in Olympic cycles and beyond.

“The vision is for England to be a ‘Nation Where Hockey Matters’. A nation where hockey is talked about at dinner tables, playgrounds and public houses, up and down the country. A nation where the sport is on the back pages of our newspapers, where children dream of scoring a goal for England’s senior hockey team, and where the performance stirs up emotion amongst the many, not the few”

England Hockey aspires to deepen the passion of those who play, deliver and follow sport by providing the best possible environments and the best possible experiences. Whilst reaching out to new audiences by making the sport more visible, available and relevant and through the many advocates of hockey.

Underpinning all this is the infrastructure which makes the sport function. EH understand the importance of volunteers, coaches, officials, clubs and facilities. The more inspirational people can be, the more progressive Hockey can be and the more befitting the facilities can be, the more EH will achieve. The core objectives are as follows:

- ◀ Grow our Participation
- ◀ Deliver International Success
- ◀ Increase our Visibility
- ◀ Enhance our Infrastructure
- ◀ Be a strong and respected Governing Body

England Hockey has a Capital Investment Programme (CIP) that is planned to lever £5.6 million investment into hockey facilities over the next four years, underpinned by £2m million from the National Governing Body. With over 500 pitches due for refurbishment in the next 4-8 years, there will be a large focus placed on these projects through this funding stream. The current level of pitches available for hockey is believed to be sufficient for the medium term needs, however in some areas, pitches may not be in the right places in order to maximize playing opportunities

'The right pitches in the right places'³⁷

In 2012, EH released its facility guidance which is intended to assist organisations wishing to build or protect hockey pitches for hockey. It identifies that many existing hockey AGPs are nearing the end of their useful life as a result of the installation boom of the 90's. Significant investment is needed to update the playing stock and protect the sport against inappropriate surfaces for hockey as a result of the rising popularity of AGPs for a number of sports. EH is seeking to invest in, and endorse clubs and hockey providers which have a sound understanding of the following:

- ◀ Single System – clubs and providers which have a good understanding of the Single System and its principles and are appropriately places to support the delivery.
- ◀ ClubsFirst accreditation – clubs with the accreditation are recognised as producing a safe effective and child friendly hockey environment
- ◀ Sustainability – hockey providers and clubs will have an approved development plan in place showing their commitment to developing hockey, retaining members and providing an insight into longer term goals. They will also need to have secured appropriate tenure.

2015-2018 British Tennis Strategy

The new strategy is presented in a concise one page framework that includes key strategies relating to three participation "focus" areas, six participation "drivers" and three participation "enablers". To achieve success, the 12 strategy areas will need to work interdependently to stem the decline and unlock sustainable growth:

The three participation "focus" areas are where tennis is consumed:

1. Deliver great service to CLUBS
2. Build partnerships in the COMMUNITY, led by parks
3. Enhance the tennis offer in EDUCATION

The six participation "drivers" are the areas that will make the biggest difference where tennis is consumed. They must all be successful on a standalone and interconnected basis and include:

1. Becoming more relevant to COACHES
2. Refocusing on RECREATIONAL COMPETITION
3. Providing results orientated FACILITY INVESTMENT
4. Applying best in class MARKETING AND PROMOTION
5. JUMP STARTING THE PEAK SUMMER SEASON
6. Establishing a "no compromise" HIGH PERFORMANCE programme with focus.

The final layer is comprised of three participation "enablers" that underpin our ability to be successful. These enablers are rooted in how the LTA will get better; how the entire network of 4 / 17/03/2015 partners must be harnessed to work together and the need to raise more financial resources to fund our sport's turnaround.

³⁷

<http://englandhockey.co.uk/page.asp?section=1143§ionTitle=The+Right+Pitches+in+the+Right+Places>

GLOUCESTER PLAYING PITCH STRATEGY

They include:

1. Becoming a more effective and efficient LTA
2. Harnessing the full resource network
3. Generating new revenue

For further information and more detail on the framework please go to <http://www.lta.org.uk/about-the-lta/structure-vision>

Bowls England: Strategic Plan 2014-2017

Bowls England will provide strong leadership and work with its stakeholders to support the development of the sport of bowls in England for this and future generations.

The overall vision of Bowls England is to:

- ◀ Promote the sport of outdoor flat green bowls.
- ◀ Recruit new participants to the sport of outdoor flat green bowls.
- ◀ Retain current and future participants within the sport of flat green bowls.

In order to ensure that this vision is achieved, ten key performance targets have been created, which will underpin the work of Bowls England up until 31st March 2017.

- ◀ 115,000 individual affiliated members.
- ◀ 1,500 registered coaches.
- ◀ Increase total National Championship entries by 10%.
- ◀ Increase total national competition entries by 10%.
- ◀ Medal places achieved in 50% of events at the 2016 World Championships.
- ◀ 35 county development plans in place and operational.
- ◀ County development officer appointed by each county association.
- ◀ National membership scheme implemented with 100% uptake by county associations.
- ◀ Secure administrative base for 1st April 2017.
- ◀ Commercial income to increase by 20%.

Despite a recent fall in affiliated members, and a decline in entries into National Championships over the last five years, Bowls England believes that these aims will be attained by following core values. The intention is to:

- ◀ Be progressive.
- ◀ Offer opportunities to participate at national and international level.
- ◀ Work to raise the profile of the sport in support of recruitment and retention.
- ◀ Lead the sport.
- ◀ Support clubs and county associations.

GLOUCESTER PLAYING PITCH STRATEGY

APPENDIX TWO: FUNDING PLAN

Funding opportunities

In addition to using the planning system to lever in contributions through Section 106 or CIL, it is recognised that external partner funding will need to be sought to deliver much of the action plan. Although seeking developer contributions in applicable situations and other local funding/community schemes could go some way towards meeting deficiencies and/or improving provision, other potential/match sources of funding should be investigated. Below is a list of current funding sources that are relevant for community improvement projects involving sports facilities.

Awarding body	Description
Big Lottery Fund http://www.biglotteryfund.org.uk/	Big invests in community groups and to projects that improve health, education and the environment
Sport England : <ul style="list-style-type: none"> • Improvement Fund • Sportsmatch • Small Grants • Protecting Playing Fields • Inspired Facilities • Strategic Facilities Fund http://www.sportengland.org/funding.aspx http://www.sportengland.org/funding/our-different-funds/strategic-facilities/	Sport England is keen to marry funding with other organisations that provide financial support to create and strengthen the best sports projects. Applicants are encouraged to maximise the levels of other sources of funding, and projects that secure higher levels of partnership funding are more likely to be successful.
Football Foundation http://www.footballfoundation.org.uk/	This trust provides financial help for football at all levels, from national stadia and FA Premier League clubs down to grass-roots local development.
Rugby Football Foundation - The Grant Match Scheme www.rugbyfootballfoundation.org	The Grant Match Scheme provides easy-to-access grant funding for playing projects that contribute to the recruitment and retention of community rugby players. Grants are available on a 'match funding' 50:50 basis to support a proposed project. Projects eligible for funding include: 1. Pitch Facilities – Playing surface improvement, pitch improvement, rugby posts, floodlights. 2. Club House Facilities – Changing rooms, shower facilities, washroom/lavatory, and measures to facilitate segregation (e.g. women, juniors). 3. Equipment – Large capital equipment, pitch maintenance capital equipment (e.g. mowers).
EU Life Fund http://ec.europa.eu/environment/funding/intro_en.htm	LIFE is the EU's financial instrument supporting environmental and nature conservation projects throughout the EU.
EH Capital Investment Programme (CIP)	The CIP fund is for the provision of new pitches and re-surfacing of old AGPs. It forms part of EH's 4 year Whole Sport's Plan.

GLOUCESTER PLAYING PITCH STRATEGY

Awarding body	Description
National Hockey Foundation http://www.thenationalhockeyfoundation.com/	The Foundation primarily makes grants to a wide range of organisations that meet one of our chosen areas of focus: Young people and hockey. Enabling the development of hockey at youth or community level. Smaller Charities.

Protecting Playing Fields

SE launched a funding programme; Protecting Playing Fields (PPF) as part of its Places People Play Olympic legacy mass participation programme and is investing £10 million of National Lottery funding in community sports projects over the next three years (2011-2014).

The programme is being delivered via five funding rounds (with up to £2 million being awarded to projects in each round). Its focus is on protecting and improving playing fields and developing community sport. It will fund capital projects that create, develop and improve playing fields for sporting and community use and offer long term protection of the site for sport. Projects are likely to involve the construction of new pitches or improvement of existing ones that need levelling or drainage works.

Sport England's 'Inspired Facilities' funding programme will be delivered via five funding rounds and is due to launch in Summer 2011 where clubs, community and voluntary sector groups and local authorities can apply for grants of between £25k and £150k where there is a proven local need for a facility to be modernised, extended or modified to open up new sporting opportunities.

The programmes three priorities are:

- ◀ Organisations that haven't previously received a Sport England Lottery grant of over £10k.
- ◀ Projects that are the only public sports facility in the local community.
- ◀ Projects that offer local opportunities to people who do not currently play sport.

Besides this scheme providing an important source of funding for potential voluntary and community sector sites, it may also providing opportunities for Council to access this funding particularly in relation to resurfacing the artificial sports surfaces

Strategic Facilities Fund

Facilities are fundamental in providing more people with the opportunity to play sport. The supply of the right facilities in the right areas is key to getting more people to play sport. Sport England recognises the considerable financial pressures that local authorities are currently under and the need to strategically review and rationalise leisure stock so that cost effective and financially sustainable provision is available in the long-term. Sport England has a key role to play in the sector, from influencing the local strategic planning and review of sports facility provision to investing in major capital projects of strategic importance.

GLOUCESTER PLAYING PITCH STRATEGY

The Strategic Facilities Fund will direct capital investment into a number of key local authority projects that are identified through a strategic needs assessment and that have maximum impact on growing and sustaining community sport participation. These projects will be promoted as best practice in the delivery of quality and affordable facilities, whilst demonstrating long-term operational efficiencies. The fund will support projects that bring together multiple partners, including input from the public and private sectors and national governing bodies of sport (NGBs). The fund is also designed to encourage applicants and their partners to invest further capital and revenue funding to ensure sustainability. Sport England has allocated a budget of circa £30m of Lottery funding to award through this fund (2013-17).

Key features which applications must demonstrate are:

- ◀ A robust needs and evidence base which illustrates the need for the project and the proposed facility mix
- ◀ Strong partnerships which will last beyond the initial development of the project and underpin the long-term sustainability of the facility
- ◀ Multi-sport provision and activity that demonstrates delivery against NGB local priorities
- ◀ A robust project plan from inception to completion with achievable milestones and timescales.

Lottery applications will be invited on a solicited-only basis and grants of between £500,000 and £2,000,000 will be considered.

The Strategic Facilities Fund will prioritise projects that:

- ◀ Are large-scale capital developments identified as part of a local authority sports facility strategic needs assessment/rationalisation programme and that will drive a significant increase in community sports participation
- ◀ Demonstrate consultation/support from two or more NGBs and delivery against their local priorities
- ◀ Are multi-sport facilities providing opportunities to drive high participant numbers
- ◀ Are a mix of facility provision (indoor and/or outdoor) to encourage regular & sustained use by a large number of people
- ◀ Offer an enhancement, through modernisation, to existing provision and/or new build facilities
- ◀ Have a long-term sustainable business plan attracting public and private investment
- ◀ Show quality in design, but are fit for purpose to serve the community need
- ◀ Have effective and efficient operating models, combined with a commitment to development programmes which will increase participation and provide talent pathways.

Projects will need to demonstrate how the grant will deliver against Sport England's strategic priorities. The funding available is for the development of the capital infrastructure, which can contribute to the costs of new build, modernisation or refurbishment and purchasing of major fixed equipment as part of the facility development.

GLoucester

PLAYING PITCH STRATEGY

Funder's requirements

Below is a list of funding requirements that can typically be expected to be provided as part of a funding bid, some of which will fall directly out of the Playing Pitch Strategy:

- ◀ Identify need (i.e., why the Project is needed) and how the Project will address it.
- ◀ Articulate what difference the Project will make.
- ◀ Identify benefits, value for money and/or added value.
- ◀ Provide baseline information (i.e., the current situation).
- ◀ Articulate how the Project is consistent with local, regional and national policy.
- ◀ Financial need and project cost.
- ◀ Funding profile (i.e., Who's providing what? Unit and overall costs).
- ◀ Technical information and requirements (e.g., planning permission).
- ◀ Targets, outputs and/or outcomes (i.e., the situation after the Project/what the Project will achieve)
- ◀ Evidence of support from partners and stakeholders.
- ◀ Background/essential documentation (e.g., community use agreement).
- ◀ Assessment of risk.

Indicative costs

The indicative costs of implementing key elements of the Action Plan can be found on the Sport England website:

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/cost-guidance/>

These costs are broken down into two areas:

- ◀ Facility capital costs
- ◀ Lifecycle costs

Facility capital costs

Facility capital costs are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external works.

Naturally, varying conditions, inflation and regional adjustments.

Costs are updated regularly in conjunction with information provided by the BCIS (Building Cost Information Service) and other Quantity Surveyors.

The document is often referred to as the Planning Kitbag costs as the figures are often used by Planners and Developers when reviewing potential Planning Contributions to site developments.

Facility life cycle costs

Life cycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime.

It includes costs for major replacement and planned preventative maintenance (day to day repairs).

The costs are expressed as a percentage of the capital cost.

You should not underestimate the importance of regular maintenance and the expense in maintaining a facility throughout its life.

GLOUCESTER PLAYING PITCH STRATEGY

APPENDIX THREE: FOOTBALL AGP SCENARIO

Improving pitch quality is one way to increase the capacity at sites. Given the cost of doing such work and the continued maintenance required (and associated costs) alternatives need to be considered that can offer a more sustainable model for the future of football. The alternative to grass pitches is the use of AGPs for competitive matches and this is something that the FA is supporting, particularly for mini football.

Summary of competitive teams playing on grass pitches in Gloucester

Analysis area	No. of teams playing				
	Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
GLOUCESTER	55	45	23	25	19

If all mini and youth football played on AGPs

In order to test the scenario a programme of play for AGPs has been created based on the current peak time demand for mini/youth pitches in Gloucester. In terms of programming; one full size AGP can accommodate four 5v5 pitches, two 7v7 pitches, two 9v9 pitches or one youth 11v11 pitch and any one time.

Mini 5v5 & 7v7 combined programme (Saturday)

Time slot	Matches per full size AGP	Total teams/matches
9.30am – 10.30am	8 x mini (5v5)	19/10
10.30am – 11.30am		
11.30am – 12.30pm	4 x mini (7v7)	25/13
12.30pm – 1.30pm		

How many AGPs would be required if all mini teams were moved to 3G?

There are currently 44 mini teams in Gloucester which would require four AGPs if all were to play in the time slots highlighted in the table above.

Youth 9v9 programme (Saturday)

Time slot	Matches per full size AGP	Total teams/matches
9.00am – 11am	2 x youth (9v9)	23/12
11am – 13.00pm	2 x youth (9v9)	

How many AGPs would be required if all youth 9v9 teams were moved to 3G?

There are currently 23 youth 9v9 teams which would require three AGPs on a Saturday to accommodate 9v9 play in the time slots highlighted in the table above.

GLOUCESTER PLAYING PITCH STRATEGY

APPENDIX FOUR: RUGBY UNION TRAINING SCENARIO

The high level of overplay at several rugby union club sites comes as a result of training demand concentrated on one pitch which is typically the only one with floodlights, therefore receiving a disproportionate level of use in relation to others. Designated pitches used for both training and matches in such manner are typically poor quality and receive little rest time due to persistent training use midweek, including through the winter when weather conditions are poor, causing long standing damage.

Removing some or all of the training demand from floodlit pitches onto other areas such as a designated floodlit training area away from match pitches or a World Rugby Reg 22 AGP would serve to both reduce the level of overplay and increase the potential to make effective improvements to pitch quality where required.

As a guide, the RFU has set a standard number of matches that each pitch should be able to accommodate. Capacity is based upon a basic assessment of the drainage system and maintenance programme as follows:

		Maintenance		
		Poor (M0)	Adequate (M1)	Good (M2)
Drainage	Natural Inadequate (D0)	0.5	1.5	2
	Natural Adequate or Pipe Drained (D1)	1.5	2	3
	Pipe Drained (D2)	1.75	2.5	3.25
	Pipe and Slit Drained (D3)	2	3	3.5

This guide should only be used as a very general measure of potential pitch capacity and does not account for specific circumstances at time of use and assumes average rainfall and an appropriate end of season rest and renovation programme.

The figures are based upon a pipe drained system at 5m centres that has been installed in the last eight years and a slit drained system at 1m centres completed in the last five years.

This scenario applies the above pitch ratings against the actual level of weekly play recorded to determine a capacity rating as follows:

Potential capacity	Play is below the level the site could sustain
At capacity	Play matches the level the site can sustain
Overused	Play exceeds the level the site can sustain

Please refer to the Assessment Report for further detail and explanation.

GLOUCESTER PLAYING PITCH STRATEGY

Summary of rugby union club site capacity with the removal of current training demand from senior floodlit match pitches

Site ID	Site name	Quality rating	Match equivalent sessions ³⁸ (per week)	Site capacity (sessions per week)	Capacity rating	Training demand (match sessions per week)	Comments	Projected capacity
3	Armscroft Park (Gloucester Old Boys RFC)	M0 / D1 (Poor)	1	3	2	-	-	2
13	Coney Hill RFC	M0 / D0 (Poor)	5	0.5	4.5	3.5	Senior and junior midweek training and Sunday PM junior training	1
			0	0.5	0.5	-	-	0.5
20	Elmbridge Playing Field (Old Richians RFC)	M0 / D1 (Poor)	4.25 +2	3	3.25	1.5	Junior training at weekends in the absence of a fixture	1.75
24	Gloucester Academy (Old Centralians RFC)	M0 / D0 (Poor)	1	0.5	0.5	-	-	0.5
25	Gloucester All Blues RFC	M0 / D0 (Poor)	2.5	1	1.5	2	Senior midweek training	0.5
29	Gordon League RFC	M0 / D1 (Poor)	1.5	3	1.5	-	-	1.5
			4	1.5	2.5	3	Senior midweek training and weekend training from County squad and mini section	0.5
33	High School For Girls	M0 / D1 (Poor)	2.5	1.5	1	1	Junior midweek training	-

GLOUCESTER PLAYING PITCH STRATEGY

Site ID	Site name	Quality rating	Match equivalent sessions ³⁸ (per week)	Site capacity (sessions per week)	Capacity rating	Training demand (match sessions per week)	Comments	Projected capacity
35	Hucclecote Playing Field (Hucclecote RFC)	M0 / D1 (Poor)	2	1.5	0.5	-	-	0.5
36	King George V Playing Fields (Hucclecote RFC)	M0 / D1 (Poor)	2.5	1.5	1	1	Mini training at weekends in the absence of a fixture	-
39	Longlevens Recreation Ground (Longlevens RFC)	M0 / D0 (Poor)	4	1	3	-	-	3
40	Matson Park (Matson RFC)	M0 / D1 (Poor)	8	3	5	5	Senior and junior midweek training and mini weekend training	-
42	Memorial Ground (Old Cryptians RFC and Widden Old Boys RFC)	M0 / D0 (Poor)	3.5	0.5	3	2.5	Senior training and junior training in the absence of matches	0.5
			2	0.5	1.5	0.5	Mini training at weekends in the absence of a fixture	1
			6.5	0.5	6	4	Senior and junior midweek training and Sunday PM junior training	2
			2.5	0.5	2	1.5	Mini team training Sunday PM	0.5

GLOUCESTER PLAYING PITCH STRATEGY

Site ID	Site name	Quality rating	Match equivalent sessions ³⁸ (per week)	Site capacity (sessions per week)	Capacity rating	Training demand (match sessions per week)	Comments	Projected capacity
53	Sir Thomas Rich's Sports Centre	M0 / D1 (Poor)	0 +3 +4.5 +2	3	6.5	-	-	6.5
			1.5 +3 +4.5 +2	3	8	0,75	Mini training at weekends in the absence of a fixture	7.25
9902	Kingsway Sports Field	M0 / D1 (Poor)	0.5	1.5	1	-	-	1

GLOUCESTER PLAYING PITCH STRATEGY

APPENDIX FIVE: HOUSING GROWTH SCENARIO

Location	Number of new homes	Estimated population ³⁹	% increase in population
A1 – Innsworth	1,250 new homes	2,875 people	2.3%

Sport	Age group	Current population within age group	Current no. of teams	Team Generation Rate	Future population within age group	Predicted future number of teams	Additional teams that may be generated from the increased population
Football	Senior Mens	25,470	60	425	26,056	61	1
	Senior Women	25,259	3	8420	25,840	3	0
	Youth Boys	4,414	61	72	4,516	63	2
	Youth Girls	4,215	7	602	4,312	7	0
	Mini-Soccer Mixed	5,916	44	134	6,052	45	1
Cricket	Senior Mens	32,646	21	1555	33,397	21	0
	Senior Womens	32,745	0	0	33,498	0	0
	Junior Boys	8,245	3	2748	8,435	3	0
	Junior Girls	7,880	0	0	8,061	0	0
Rugby	Senior Mens	23,047	41	562	23,577	42	1
	Senior Women	23,050	3	7683	23,580	3	0
	Junior Boys	4,725	24	197	4,834	25	1
	Junior Girls	4,347	2	2174	4,447	2	0
	Mini rugby mixed	8,599	36	239	8,797	37	1
Hockey	Senior Mens	25,470	10	2547	26,056	10	0
	Senior Womens	25,259	6	4210	25,840	6	0
	Junior Boys	3,732	5	746	3,818	5	0
	Junior Girls	3,529	4	882	3,610	4	0

³⁹ Based on an occupancy rate of 2.3 people

GLOUCESTER PLAYING PITCH STRATEGY

Location	Number of new homes	Estimated population ⁴⁰	% increase in population
A2 – North Churchdown	532 new homes	1,223 people	1%

Sport	Age group	Current population within age group	Current no. of teams	Team Generation Rate	Future population within age group	Predicted future number of teams	Additional teams that may be generated from the increased population
Football	Senior Mens	25,470	60	1:425	25,725	61	1
	Senior Women	25,259	3	1:8420	25,512	3	0
	Youth Boys	4,414	61	1:72	4,458	62	1
	Youth Girls	4,215	7	1:602	4,257	7	0
	Mini-Soccer Mixed	5,916	44	1:134	5,975	45	1
Cricket	Senior Mens	32,646	21	1:1555	32,972	21	0
	Senior Womens	32,745	0	0	33,072	0	0
	Junior Boys	8,245	3	1:2748	8,327	3	0
	Junior Girls	7,880	0	0	7,959	0	0
Rugby	Senior Mens	23,047	41	1:562	23,277	41	0
	Senior Women	23,050	3	1:7683	23,281	3	0
	Junior Boys	4,725	24	1:197	4,772	24	0
	Junior Girls	4,347	2	1:2174	4,390	2	0
	Mini rugby mixed	8,599	36	1:239	8,685	36	0
Hockey	Senior Mens	25,470	10	1:2547	25,725	10	0
	Senior Womens	25,259	6	1:4210	25,512	6	0
	Junior Boys	3,732	5	1:746	3,769	5	0
	Junior Girls	3,529	4	1:882	3,564	4	0

⁴⁰ Based on an occupancy rate of 2.3 people

GLOUCESTER PLAYING PITCH STRATEGY

Location	Number of new homes	Estimated population ⁴¹	% increase in population
A3 – South Churchdown	868 new homes	1,996 people	1.6%

Sport	Age group	Current population within age group	Current no. of teams	Team Generation Rate	Future population within age group	Predicted future number of teams	Additional teams that may be generated from the increased population
Football	Senior Mens	25,470	60	1:425	25,878	61	1
	Senior Women	25,259	3	1:8420	25,663	3	0
	Youth Boys	4,414	61	1:72	4,485	62	1
	Youth Girls	4,215	7	1:602	4,282	7	0
	Mini-Soccer Mixed	5,916	44	1:134	6,011	45	1
Cricket	Senior Mens	32,646	21	1:1555	33,168	21	0
	Senior Womens	32,745	0	0	33,269	0	0
	Junior Boys	8,245	3	1:2748	8,377	3	0
	Junior Girls	7,880	0	0	8,006	0	0
Rugby	Senior Mens	23,047	41	1:562	23,416	42	1
	Senior Women	23,050	3	1:7683	23,419	3	0
	Junior Boys	4,725	24	1:197	4,801	24	0
	Junior Girls	4,347	2	1:2174	4,417	2	0
	Mini rugby mixed	8,599	36	1:239	8,737	37	1
Hockey	Senior Mens	25,470	10	1:2547	25,878	10	0
	Senior Womens	25,259	6	1:4210	25,663	6	0
	Junior Boys	3,732	5	1:746	3,792	5	0
	Junior Girls	3,529	4	1:882	3,585	4	0

⁴¹ Based on an occupancy rate of 2.3 people

GLOUCESTER PLAYING PITCH STRATEGY

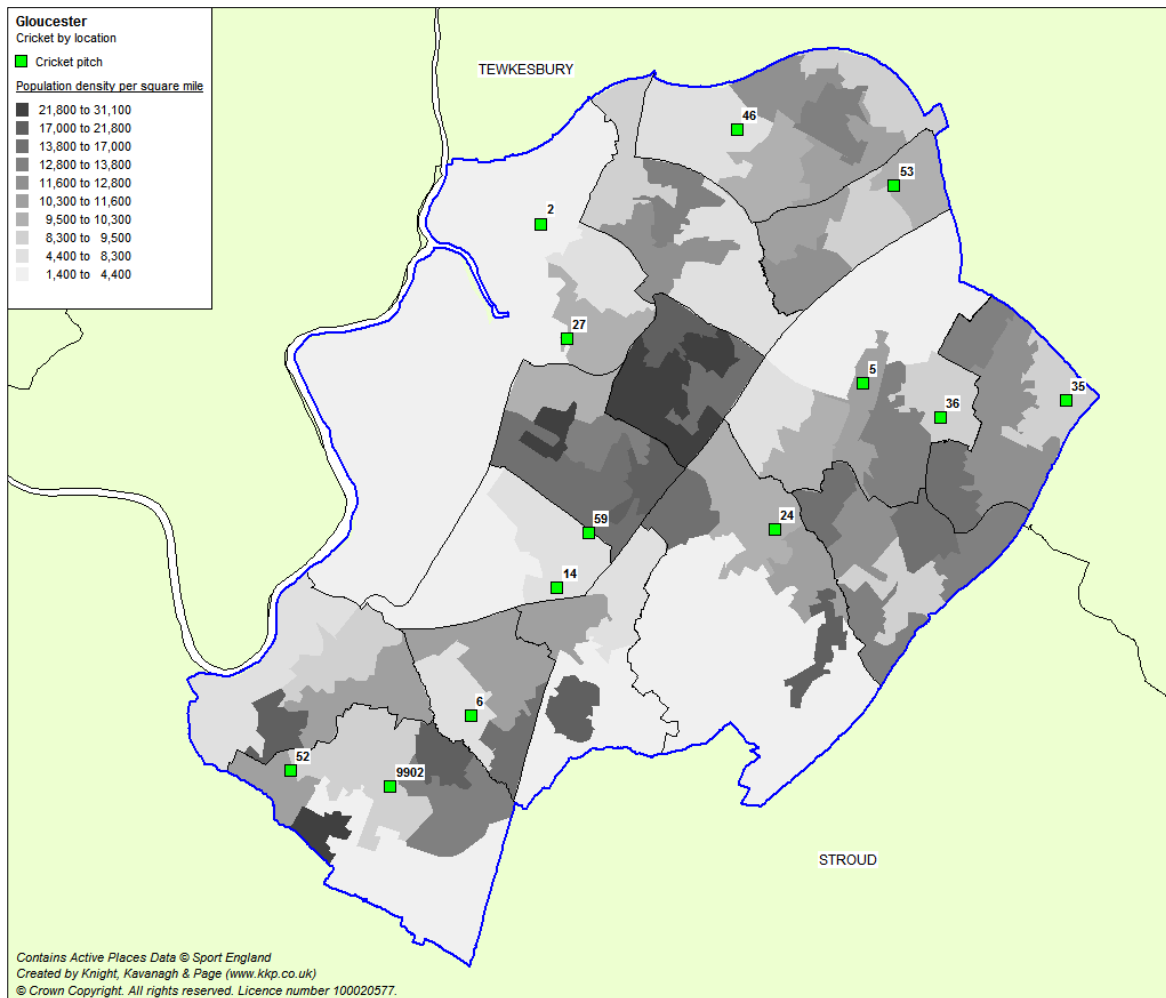
Location	Number of new homes	Estimated population ⁴²	% increase in population
A4 – North Brockworth	1,500 new homes	3,450 people	2.8%

Sport	Age group	Current population within age group	Current no. of teams	Team Generation Rate	Future population within age group	Predicted future number of teams	Additional teams that may be generated from the increased population
Football	Senior Mens	25,470	60	1:425	26,183	62	2
	Senior Women	25,259	3	1:8420	25,966	3	0
	Youth Boys	4,414	61	1:72	4,538	63	2
	Youth Girls	4,215	7	1:602	4,333	7	0
	Mini-Soccer Mixed	5,916	44	1:134	6,082	45	1
Cricket	Senior Mens	32,646	21	1:1555	33,560	22	1
	Senior Womens	32,745	0	0	33,662	0	0
	Junior Boys	8,245	3	1:2748	8,476	3	0
	Junior Girls	7,880	0	0	8,101	0	0
Rugby	Senior Mens	23,047	41	1:562	23,692	42	1
	Senior Women	23,050	3	1:7683	23,695	3	0
	Junior Boys	4,725	24	1:197	4,857	25	1
	Junior Girls	4,347	2	1:2174	4,469	2	0
	Mini rugby mixed	8,599	36	1:239	8,840	37	1
Hockey	Senior Mens	25,470	10	1:2547	26,183	10	0
	Senior Womens	25,259	6	1:4210	25,966	6	0
	Junior Boys	3,732	5	1:746	3,836	5	0
	Junior Girls	3,529	4	1:882	3,628	4	0

⁴² Based on an occupancy rate of 2.3 people

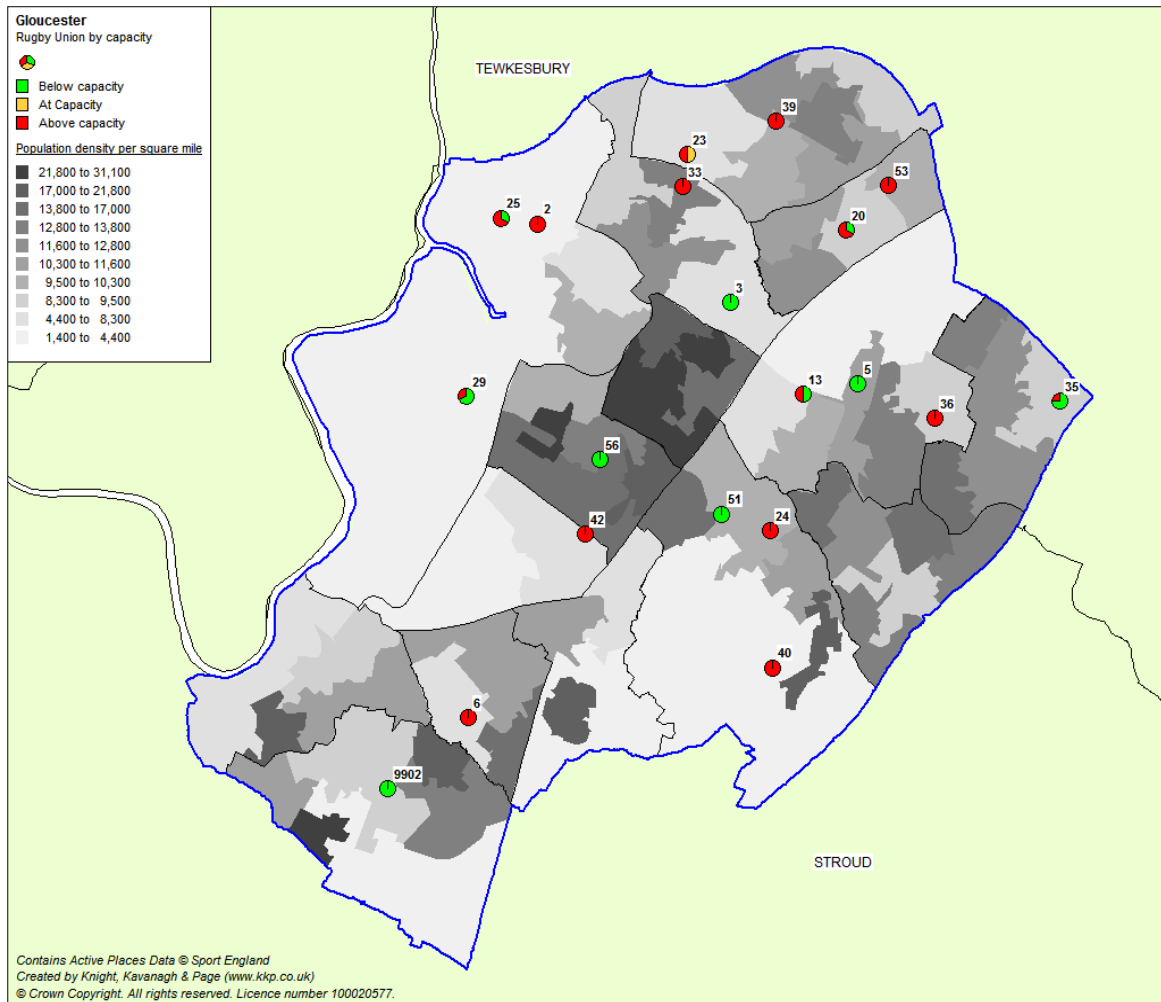
GLOUCESTER PLAYING PITCH STRATEGY

Location of cricket squares in Gloucester



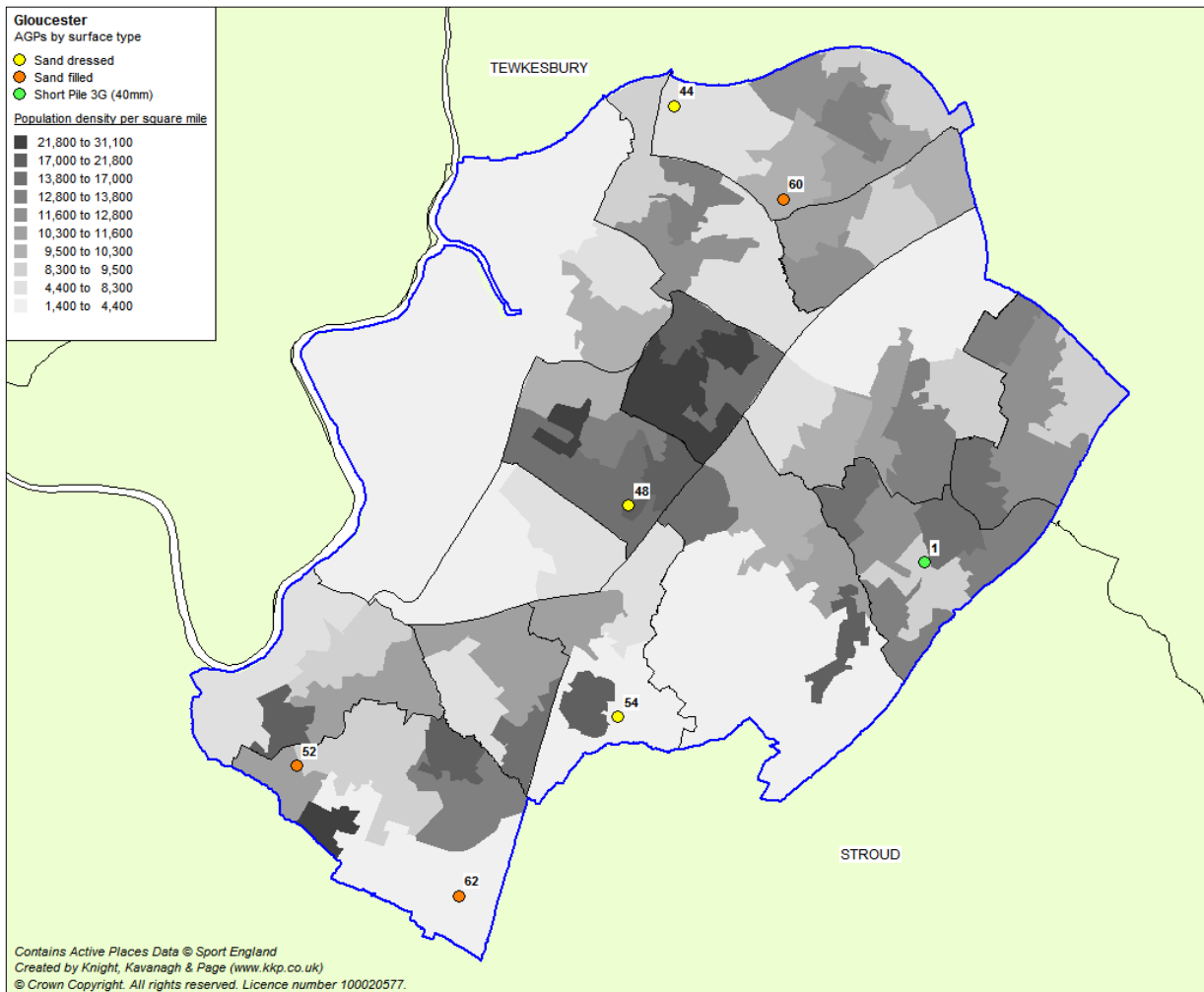
GLOUCESTER PLAYING PITCH STRATEGY

Location and capacity of rugby union pitches in Gloucester



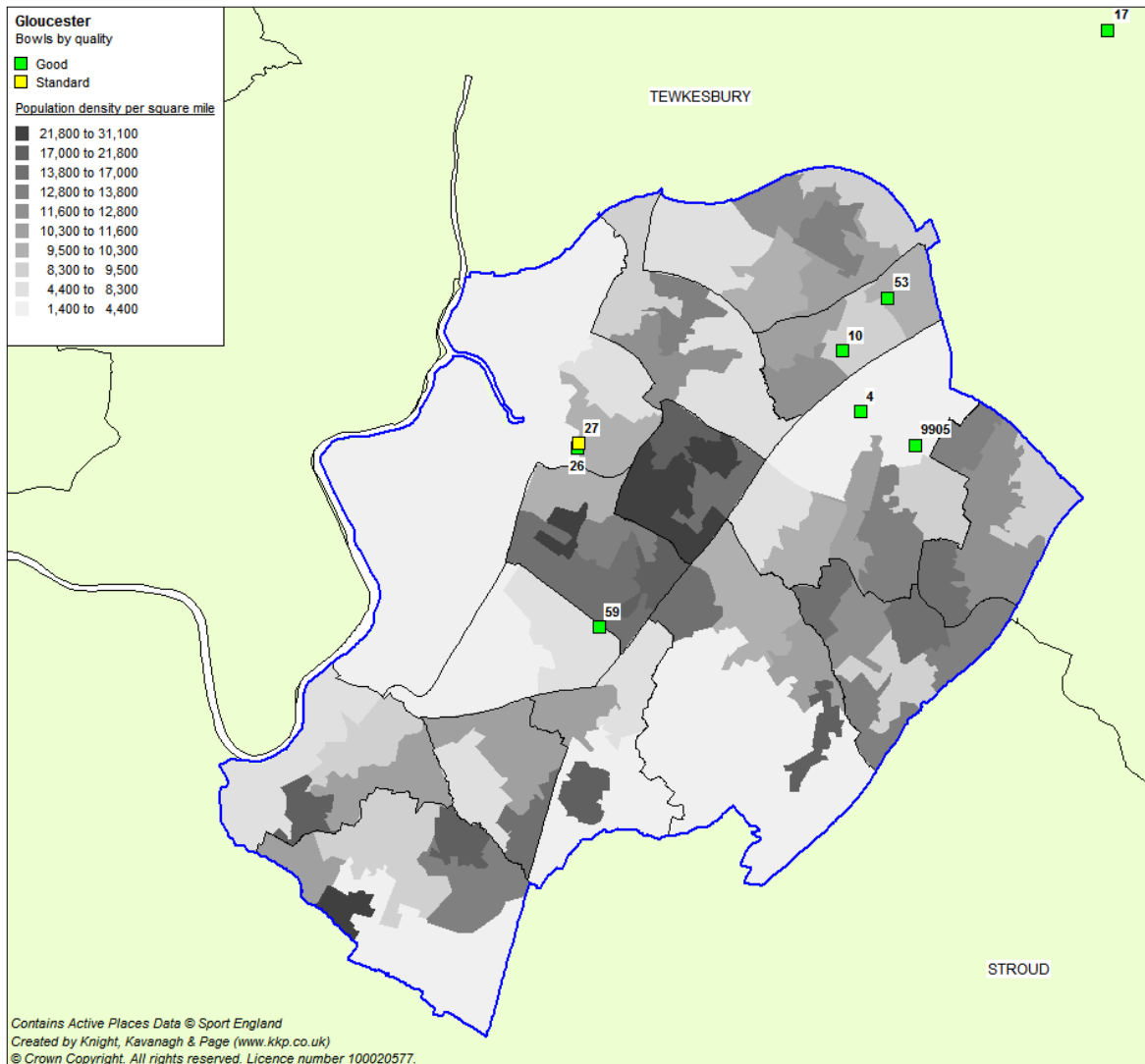
GLOUCESTER PLAYING PITCH STRATEGY

Location of full size AGPs in Gloucester



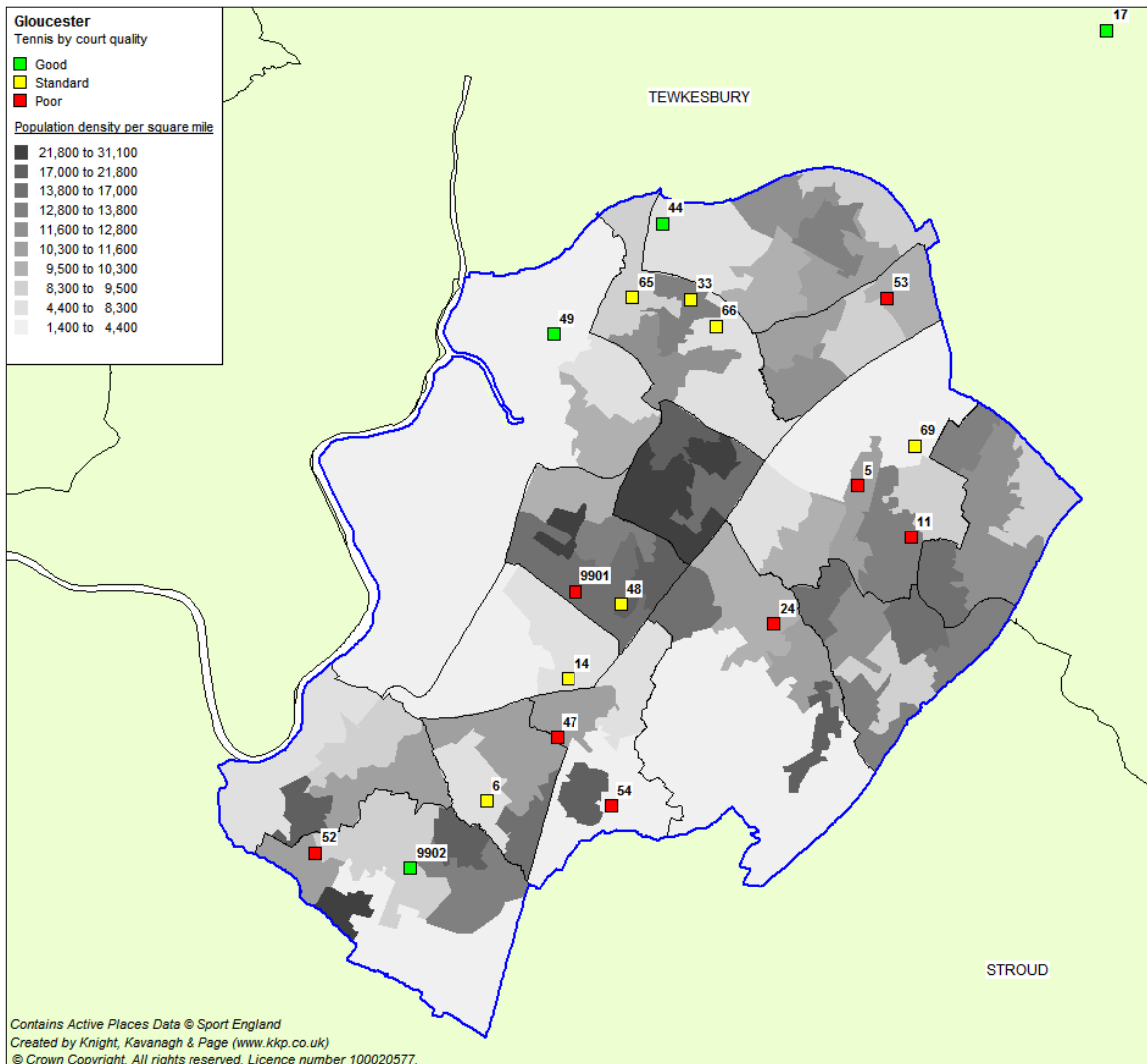
GLOUCESTER PLAYING PITCH STRATEGY

Location of bowling greens in Gloucester



GLOUCESTER PLAYING PITCH STRATEGY

Location of tennis courts in Gloucester



Artificial Grass Pitch Strategy December 2015

1.0: Introduction

The adopted Gloucester Playing Pitch Strategy (PPS) sets out a vision for playing pitches in the City, which is:

'To provide an accessible, high quality and sustainable network of outdoor sports facilities, which provide opportunities for all residents to access good sport, physical activity and recreational facilities'.

The 'Assessment Report' and PPS show that a suitable number and type of Artificial Grass Pitches (AGPs) will be critical in delivering this vision.

This Artificial Grass Pitch Strategy (AGPS) has been prepared jointly by the City Council, the Football Association, Rugby Football Union and England Hockey to set out the preferred approach for the delivery of AGPs in Gloucester. It has also been informed by responses provided to the public consultation on the AGP Scenario Paper, held in the Autumn of 2015.

2.0: Artificial Grass Pitches

There are several surface types that fall into the category of Artificial Grass Pitch (AGP). The three main groups are rubber crumb (third generation turf 3G), sand (filled or dressed) and water based.

Competitive football can take place on 3G surfaces that have been FA or FIFA certified and appear on The FA 3G Football Turf Pitch (FTP) register <http://3g.thefa.me.uk/>. A growing number of 3G pitches are now used for competitive match play at and below the Conference North and South (Step 2) level at present. Any new 3G being constructed for Step 3 and below must be built to meet the FIFA 1* performance standard, for Step 2 and above the FIFA 2* standard must be met. Football training can take place on sand and water based surfaces and whilst is not the preferred option it does serve an offer to football.

Hockey is played predominantly on sand-based/filled AGPs. Competitive play is limited on 3G pitches; 40mm pitches which meet the FIH performance standard may be suitable, in some instances, for beginner training, or low level competitive matches are an alternative to the preferred traditional sand AGPs. However, these would be highly unlikely to meet the needs of hockey players in Gloucester and 40mm pitches are also not the preferred option for The FA or England Hockey. There is a need therefore to maintain a suitable number of sand-based/filled AGPs to maintain and support the growth of hockey in the City.

World Rugby's 'Performance Specification for Artificial Grass Pitches for Rugby', more commonly known as 'Regulation 22', which provides the necessary technical detail to produce pitch systems that are appropriate for rugby union (this is also adopted by rugby league). The artificial surface standards identified in Regulation 22 allows matches to be played on surfaces that meet the standard. Full contact activity, including tackling, rucking, mauling and lineouts can take place.

A summary of pitch types is provided at Table 1.

Surface	Category	Comments
Rubber crumb	Long Pile 3G (60mm with shock pad)	Preferred Rugby surface – can also meet football’s standard - must comply with World Rugby type 22, requires a minimum of 60mm.
Rubber crumb	Long Pile 3G (55-60mm)	Preferred football surface (with or without shock pad – as long as it meets the relevant performance standard) - Acceptable surface for some competitive football as long as it meets the FIFA 1* performance standard
Rubber crumb	Short Pile 3G (40mm)	Acceptable surface for some competitive football as long as it meets the FIFA 1* performance standard
Sand	Sand Filled	Competitive hockey and football training
Sand	Sand Dressed	Preferred hockey surface and suitable for football training
Water	Water based	Preferred hockey surface and suitable for football training if irrigated.

Table 1: AGP type and sport suitability

3.0: Artificial Grass Pitch provision

Table 2 provides a summary of the existing supply of AGPs identified in Gloucester as of December 2015.

There are four full size AGPs in the City, as well as two at Hartpury College (outside the study area) which are considered to accommodate a significant proportion of demand from within the City. However, there is no FA or World Rugby certified AGP within Gloucester suitable for competitive play, though Hartpury College has one of each.

Two smaller AGPs at Abbeydale Community Centre and Waterwells Playing Field serve the training and five-a-side needs of local clubs and groups.

Appendix 1 identifies the location of all AGPs in the City, including those which are not full-size. It also shows the location of Blackbridge Playing Field as a potential location for new AGPs.

Site name	Ownership/ management	No. of pitches / Size	Pitch type / Age	Certification	Non-Technical Assessment*
Oxstalls Sports Park	Aspire Sports and Cultural Trust	1 pitch 40m x 30m 1,200 sq m	Sand Dressed 1996 (refurb 2012)	None	One standard quality sand dressed pitch with floodlights, resurfaced in 2012. Used intensively by Gloucester City HC for matches and training as well by Cleevillians HC. Much competition with football training demand.
Severn Vale School	School	1 pitch 100m x 60m 6,000 sq m	Sand Filled 1994	None	Standard quality sand filled surface well in excess of 10 years old and requiring replacement. Currently no hockey use and instead used significantly for football by both school and community clubs.
St Peters Roman Catholic High School	School	1 pitch 110m x 70m 7,700 sq m	Sand Dressed 2003	None	Standard quality sand dressed pitch with floodlighting in need of surface replacement. Used by Gloucester City HC as an alternate venue.
University Of Gloucestershire (Oxstalls Campus)	University	1 pitch 100m x 60m 6,000 sq m	Sand Filled 2002	None	Standard quality sand filled pitch with floodlighting. Owned by University of Gloucestershire. In excess of 10 years old and therefore requires resurfacing. Mainly used by student teams for training and BUCS hockey matches on Wednesday afternoons with no further capacity available. Plans for this pitch to be lost within current plans for development of the site to accommodate the University's Business School.
Hartpury College (outside of Gloucester City)	College	1 pitch 120m x 75m 9,000 sq m	Long Pile 3G (65mm), shock pad 2012	World Rugby Reg 22	Standard quality.
Hartpury College (outside of Gloucester City)	College	1 110m x 60m 6,600 sq m	Medium Pile 3G (55-60mm) 2005		Poor quality.

Table 2: Full size AGPs in Gloucester

*** Full 'Non-Technical Assessment' available in the Draft Gloucester Playing Pitch Strategy 'Assessment Report'**

4.0: Current position and key issues

Football (3G AGPs)

- There are currently no full size 3G Football Turf Pitches (FTP) within Gloucester. The FA model suggests that there is a current shortfall of three full size 3G FTPs to meet demand for football training. Consideration needs to be given to any football use that currently takes place on sand based pitches.
- There is also a growing demand for all age groups to play affiliated matches on 3G FTPs, particularly at youth level, but in this instance also at adult level where there is the greatest issue with capacity due to quality and shortfall of grass pitches.
- From the 2014/15 season only 3G FTPs with a valid performance test and listed on the FA Register can be used for competitive play. At present, there are no 3G FTPs located within Gloucester and therefore no AGPs have undergone the FA's performance test to allow league competitive football to be played. Please note this is the responsibility of the pitch provider and has an associated cost of circa £1,500. Once a site passes the performance test and adheres to a quality maintenance schedule the facility can appear on The FA register for 3 years.

Hockey (Sand AGPs)

- There are currently four AGPs suitable for competitive hockey within Gloucester; Oxstalls Sports Park, Severn Vale School, St Peters High School and University Of Gloucestershire (Oxstalls Campus).
- Three are used for hockey and Severn Vale School is currently solely used for football (community use).
- St Peter's Roman Catholic High School and Severn Vale School scored the joint lowest for quality (both 56%) of the four pitches and given that the surfaces are over 10 years old will require refurbishment/replacement within the next few years. Exact timescales are to be confirmed and subject to the schools securing sufficient funding.
- Overall Gloucester is adequately provided for with regards to AGPs suitable for hockey matches at present. However, access to these pitches for hockey training is a key issue as all AGPs are operating at capacity midweek primarily due to football training (given the absence of suitable 3G pitches for football).
- There is a need for three full size hockey compliant AGPs to service current and future demand for competitive hockey in Gloucester, if 3G provision is provided to cater for football's need and to allow hockey participation to grow.

Rugby union (3G AGPs)

- There is no World Rugby certified AGP within Gloucester suitable for competitive play, although Hartpury College has one (just outside the study area).
- Overall there are insufficient grass pitches in Gloucester to service current and future rugby demand, totalling a future requirement for a further 51.25 senior and 4.75 mini pitch match equivalent sessions.

5.0: Summary of AGP shortfalls

Table 3 sets out current and future demand for AGPs in Gloucester, as determined by the draft PPS.

Sport	Current demand	Future demand (2037)
Football (3G AGPs)	Potential shortfall of up to three 3G pitches based on FA model for training.	Potential further shortfalls based on FA model for accommodating competitive play.
Rugby union (3G AGPs)	Current shortfall of at least one rugby union compliant 3G pitch	Future shortfall of union compliant 3G pitches
Hockey (Sand AGPs)	Current competitive demand is being met and can be accommodated on three sand AGPs. Current training demand is at capacity due to use of existing hockey-compliant facilities by football/rugby clubs.	Future demand may not be met in light of potential pitch loss at the University.

Table 3: Identified AGP shortfalls from the PPS Assessment

6.0: Potential plans affecting AGP provision in Gloucester

- University of Gloucestershire proposes the redevelopment of its Oxstalls Campus which is likely to include the loss of the existing sand-based AGP, but with two new 3G pitches being proposed at Oxstalls Sports Park/Bishop's College
- Proposals for development of a 'hub site' at Blackbridge Playing Field which could accommodate provision of an AGP.
- Age of playing surface (sand-filled carpets) at both Severn Vale School and St Peters Catholic High School which will require replacement in the short/medium term.
- Amount of football and hockey play at both Severn Vale School and St Peters Catholic High School, and the impact this has on the availability of those pitches for other sports. Also the amount of time available for play by the community outside of curriculum use.

7.0: Recommendations from Draft Playing Pitch Strategy

Football (3G AGPs)

- Increase provision of 3G FTPs in the City (current shortfall of up to three full size).
- Develop a 3G FTP Strategy for the City which takes into consideration current proposals and optimal strategic location to effectively service all areas of the City.
- In partnership with EH potentially look to convert one sand-based AGP to a 3G surface whilst maintaining adequate provision within the City to accommodate hockey demand.
- Retain some use of sand AGPs for football training in order to ensure continued sustainability of existing provision.
- In a phased approach, look to transfer 25% of youth football (mini and 9v9) onto 3G for match play and establish a mix of 3G and grass pitch use, in order to better achieve sustainability. The long term aim would be to transfer 50% of mini and 9v9 match play to 3G FTPs.
- Ensure that new 3G pitches are tested and subsequently FA registered. In addition, ensure that future 3G pitches are used to maximum potential to allow for future back to back programming of mini/youth matches at peak times.
- Ensure that sinking funds (formed by annually setting aside money over time ready for surface replacement when required – FA recommend £25k per annum in today's market) are in place to maintain 3G FTP quality in the long term.

Hockey (Sand AGPs)

- Prioritise and retain three sand-based AGPs to accommodate current and future hockey demand and to ensure continued sustainability.
- Existing sand-dressed AGP at Oxstalls Sports Park to be protected for long term hockey use.
- Ensure pitch quality is of a good standard and ensure that sinking funds are in place to maintain sand AGP pitch quality in the long term.
- Maximise use of existing sand-based AGPs to accommodate (as a priority) Gloucester clubs' training and competitive demand through effective programming.
- Work with Gloucester City HC to help facilitate membership growth and ensure sufficient access to Oxstalls Sports Park.
- Work with stakeholders in potential new 3G FTP developments to fully determine capacity that may be made available through transfer of football demand to new sites.

Rugby union (3G AGPs)

- Work to reduce training on grass match pitches, through access to dedicated floodlit training areas, including options to provide full size 3G pitches in partnership with the FA, which are World Rugby compliant to help address shortfalls.

Overall summary

- Providing new 3G FTPs for football could (managed/programmed appropriately) free up capacity to accommodate future/unmet training demand for hockey.
- If the sand AGP was to be lost at the University it would result in three remaining AGPs to service hockey at Oxstalls Sports Park, St Peters High School (in need of replacement) and Severn Vale School (in need of replacement). Without like for like replacement of a sand-based AGP for hockey, all three remaining AGPs would need to be retained/protected for hockey use. However, hockey use would need to be maximised/negotiated at St Peters High School and Severn Vale School.
- The quality of the AGPs at St Peters High School and Severn Vale School would need to be improved to ensure suitability for long term hockey use.

- The timing of the loss of any sand AGP and the provision of new 3G FTPs is also a critical factor to allow users to be displaced and accommodated without disruption to provision.

8.0: Preferred AGP/FTP Strategy

The priority for the City Council, as expressed through the Playing Pitch Strategy, is that the provision of AGPs should be strategically located so as to take into account emerging proposals and that these AGPs should be distributed so as to effectively service all areas of the City. The PPS further recommends that the Council adopts a tiered hierarchy of provision, including the identification of ‘hub’ sites. These which would be strategically located, are likely to be multi-sport sites with associated facilities, and would accommodate at least three grass pitches and at least one AGP.

The AGP Strategy below has been prepared having regard to the recommendations from the Playing Pitch Strategy, the issues identified above (through NGBs) and responses made to the public consultation and sets out the Council’s preferred approach. The preferred approach set out below is not intended to prejudice the assessment of these or other pitch proposals that may be submitted as part of any planning application to the local planning authority.

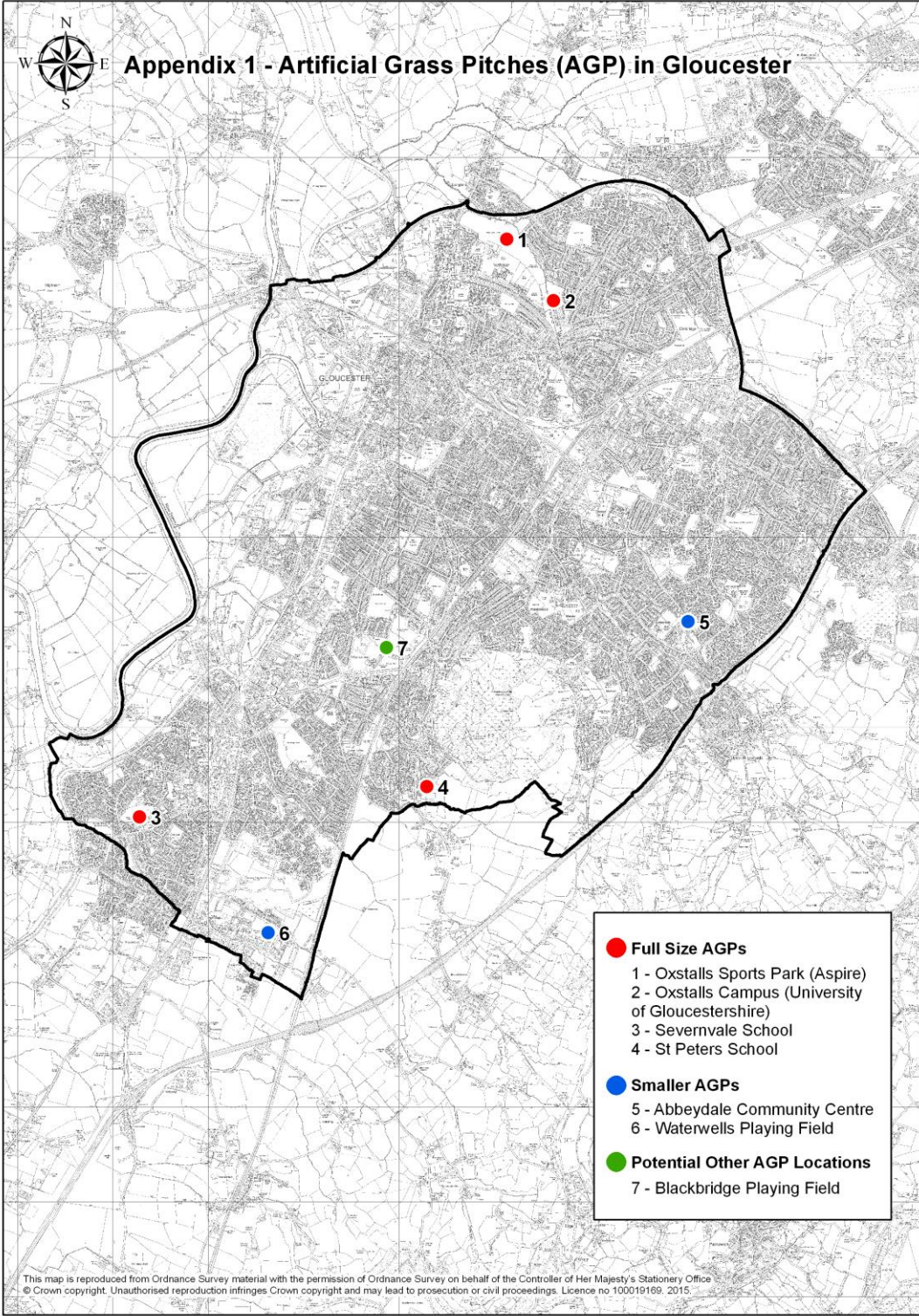
AGP Strategy (Preferred Approach)		Note
Northern sports hub:	New 3G / FTP provision at the University of Gloucestershire/Oxstalls Sports Park with retention of a sand-based pitch.	At least 1 3G pitch to be World Rugby compliant, all 3G pitches to be FA compliant. University of Gloucestershire is the logical option to accommodate the summer based Rugby League need.
Southern sports hub:	New 3G / FTP provision to be provided at the proposed Blackbridge Sports Hub.	
Severn Vale School:	Retention of 1 x sand-based AGP, surface upgraded as a priority. Needs to tie in with the University’s plans as football and hockey users will both be displaced and require re-accommodating.	N/A
St Peters Roman Catholic High School:	Retention of 1 x sand-based AGP, surface upgraded as a priority.	N/A

Notes

- Displacement from Hartpury College to be looked at and will impact on the 3Gs proposed
- All new 3G provision subject to:
 - Usage showing good levels of use with development plans for growth and minimal/no displacement;
 - Strong business case showing sustainability with strong maintenance and sinking funds in place;
 - Planning permission being secured; and
 - Capital funding in place to deliver the build.

- The above preferred strategy does not preclude proposals being developed in other locations (subject to appropriate funding and other considerations), but sets out the broad strategic context for how the City Council and NGBs consider, at this time, AGPs could be delivered within the City. The AGP Strategy, along with the PPS will be monitored over time, and if one of the priority locations is found to be undeliverable, a revised Strategy will be prepared.

Appendix 1: Location of AGPs in Gloucester



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GLOUCESTER CITY COUNCIL
PLAYING PITCH STRATEGY
ASSESSMENT REPORT
JUNE 2015

Integrity, Innovation, Inspiration

1-2 Frecheville Court ◀ off Knowsley Street ◀ Bury BL9 0UF
T 0161 764 7040 ◀ F 0161 764 7490 ◀ E mail@kcp.co.uk ◀ www.kcp.co.uk

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GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

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GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

GLOSSARY

3G	Third Generation (artificial grass pitch)
AGP	Artificial Grass Pitch
BC	Bowling Club
CC	Cricket Club
CSP	County Sports Partnership
ECB	England and Wales Cricket Board
EH	England Hockey
FA	Football Association
FC	Football Club
FE	Further Education
FPM	Facilities Planning Model
GCC	Gloucester City Council
GIS	Geographical Information Systems
HC	Hockey Club
HE	Higher Education
JFC	Junior Football Club
KKP	Knight, Kavanagh and Page
GCB	Gloucestershire Cricket Board
LDF	Local Development Framework
LMS	Last Man Stands
LTA	Lawn Tennis Association
NGB	National Governing Body
NPPF	National Planning Policy Framework
ONS	Office of National Statistics
PQS	Performance Quality Standard
PF	Playing Field
RFL	Rugby Football League
RFU	Rugby Football Union
RFC	Rugby Football Club
RLFC	Rugby League Football Club
S106	Section 106
TC	Tennis Club
TGR	Team Generation Rate
U	Under

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

PART 1: INTRODUCTION

This is the Playing Pitch Strategy (PPS) Assessment Report prepared by Knight Kavanagh & Page (KKP) for Gloucester City Council (the Council).

This report presents a supply and demand assessment of playing pitch facilities in accordance with Sport England's Playing Pitch Strategy Guidance: An approach to developing and delivering a playing pitch strategy. It has been followed to develop a clear picture of the balance between the local supply of, and demand for, playing pitches and other outdoor sports facilities.

The guidance details a stepped approach to developing a Playing Pitch Strategy (PPS). These steps are separated into five distinct sections:

- ◀ Stage A: Prepare and tailor the approach
- ◀ Stage B: Gather information and views on the supply of and demand for provision
- ◀ Stage C: Assess the supply and demand information and views
- ◀ Stage D: Develop the strategy
- ◀ Stage E: Deliver the strategy and keep it robust and up to date

Stages A-C are covered in this report.

Stage A: Tailoring the approach

In order to meet the corporate priority of “encouraging participation in sport, physical activity and the arts, to promote physical and mental wellbeing”, the assessment has the following aims:

- ◀ To inform the emerging planning policy within the Local Development Framework, particularly the Allocations and Sustainable Development Local Plan;
- ◀ To inform the Council's future sports and health strategies and investment plans;
- ◀ Ensure the most efficient management and maintenance of sports facility provision in response to identified pressures
- ◀ To provide adequate planning guidance to assess development proposals affecting sport and leisure facilities;
- ◀ To inform land use decisions in respect of future use of existing sport and leisure facilities.
- ◀ Provide the basis for ongoing monitoring and review of the use, distribution, function, quality, and accessibility of outdoor sport, physical activity facility provision, and playing pitches.

Scope of the project

The Assessment Report provides detail in respect of what exists in the City, its condition, distribution and overall quality. It also considers the demand for facilities based on population distribution and planned growth. The full list of sports facilities covered is set out below:

- ◀ Football pitches
- ◀ Cricket pitches
- ◀ Rugby league pitches
- ◀ Rugby union pitches
- ◀ Artificial grass pitches (AGPs)
- ◀ Bowling greens
- ◀ Tennis courts
- ◀ Other grass pitch sports including American football and lacrosse

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

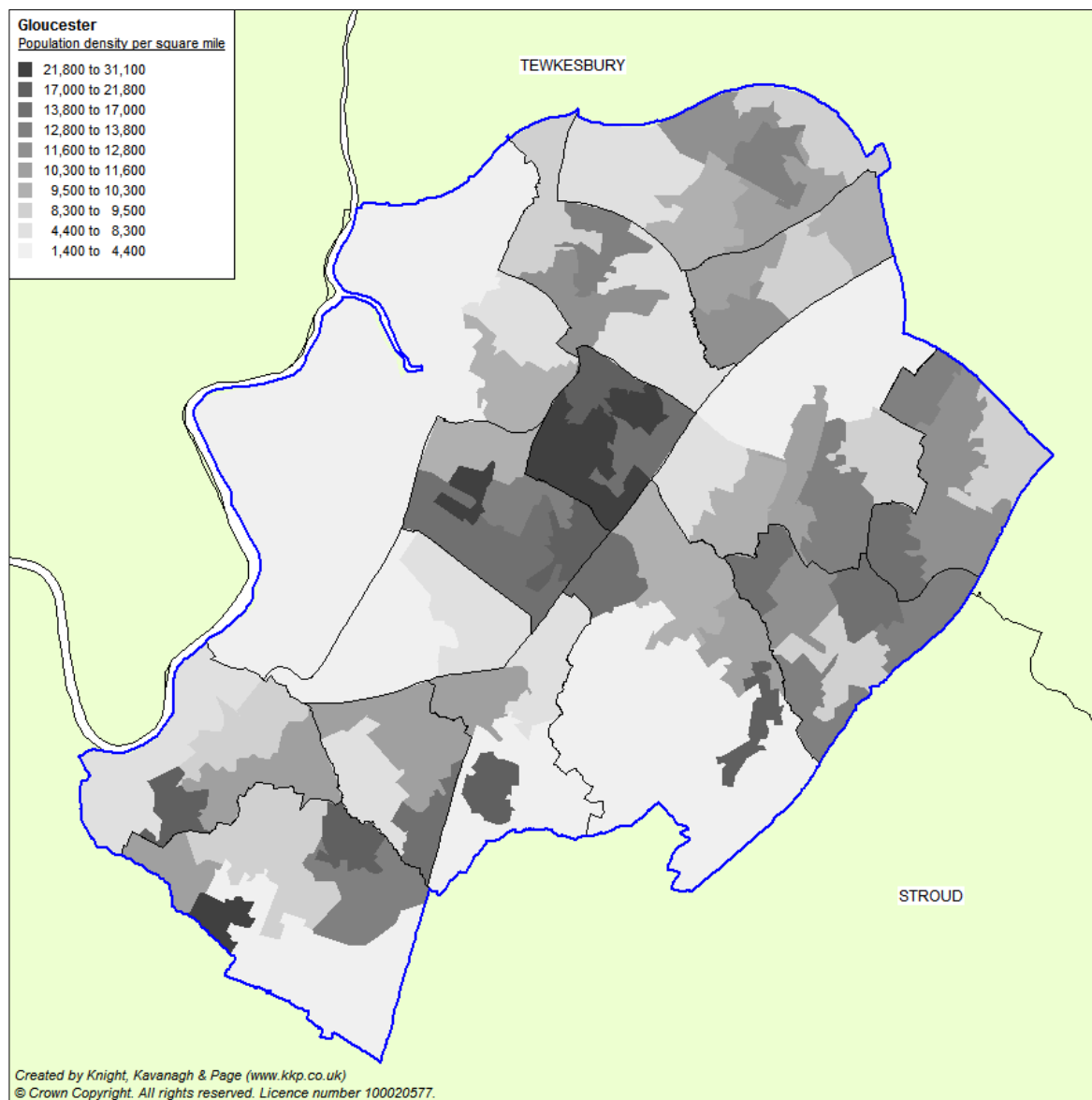
The extent of the study area

Gloucester is a city, district and county town of Gloucestershire in the South West region. It lies close to the Welsh border, and on the River Severn, approximately 32 miles north-east of Bristol, and 45 miles south-southwest of Birmingham.

The study area will not be broken down into analysis areas, instead it will comprise of the whole of the Gloucester City Council administrative area as a city wide approach including all 15 wards.

Gloucester City study area is bordered by Stroud to the South and Tewkesbury to the North. The wider 'travel to play' area includes Longford, Innsworth, Churchdown, Brockworth, Upton St Leonards, Hardwicke.

Figure 1.1: Study Area



What makes the study area different?

Nature of pitch sports

Rugby union is a key sport in the area and there are a relatively large number of teams and sites. The Rugby Football Union (RFU) has a strong presence in the area and Gloucester is to be a host venue for the upcoming Rugby World Cup 2015. Various participation and promotional programmes leading up to the event are expected to further increase interest in the sport. Any legacy effect as a result may see increased demand for pitches.

Cricket is also a focus sport within Gloucestershire, as the level of club activity and participation has fallen in recent years. Gloucestershire Cricket Board acknowledges this and is keen to work with local clubs to develop both senior and junior cricket in the area in order to increase participation and the strength of local leagues.

Rugby League is a growing sport in Gloucestershire and the city is represented by Gloucestershire All Golds. The club is a semi-professional arm of the University of Gloucester but currently plays home games in nearby Cheltenham due to the lack of access to suitable facilities in Gloucester.

There are no private hockey club sites in Gloucester, with three of the four full sized, sand based AGPs based at education sites and the remaining one full sized, sand based AGP based at a local authority site.

One of the key drivers for the FA is to increase access to 3G pitches to meet demand from the Youth Review linked to priority for FA funding. There is currently no provision of full size 3G AGPs in Gloucester. It is also a priority to find a solution enabling Gloucester City FC to return to play in the City. Of all clubs, it plays at the highest level within the football pyramid structure and has been removed from the local community for the last eight years, exporting demand to nearby Cheltenham.

Geography and topography

The Gloucester landscape has experienced notably severe periods of flooding, the most recent in 2007. The presence of sites within flood zones may subsequently impact on pitch quality, maintenance regimes and capacity. Therefore, it is important to consider the potential and probability of flooding when looking at the strategic standing of such sites, in order to both protect surface quality and maintain use throughout the season for community teams.

Higher and Further Education

Gloucester University is looking to extend its sporting offering for students and representative teams alike, including plans for development to increase the number of facilities and subsequent level of community use. Several University teams currently play outside of the city in Cheltenham, or offsite in Gloucester across a range of sites.

It is also important to acknowledge the presence of local colleges, particularly Hartpury College. Though it is situated outside of the study area boundary, the college is notably esteemed for its sporting reputation and achievements on a site with an extensive range of high quality facilities. As such, it proves a significant attraction for demand to be exported out of the city and facilities are used by Gloucester RUFC and Gloucester City FC for training amongst others.

Stage B: Gather information and views on the supply of and demand for provision

It is essential that a PPS is based on the best and most accurate and up-to-date information available about the supply of and demand for playing pitches. This section provides detail about how this information has been gathered in Gloucester.

With regard to supply and demand information, it is important to note that it represents a snapshot in time. Supply and demand data was collated within the relevant 2014/2015 sport season.

An audit of playing pitches

PPS guidance uses the following definitions of a playing pitch and playing field. These definitions are set out by the Government in the 2010 'Town and Country Planning (Development Management Procedure) (England) Order'.¹

- ◀ ***Playing pitch*** – a delineated area which is used for association football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, American football, Australian football, Gaelic football, shinty, hurling, polo or cycle polo.
- ◀ ***Playing field*** – the whole of a site which encompasses at least one playing pitch.

This PPS counts individual grass pitches (as a delineated area) as the basic unit of supply. The definition of a playing pitch also includes AGPs.

Quantity

All playing pitches are included irrespective of ownership, management and use. Playing pitch sites were initially identified using Sport England's Active Places web based database. The Council and NGBs supported the process by checking and updating this initial data. This was also verified against club information supplied by local leagues. For each site the following detail is recorded in the project database. (It is supplied as an electronic file):

- ◀ Site name, address (including postcode) and location
- ◀ Ownership and management type
- ◀ Security of tenure
- ◀ Total number, type and quality of pitches
- ◀ A description and the quality of the ancillary facilities

¹. www.sportengland.org>Facilities and Planning> Planning Applications

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Accessibility

Not all pitches offer the same level of access to the community. The ownership and accessibility of sports pitches also influences their actual availability for community use. Each site is assigned a level of community use as follows:

- ◀ **Available for community use and used** - pitches in public, voluntary, private or commercial ownership or management (including education sites) recorded as being available for hire and currently in use by teams playing in community leagues.
- ◀ **Secured community use** - there should be a good degree of certainty that the pitch will be available to the community for at least the following three years. A judgement is made based on the information gathered and a record of secured or unsecured community use put against each site.
- ◀ **Available but unused** - pitches that are available for hire but are not currently used by teams which play in community leagues; this most often applies to school sites but can also apply to sites which are expensive to hire.
- ◀ **No community use** - pitches which as a matter of policy or practice are not available for hire or use by teams playing in community leagues. This should include professional club pitches along with some semi-professional club pitches where play is restricted to the first or second team.
- ◀ **Disused** – pitches that are not being used at all by any users and are not available for community hire either. Once these sites are disused for five or more years they will then be categorised as ‘lapsed sites’.
- ◀ **Lapsed** - last known use was as a playing field more than five years ago (these fall outside of Sport England’s statutory remit but still have to be assessed using the criteria in paragraph 74 of the National Planning Policy Framework).

In addition, there should be a good degree of certainty that the pitch will be available to the community for at least the following three years. A judgement is made based on the information gathered and a record of secured or unsecured community use put against each site.

Disused/lapsed sites

Site name	Sport(s)	Status	Comments
Meadow Park (Gloucester City FC)	Football	Lapsed	The stadium was ruined by severe flooding in 2007. Pitch is now overgrown and the ground has been left dormant. Club plans to restore the ground to use and hopes to develop a new stadium onsite.
Gloucester Civil Service Club	Football Cricket Rugby union	Lapsed	Previously a multi club site managed by the Civil Service Sports Council (CSSC) which became unable to afford the costs of running the site and closed it to use in 2010. Later sold to Redrow Homes for development in 2011 despite an unsuccessful campaign from the local community to twice have the site registered as a community asset. No planning application for development has been submitted to date.

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Site name	Sport(s)	Status	Comments
Debenhams Sports Field	Football Cricket	Disused	One cricket pitch previously overmarked with an adult football pitch. Recently bought by the University of Gloucestershire which has plans to develop the site though it is yet not clear whether this will include sporting provision.
Innsworth Lane Sports Ground	Football	Disused	Rendered unplayable by flooding. Changing facilities have since been restored and the pitch has potential to be repaired and brought back into use. Longlevens FC is keen to negotiate a lease on the site to mark a youth 9v9 pitch on which to accommodate some of its youth teams
Fielding & Platts (Sudmeadaow Road)	Football	Lapsed	Situated behind Meadow Park, the land forms plans Gloucester City FC have for the development of the site, therefore it is unlikely to be used for football in future.
Rear of Leven Close	Football	Lapsed	-
Saintbridge Dry Balancing Pond	Rugby union	Disused	Previously one senior rugby union pitch used some years ago by Coney Hill RFC. Designed to flood when River Twyver overflows and access suitable to car parking is difficult.

Quality

The capacity for pitches to regularly provide for competitive play, training and other activity over a season is most often determined by their quality. As a minimum, the quality and therefore the capacity of a pitch affects the playing experience and people's enjoyment of a sport. In extreme circumstances it can result in a pitch being unable to cater for all or certain types of play during peak and off peak times.

It is not just the quality of the pitch itself which has an effect on its capacity but also the quality, standard and range of ancillary facilities. The quality of both the pitch and ancillary facilities will determine whether a pitch is able to contribute to meeting demand from various groups and for different levels and types of play.

The quality of all pitches identified in the audit and the ancillary facilities supporting them is assessed regardless of ownership, management or availability. Along with capturing any details specific to the individual pitches and sites, a quality rating is recorded within the audit for each pitch.

The ratings are used to help estimate the capacity of each pitch to accommodate competitive and other play within the supply and demand assessment.

In addition to undertaking non-technical assessments (using the templates provided within the guidance and as determined by NGBs), users and providers were also consulted with regard to quality and in some instances the quality rating adjusted to reflect this.

Developing a picture of demand

Current demand

Presenting an accurate picture of current demand for playing pitches (i.e. recording how and when pitches are used) is important in order to carry out the full supply and demand assessment. Demand for playing pitches tends to fall within the categories:

- ◀ Organised competitive play
- ◀ Organised training
- ◀ Informal play

In addition, unmet and displaced demand for provision is also identified on a sport by sport basis. Unmet demand is defined as the number of additional teams that could be fielded if access to a sufficient number of pitches (and ancillary facilities) was available. Displaced demand refers to teams that are generated from residents of the area but due to any number of factors do not currently play within the area.

Future demand

Future demand is an informed estimate made of the likely future demand for pitches in the study area. This is generally based on the most appropriate current and future population projections for the relevant age and gender groupings for each sport. Key trends, local objectives and targets and consultation also inform this figure. Using population growth factors, an estimate can be made of the likely future demand for playing pitches in Gloucester.

Population growth

The current resident population in Gloucester is 124,562. By 2031 (to reflect the Joint Core Strategy which shows how the area will develop during the period up to 2031) the City's population is projected to increase to 143,882³ which is an increase of 19,320 (or equivalent to a percentage increase of 15.5%) according to ONS data.

Further to this there is predicted to be an increase across all team generation rate age groups in Gloucester ranging from just 2.3% increase for 18-55 year old men to 23% increase at mini age groups 10-15 year olds.

Team generation rates (TGR)

TGRs provide an indication of how many people it takes to generate a single team (for all pitch sports) and can help with estimating the change in demand for pitch sports that may arise from any population change in the study area.

A TGR can be calculated by dividing the current population within an age group for a sport by the number of teams in the area within that age group. In order to calculate future demand for pitches, current team generation rates (TGRs) are used.

²Source: ONS Mid-2013 Population Estimates for Lower Layer Super Output Areas in England and Wales by Single Year of Age and Sex and ONS 2012-based projections 2012-2032. Released: 29 May 2014

³Source: ONS 2012-based projections 2012-2037. Released: 29 May 2014

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Future demand for playing pitches is presented on a sport by sport basis within the relevant sections of this report.

Example

An area may have 10 youth boys' football teams of a particular age category and a current population of 900 boys within the relevant age group. This would equate to a TGR of one team per 90 boys in the age group (i.e. suggesting that it currently takes 90 boys within the age group to generate one team). A PPS may be looking ten years into the future at which point the population of this age group is projected to total 1,440. The TGR would therefore suggest that the projected increase of 540 junior boys within this age group may generate an additional six teams.

If it assumed that the six teams will play home and away fixtures they will demand a home pitch for matches every other week, equating to 0.5 match equivalent sessions a week or three match equivalent sessions a week for the six teams. The breakdown of when matches are played in the study area suggests that two thirds take place on a Sunday morning and the other third on a Saturday morning. Allocating the six teams in line with this current breakdown would generate a demand for two match equivalent sessions during the peak period of Sunday morning and one elsewhere in the week (i.e. Saturday mornings). The project team should also indicate the likely training requirements for such teams based on knowledge of how teams currently train and any known changes in how training activity may take place (e.g. use of AGPs once a week).

Consultation

A variety of consultation methods were used to collate demand information. Face to face consultation was carried out with key clubs from each sport. This allowed for collection of detailed demand information and exploration of key issues to be interrogated and more accurately assessed.

For data analysis purposes an online survey (converted to postal if required) was utilised. This was sent to all clubs not covered by face to face consultation.

Stage C: Assess the supply and demand information and views

Supply and demand information gathered within Section B was used to assess the adequacy of playing pitch provision. It focused on looking at how much use each site could potentially accommodate (on an area by area basis) compared to how much use is currently taking place.

Understand how a site is being used

Qualitative pitch ratings are linked to a pitch capacity rating derived from NGB guidance and tailored to suit a local area. The quality and use of each pitch is assessed against the recommended pitch capacity to indicate how many match equivalent sessions per week (per season for cricket) a pitch could accommodate.

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This is compared to the number of matches actually taking place and categorised as follows to identify:

Potential spare capacity: Play is below the level the site could sustain.	
At capacity: Play is at a level the site can sustain.	
Overused: Play exceeds the level the site can sustain	

Develop the current picture of provision

Once capacity is determined on a site by site basis, actual spare capacity is calculated on an area by area basis via further interrogation of temporal demand. Although this may have been identified it does not necessarily mean that there is surplus provision. For example, spare capacity may not be available at when it is needed or the site may be retained in a 'strategic reserve' to enable pitch rotation to reduce wear and tear.

Capacity ratings assist in the identification of sites for improvement/development, rationalisation, decommissioning and disposal.

Scenario testing

It may be useful to take some time at the beginning of this stage to explore the key findings and issues from the assessment work (Stage C) in order to develop the recommendations and actions. This will help to understand the potential impact of any recommendations and actions along with ensuring they are study area, sport and site specific. Looking at a number of relevant scenario questions will help to do this.

Section D: Develop the strategy

By completing Stages A, B and C it is possible to identify several findings and issues relating to the supply, demand and adequacy of playing pitch provision in Gloucester. This report seeks to identify and present the key findings and issues prior to development of the Strategy (Stage D).

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

PART 2: FOOTBALL

2.1: Introduction

The organisation primarily responsible for the development of football in Gloucester is Gloucestershire County FA. It is also responsible for the administration, in terms of discipline, rules and regulations, cup competitions and representative matches, development of clubs and facilities, volunteers, referees, coaching courses and delivering national football schemes.

This section of the report focuses on the supply and demand for grass football pitches. Part 6 captures supply and demand for artificial grass pitches (AGPs). In the future it is anticipated that there will be a growing demand for the use of AGPs for competitive football fixtures, especially to accommodate mini and youth football.

Consultation

In addition to face to face consultation with key clubs, an electronic survey was sent to all football clubs playing in Gloucester. Contact details were provided by the County FA which also distributed the invitation to complete the survey via email. Consultation (either through a survey or face to face interview) represents a 70% club response rate and 89% team response rate. The results are used to inform key issues within this section of the report. The following clubs were met with face to face:

- ✦ Abbeymead Rovers FC
- ✦ Gala Wilton FC
- ✦ Gloucester City FC
- ✦ Longlevens FC
- ✦ Tuffley Rovers FC
- ✦ Quedgeley Wanderers FC

Consultation was also undertaken with the Gloucester and District Sunday League (GDSDL) and the North Gloucestershire Football League, both of which responded by online survey.

2.2: Supply

The audit identifies a total of 92 grass football pitches in Gloucester City. Of these, 79 are known to be available, at some level, for community use. There are no 3G pitches on which competitive football matches can be played. The map overleaf identifies all pitches within Gloucester City regardless of community use. See Table 2.11 for the key to the map.

Table 2.1: Summary of grass pitches available for community use

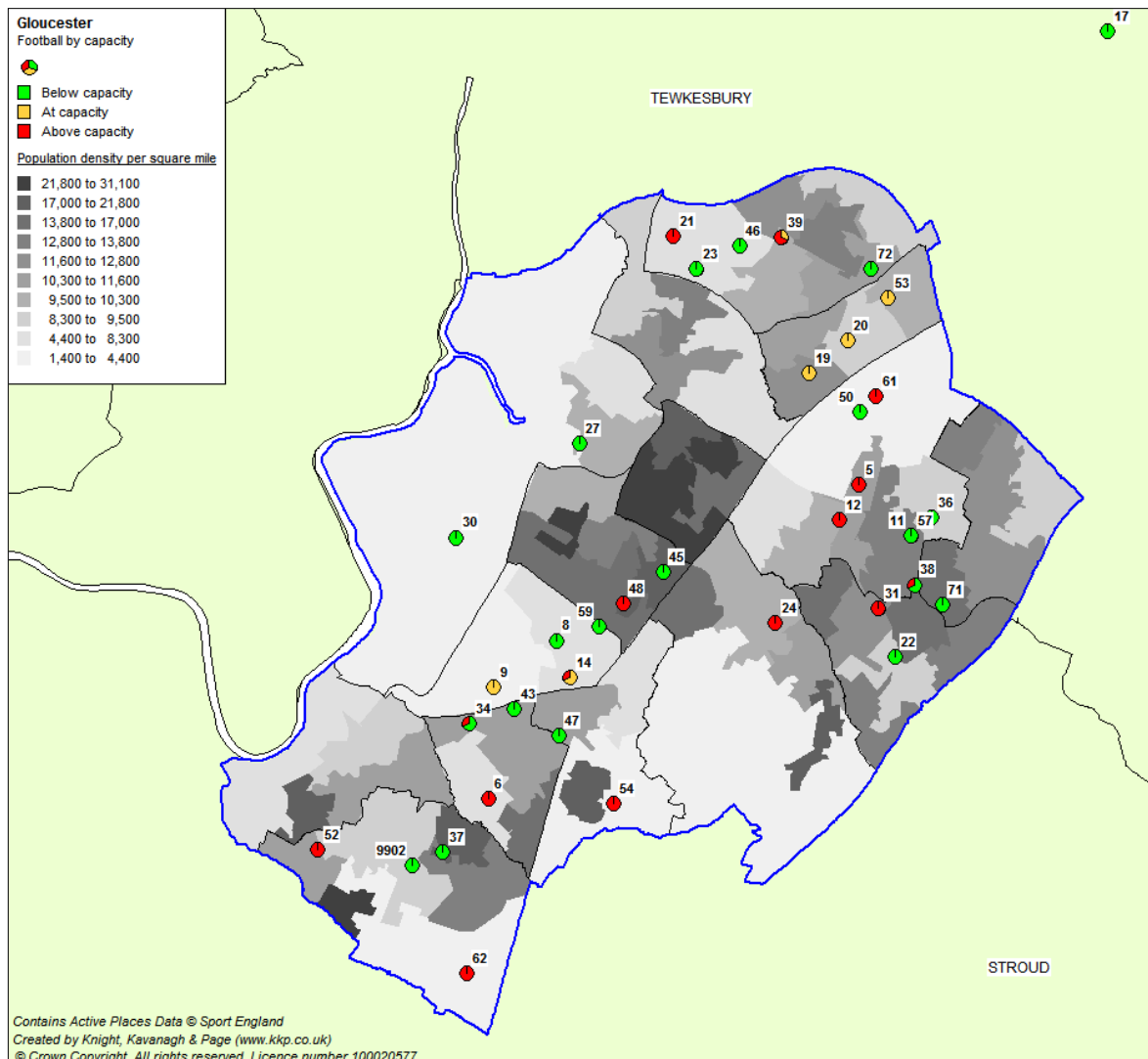
	Pitch type					Totals
	Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	
All pitches	47	5	15	18	7	92
Pitches available for community use	42	2	11	18	7	80

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Most pitches in Gloucester City are adult sized which is, in part, due to youth 11v11 teams playing on adult pitches. This is not ideal for youth players and is not in line with the recent FA Youth Review. Adult pitches most used by both adult and youth teams (pitch numbers in brackets) include:

- ◀ Heron Park
- ◀ Dowty Sports & Social Club
- ◀ Waterwells Sports Centre
- ◀ Longlevens Recreation Ground
- ◀ Plock Court
- ◀ Tuffley Park

Figure 2.1: Location and capacity of football pitches in Gloucester



See Table 2.9 for key to the map.

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Pitch quality

The quality of football pitches in Gloucester City has been assessed via a combination of non-technical assessments (as determined by The FA) and user consultation to reach and apply an agreed rating as follows:

- ◀ Good
- ◀ Standard
- ◀ Poor

Pitch quality is primarily influenced by the carrying capacity of the site; often pitches are over used and lack the drainage necessary to improve quality.

The percentage parameters used for the non-technical assessments were as follows; Good (>80%), Standard (50-80%), Poor (< 50%). It should be noted that all of the sites that received a 'standard' rating from the non-technical assessments scored between 50% and 57%.

The table below summarises the quality of grass pitches that are available for community use.

Table 2.2: Pitch quality assessments (community use pitches)

Management	Adult pitches			Youth pitches			Mini pitches		
	Good	Standard	Poor	Good	Standard	Poor	Good	Standard	Poor
City Council	-	5	13	-	1	3	-	2	13
Sports Club	7	4	4	-	1	1	3	2	-
County Council	-	-	-	-	-	1	-	-	-
School	-	1	4	-	3	2	-	4	-
Parish Council	-	-	2	-	-	1	-	-	1
Trust	2	-	-	-	-	-	-	-	-
GLOUCESTER	9	10	23	-	5	8	3	8	14

The non-technical pitch quality audit shows that just over half (56%) of pitches available for community use are poor quality and a further 29% are standard quality, with 15% assessed as good. Most youth pitches (62%) are assessed as poor quality and the remaining are standard (38%), with no good quality pitches. Most mini pitches are also assessed as poor quality (56%), with 32% standard and 12% good.

Further to this just over half of responding clubs (54%) believe there has been no difference in pitch quality, many of which play at Council managed sites and only 4% report that pitch quality is much poorer.

Private sites (e.g. sports clubs) typically offer better quality facilities than Council parks/playing fields and school pitches. In general, such sports clubs tend to have dedicated ground staff or volunteers working on pitches and the fact that they are often secured by fencing prevents unofficial use. Private site hire is often at full cost recovery. The maintenance and use of Council sites tends to be less frequent and unofficial use of these sites can further exacerbate quality issues. Examples include Tuffley Park and Coney Hill which have in the past been subject to motorbikes ridden across the pitch.

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Specific comments relating to the pitch conditions at individual sites can be seen in the table below. The comments are a combination of club feedback and site assessment information.

Table 2.3: Summary of pitch quality comments

Site	Comments
Longlevens Recreation Ground	Pitches are uneven and are not cut frequently enough by the Council and they receive no remedial work.
Glevum Way Park	Very boggy pitches which are often waterlogged.
Saw Mills End Playing Field	The pitch is clay based which causes it to drain poorly.
Waterwells Sports Centre	Pitches have high clay content, inhibiting their ability to drain sufficiently. The surface requires de-compacting but the Club reports a lack of access to the required maintenance equipment.
Plock Court	Pitches drain poorly and water often gathers on the surface.

One of the main reasons cited by clubs for a decline in pitch quality is related to reports of limited pitch maintenance or a lack of available funds to carry out appropriate maintenance. Other reasons cited for the decline in pitch quality include:

- ✦ Overmarked pitches
- ✦ High amount of rainfall this season (2014/15)
- ✦ Uneven and hard surfaces
- ✦ Overplay in bad weather
- ✦ Casual use
- ✦ Dog foul/litter
- ✦ Lack of investment and limited maintenance including infrequent grass cutting
- ✦ Lack of remedial work i.e. seeding
- ✦ Adult matches churning up pitches before afternoon youth games

Ancillary facilities

Changing facilities are an issue at some football sites. Some of the facilities are described as poor quality by users although all responding clubs stated they had access to changing rooms if required.

Clubs response to quality of changing facilities:

Good	Standard	Poor
53%	37%	10%

Of the clubs which provided a response to the question, most (53%) were of the opinion that changing facilities were good. A similar proportion (37%) report that provision was of standard or adequate quality. Just 10% suggest that changing room facilities are poor, most of which are located at Council owned sites such as Plock Court (not enough changing space) and Tuffley Park which was highlighted by clubs as particularly poor and that security was an issue.

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Changing facilities at Oxstalls Sports Park (which also service the grass pitches at both Plock Court and Bishop's College) are highlighted as a concern for a number of clubs using either site. Many clubs playing in the GDSL use Plock Court on Sunday mornings and along with the league report that the size and number of changing rooms available is inadequate. The centre reduced changing provision to one communal male changing room to be shared with centre users; however, the increase in teams playing in the League and using the Plock Court pitches has caused this to become more congested. The League reports that its growth is limited because pitches at Plock Court are unavailable to use, not due to a lack of capacity but because there is insufficient changing provision to service each pitch.

The ancillary facilities at Longlevens Recreation Ground are poor and in need of refurbishment. The Club states that it struggles to generate revenue because of the poor quality of the social space and bar area which is in need of improvement and the Club believes that the poor quality facilities discourage people from using them.

In some cases clubs may report a lack of access to changing facilities but in reality do not require access to them. For example, Tredworth Youth FC has no changing facilities at Ribston Hall School but reports that most teams at mini level and younger juniors don't and wouldn't use them anyway. This is a particular trend nationwide in that most mini and junior teams are using changing facilities increasingly less and that access to toilet facilities are of greater priority.

Security of tenure

Only one club is considered to have unsecured tenure of its home site. Tuffley Rovers FC has three years remaining of a ten year rolling lease but is in the early stages of investigating opportunities to buy the land or negotiate a new long term lease. The Club is keen to develop the site and was recently successful in applying for Sport England Protecting Playing Fields funding of over £43,000 which will contribute towards securing tenure of the site.

Tenure of sites in Gloucester City is otherwise generally secure i.e. through a long term lease or a guarantee that the pitch will continue to be provided over the next three years at least, with most local authority sites ensuring community use is available whether owned by the Council or County Councils.

Football pyramid facilities

There are four clubs in Gloucester that play within the non-league football pyramid:

- ◀ Gloucester City FC (Step 2)
- ◀ Longlevens FC (Step 6)
- ◀ Tuffley Rovers FC (Step 6)
- ◀ Gala Wilton FC (Step 7)

Clubs within the step system must adhere to ground requirements set out by the FA. The higher the level of football being played the higher the requirements. Clubs cannot progress into the league/step above if the ground requirements do not meet the correct specifications. Ground grading, as it is referred to, assesses grounds from A to H, with 'A' being the requirements for Step 1 clubs.

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Gloucester City FC plays at Step 2 of the football pyramid system and is the highest ranked of all clubs in the City. The Club has been unable to play at its home ground Meadow Park since 2007 when the site was ruined by severe floods. Such is the requirement for FA Grade B facilities and the absence of any other compliant ground in the City, the Club now plays at Cheltenham Town FC. The Club is keen to return to Gloucester as it suggests that it has lost the opportunity to attract youth players and renting a ground is not financially sustainable in the long term. It is currently exploring opportunities alongside Gloucestershire FA for the development of a new stadium at Meadow Park in Gloucester.

Longlevens FC plays in the Hellenic Football League at Step 6 of the football pyramid structure. The Club uses several sites but football at this level is played at Saw Mills End Playing Field, regarded as its premier venue. In the 2014/15 season the Club qualified for promotion to the Hellenic Premier Division (Step 5) but facilities do not meet Grade F requirements. For example, existing floodlighting does not meet the required lux levels and the Club has recently applied for funding to make improvements needed for the club to be promoted in practice.

Tuffley Rovers FC also plays at Step 6 in Division One West of the Hellenic Football League at British Gas Sports Field. The Club is also seeking promotion to the Premier Division and reports that it is unable to develop the site to meet the requirements for Step 4 football and beyond due to the lack of secure tenure. The land is leased on a ten year rolling agreement from National Grid with three years remaining on the current lease. The Club believes that National Grid are open to relinquishing the land and has begun talks about the potential to buy the land outright or to secure a 99 year lease which would increase opportunities to access grant funding. Access to the site is difficult up a steep gravelled hill and the gas mains running along the outskirts cause the surrounding areas to flood often.

Gala Wilton FC plays at Step 7 of the football pyramid structure in the Gloucestershire County Football League. The Club rents the pitch annually from the Council and has a lease on the clubhouse and changing rooms which has now expired. The site requires floodlighting in order for the Club to gain promotion to the Hellenic Football League (Step 6) although planning permission was granted in 2014 for installation. The Club intends to seek grant funding for the floodlighting but is restricted because it does not have evidence of long term site tenure required for most grant funding, whilst not being eligible for Football Foundation funding until Step 6. It is now hoping to negotiate a long term lease on the site as a whole with the Council.

Future developments

The University of Gloucestershire has plans to increase the number of students to 4,000, of which 2,400 are likely to play sport in some capacity based on current participation numbers. The University is keen to expand its sporting offering accordingly as well as continue to increase participation through the Active Universities programme. It plans to increase access to sporting provision at the Oxstalls Campus and would like to bring the majority of its competitive student sport back to play in the City.

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Quedgeley Wanderers FC has desires for floodlighting on the main adult pitch at Waterwells Sports Centre and was recently unsuccessful in a bid for Sport England funding. Funding is available through the Football Foundation Football Stadia Improvement Fund although criteria requires that a club must have an adult team playing Step 6 football, which in the Gloucestershire area would mean the Hellenic League Division One or the Western League Division One (or higher). At present Quedgeley Wanderers FC first team plays in the Gloucestershire Northern Senior League which is not part of the football pyramid structure.

2.3: Demand

Through the audit and assessment, a total of 166 teams are identified as playing matches on football pitches within Gloucester. This consists of 52 men's, three women's, 61 youth boys', seven youth girls' and 44 mini soccer teams (of which five are girls' only mini teams). No teams were identified as consistently playing home matches on AGP surfaces.

Clubs were asked whether there had been a change in the number of teams over the previous three years. The response rates for those which answered those relevant questions can be seen in the table below:

Table 2.4: Change in the number of teams over the previous three years

Team type	Clubs response		
	Increased	Decreased	Stayed the same
Adult	9%	9%	82%
Youth	20%	13%	67%
Mini	-	14%	86%

In general, the number of teams has remained static for the most part, particularly at adult and mini level. Reported increases and decreases at youth are of similar proportions and increase at some clubs is likely to have been balanced by decreases at others. It is possible that some decreases at youth level may be influenced by switching from Saturday morning mini football to Sunday morning youth football.

In addition, rugby union matches and training sessions are typically held on Sundays which may generate some competition for demand between the sports.

An increase in mini teams does not always lead to an increase in adult teams because nationally there has been a trend of 11 aside adult men's teams decreasing due to players opting to play small sided versions of the game. The way in which people, especially adult men, want to play football is changing. People want to be able to fit it in to their busy lifestyle and the small sided formats and shorter games allow players to do this without giving up their weekends. If this trend continues there is likely to be an increase in demand for 3G pitches.

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Leagues

Table 2.5: Summary of the main leagues servicing Gloucester teams

League	Match day	Comments
Gloucester & District Sunday Football League (GDSFL)	Sunday AM	Decreased in size over the past decade from eight divisions to two but has recently grown due to the folding of the Cheltenham Sunday League which has seen an influx of teams join from neighbouring authorities. Some use of sports club pitches but a large number of teams play on council pitches where the league has bookings at three sites (Tuffley Park, Plock Court and Beaufort Community School).
Stroud & District Football League (SDFL)	Saturday PM	Almost as many City based teams play in the SDFL, dependant on preferred day of play as the league operates on Saturdays.
Gloucester Youth Association League (GYAL)	Saturday AM & Sunday PM	Most mini and youth teams (38) play in this league. Mini soccer takes place on Saturday mornings and youth matches are played on Sunday afternoons.
Gloucester Mini Soccer League (GMSL)	Saturday AM & Sunday PM	Mini soccer takes place on Saturday mornings and youth matches are played on Sunday afternoons like the GYAL. Less teams (16) play in this league.
Gloucestershire County Girls League (GCGL)	Sunday AM & PM	County FA run league which runs mini soccer in the morning and youth matches in the afternoon.

The main league for adult football within Gloucester City is the Gloucester & District Sunday Football League. The league reports that it is looking to grow and amongst new applications a number of member clubs have expressed the desire to enter reserve or second teams. It states that the three sites currently in use are not enough to accommodate the requirements of additional teams wishing to use Council pitches and that access to more Council pitches and cost of hire are the main challenges limiting growth. Some teams play in a number of other leagues around the County including the Gloucestershire Northern Senior League and the Gloucestershire County Football League, both of which also play on Saturdays. All three women's teams play in the Gloucestershire County Women's Football League on Sunday afternoons.

Unmet demand

Unmet demand is existing demand that is not getting access to pitches. It is usually expressed, for example, when a team is already training but is unable to access a match pitch, or when a league has a waiting list due to a lack of pitch provision, which in turn is hindering the growth of the League.

Quedgeley Wanderers FC reports that it is currently operating at capacity and that it is not able to add more teams due to a lack of access to pitches, often having to refer interested players to other teams.

Tuffley Rovers FC also reports unmet demand due to a lack of pitch availability. It reports having to turn players away and that existing squads are bigger than it would like at most age groups, including approximately 50 children at U8s as part of only two teams.

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Longlevens FC reports unmet demand at adult level and states that it has to turn players away because there is no capacity to accommodate them into current squads. The Club has talked about the possibility of a fielding a fifth men's team but there is a lack of available pitches onsite at Longlevens Recreation Ground and the Club is hesitant for any potential further adult teams to play offsite and away from the clubhouse where there is capacity to generate revenue.

Gloucester City FC reports that its youth and mini teams play across a variety of sites including Walls Sports & Social Club and Gloucester Academy. The Club reports the need for a permanent site where it can be based and where it would have the capability to store equipment.

Displaced demand

Displaced demand refers to Gloucester registered teams that are currently accessing pitches outside of the Area for their home fixtures, normally because their pitch requirements cannot be met, which is usually because of pitch supply or in some cases quality issues.

In Gloucester most of the displaced demand comes from adult teams. Most derives from education establishments playing in neighbouring authorities, such as Gloucestershire College and the University of Gloucestershire which both use pitches in Cheltenham due to an absence of onsite grass pitch provision on the respective campuses.

Table 2.6: Summary of displaced demand

Club	Team	Where displaced
University of Gloucestershire	3 x adult men's	The Folley, Cheltenham
Gloucestershire College	1 x adult men's	Cheltenham CSSC
Abbeymead Rovers FC	4x adult men's (Training)	Millbrook Academy, Brockworth
Blackbridge FC	1 x adult men's	Minsterworth Village Hall
Glevum Town FC	1 x adult men's	Swindon Village Park, Cheltenham
Gloucester City Ladies FC	1 x adult men's	Bridge Road, Frampton
Gloucester City FC	1 x adult men's	Cheltenham Town FC, Cheltenham
Gloucester City FC	1 x mini (U7)	3G indoor, Brimscombe Indoor Soccer

The University of Gloucestershire has five adult football teams which all play in Cheltenham at The Folley in the BUCS leagues on Wednesday afternoons. This is partly because the University has a campus in Cheltenham and subsequently some of its students are currently based there.

Gloucestershire College currently has one adult football team which also plays in Cheltenham at the Civil Service Sports Club. There is no outdoor sports provision onsite but the College states that it would require greater access to pitch provision in order to realise aspirations for a second men's team and the creation of a women's team.

Glevum Town FC previously played in Gloucester City but now plays in Swindon Village (Cheltenham). The Club is happy playing here but states that it would consider a move back to play in Gloucester at a suitable facility as many players live within the City.

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Future demand

Population increases

Team generation rates are used below as the basis for calculating the number of teams likely to be generated in the future based on population growth.

Table 2.7: Team generation rates

Age group	Current population within age group	Current no. of teams	Team Generation Rate	Future population within age group (2031)	Predicted future number of teams	Additional teams that may be generated from the increased population
Senior Mens (16-45)	25,470	60	1:425	27,749	65.4	5.4
Senior Women (16-45)	25,259	3	1:8420	26,644	3.2	0.2
Youth Boys (10-15)	4,414	61	1:72	5,324	73.6	12.6
Youth Girls (10-15)	4,215	7	1:602	5,150	8.6	1.6
Mini-Soccer Mixed (6-9)	5,916	44	1:134	6,952	51.7	7.7

Population increases are likely to result in the greatest growth in participation at youth boy's level amounting to 12 additional teams. Participation is also anticipated to increase at adult level, enough to create five new men's teams, whilst it is likely that the additional players at women's level will join existing squads. Increase at youth girls' level is enough to create another team and mini soccer demand is expected to continue to develop, creating a requirement for seven additional teams.

It is important to note that there has been a recent decrease nationally in participation at adult level and that the number of FA affiliated adult teams playing competitive football has dropped. Similarly, there has been a decline in the number of youth players making the transition from youth football to adult leagues.

Participation increases

There is a focus on developing girl's football within Gloucester and this is likely to lead to more girls' teams in the future and therefore demand for more pitches.

Some clubs plan to increase the number of teams for next season, mostly at adult level. Some clubs also plan to add junior and mini teams, such as Gala Wilton FC which hopes to begin a junior section and Longlevens FC which hopes to continue to build upon its new established junior section.

Table 2.8: Summary of future demand expressed by clubs

Club	Comments
Longlevens FC	Links to private coaching delivered in local primary school. Coach passes on a complete team of U12s each year which begun last season. Plans for two new boys youth 11v11 teams next season and considering a fifth men's team.
Cheltenham Athletic FC	Plans for a second adult team.
AFC Cheltenham	Plans for a second adult team.
Ramblers FC	Plans for a second adult team.

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Club	Comments
Hucclecote Youth FC	Intentions for three further boys youth 9v9 teams and a new mini team.
Gala Wilton FC	Club plans to add two boys teams at U14s and U16 age groups.

A number of clubs (six) report realistic plans to increase the number of teams they provide, all of which identify that additional teams will be accommodated at current sites. Where quantified, clubs plan to provide an additional three men's, seven youth (boys), and one mini team. Tuffley Rovers FC also reports plans to establish girls' teams but was unable to quantify how many.

Imported demand

A number of teams based outside of the City import demand to use pitches in the area. Notably, there has been an influx of teams from the Cheltenham area since the Cheltenham Sunday League folded in 2012, which has led to clubs joining the GDSL.

2.4: Capacity analysis

The capacity for pitches to regularly provide for competitive play, training and other activity over a season is most often determined by quality. As a minimum, the quality and therefore the capacity of a pitch affects the playing experience and people's enjoyment of playing football. In extreme circumstances it can result in the inability of the pitch to cater for all or certain types of play during peak and off peak times. Pitch quality is often influenced by weather conditions and drainage.

As a guide, The FA has set a standard number of matches that each grass pitch type should be able to accommodate without adversely affecting its current quality (pitch capacity). Taking into consideration the guidelines on capacity the following was concluded in Gloucester:

Adult pitches		Youth pitches		Mini pitches	
Pitch quality	Matches per week	Pitch quality	Matches per week	Pitch quality	Matches per week
Good	3	Good	4	Good	6
Standard	2	Standard	2	Standard	4
Poor	1	Poor	1	Poor	2

Table 2.9 applies the above pitch ratings against the actual level of weekly play recorded to determine a capacity rating as follows:

Potential capacity	Play is below the level the site could sustain
At capacity	Play matches the level the site can sustain
Overused	Play exceeds the level the site can sustain

Education sites

To account for curricular/extra-curricular use of education pitches it is likely that the carrying capacity at such sites will need to be adjusted. The only time this would not happen is when a school does not use its pitches at all and the sole use is community use.

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In order to reflect daily curriculum use, school team training, extracurricular clubs and fixtures, a supplement of match equivalent sessions has been added to pitches at school sites where appropriate (indicated in bold).

Some schools do not allow community use in order to manage poor quality pitches for their own use throughout the week. Schools may also play fixtures on Saturday mornings during the winter because of bad light after school which may limit capacity for community use, particularly in the case of youth and mini pitches as this coincides with the main junior football leagues which operate on Saturday mornings.

Beaufort Academy reports that it is unable to mark a youth 9v9 pitch for first year pupils because they cannot afford the additional cost of 9v9 sized goalposts. The School has 12 teams and reports having played over 100 fixtures last year midweek and on Saturday mornings.

Tuffley Rovers FC is looking to begin a girls section and has met with Ribston Hall High School to discuss the possibility of using the pitches. The School reports a lack of access to toilet and changing facilities as the main school building would remain closed and any community users would have to cover the cost of a member of staffing coming to both open and close the site to ensure it remains secure.

**GLOUCESTER CITY COUNCIL
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Table 2.9: Football pitch capacity analysis

Site ID	Site name	Available for community use?	Type of tenure ⁴	Management	Pitch type	Pitch size	Quality rating	No. of pitches	Current play (in match sessions)	FA recommended site capacity (in match sessions)	Overused, at capacity or potential to accommodate additional play	Pitches available in peak period
5	Barnwood Park Arts College	No	Secure	School	Youth	(11v11)	Poor	1	- +3	1	2	-
5	Barnwood Park Arts College	No	Secure	School	Youth	(9v9)	Poor	2	- +6	1	5	-
6	Beaufort Community School	Yes	Secure	School	Adult		Poor	2	1.5 +4.5	2	4	-
6	Beaufort Community School	Yes	Secure	School	Youth	(11v11)	Poor	2	2.5 +6	2	6.5	-
8	Blackbridge Playing Field	Yes	Secure	County Council/ Council	Youth	(9v9)	Poor	1	0.5	1	0.5	1
9	British Gas Sports Field (Tuffley Rovers AFC)	Yes	Unsecure	Sports Club	Adult		Standard	1	2	2	-	-
11	Clock Tower Park	Yes	Secure	Council	Adult		Standard	1	1.5	2	0.5	1
12	Coney Hill Park	Yes	Secure	Council	Adult		Poor	1	2.5	1	1.5	-
14	Crypt School	No	Secure	School	Adult		Good	1	- +4	3	1	-
14	Crypt School	No	Secure	School	Youth	(11v11)	Good	1	- +4	4	-	-
14	Crypt School	No	Secure	School	Youth	(9v9)	Good	1	- +4	4	-	-
17	Dowty Sport & Social Club	Yes	Secure	Sports Club	Adult		Good	6	5.5	18	12.5*	5
17	Dowty Sport & Social Club	Yes-unused	Secure	Sports Club	Mini	(5v5)	Good	1	0	6	6*	1
17	Dowty Sport & Social Club	Yes-unused	Secure	Sports Club	Mini	(7v7)	Good	2	0	12	12*	2
19	Elmbridge Park	Yes	Secure	Council	Adult		Poor	1	1	1	-	0.5
20	Elmbridge Playing Field	Yes	Secure	Sports Club	Adult		Poor	1	1	1	-	-
21	Gala Wilton Football Club	Yes	Secure	Sports Club	Adult		Poor	1	1.5	1	0.5	-
22	Glevum Way Park	Yes	Secure	Council	Adult		Standard	1	1.5	2	0.5	1
22	Glevum Way Park	Yes-unused	Secure	Council	Mini	(5v5)	Poor	2	0	4	4	2
22	Glevum Way Park	Yes	Secure	Council	Mini	(7v7)	Poor	1	0.5	2	1.5	0.5
23	Bishop's College	Yes	Secure	Trust	Adult		Good	2	3	6	3	0.5
24	Gloucester Academy	Yes	Secure	School	Adult		Standard	1	1.5 +2	2	1.5	-
27	Gloucester Park	Yes	Secure	Sports Club	Adult		Good	1	0.5	3	2.5	0.5
30	Hempsted Recreation Ground	Yes	Secure	Council	Adult		Poor	1	0.5	1	0.5	1
31	Heron Park	Yes	Secure	Council	Adult		Poor	1	3.5	1	2.5	-
34	Holmleigh Park	Yes-unused	Secure	Council	Adult		Poor	2	0	2	2	2
34	Holmleigh Park	Yes	Secure	Council	Youth	(9v9)	Poor	1	1.5	1	0.5	-
36	King George V Playing Fields	Yes	Secure	Council	Mini	7v7	Poor	4	5.75	8	2.25	-
37	Kingsway Manor Farm	Yes-unused	Secure	Council	Adult		Poor	1	0	1	1	1

⁴ Unless local information suggests otherwise it can be assumed that the availability of all pitches in LA, town and parish council and sports club ownership will be secure.

*Denotes capacity as per usage from recorded Gloucester teams. May not reflect true capacity subject to additional unrecorded use from teams outside of Gloucester

**GLOUCESTER CITY COUNCIL
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Site ID	Site name	Available for community use?	Type of tenure ⁴	Management	Pitch type	Pitch size	Quality rating	No. of pitches	Current play (in match sessions)	FA recommended site capacity (in match sessions)	Overused, at capacity or potential to accommodate additional play	Pitches available in peak period
38	Lobleys Drive Open Space	Yes	Secure	Council	Mini	(7v7)	Poor	2	1.5	4	2.5	0.5
38	Lobleys Drive Open Space	Yes	Secure	Council	Youth	(9v9)	Poor	1	1.5	1	0.5	-
39	Longlevens Recreation Ground	Yes	Secure	Council/ Sports Club	Adult		Poor	2	3.5	2	1.5	0.5
39	Longlevens Recreation Ground	Yes	Secure	Council/ Sports Club	Youth	(9v9)	Poor	1	1	1	-	-
43	Murray Hall	Yes-unused	Secure	Council	Mini	(7v7)	Poor	2	0	4	4	2
45	Parry Road Playing Fields	Yes-unused	Secure	Council	Adult		Standard	1	0	2	2	1
46	Plock Court	Yes	Secure	Council	Adult		Poor	4	3.5	4	0.5	3
46	Plock Court	Yes-unused	Secure	Council	Youth	(9v9)	Poor	1	0	1	1	1
47	Randwick Park	Yes-unused	Secure	Council	Adult		Poor	1	0	1	1	1
47	Randwick Park	Yes	Secure	Council	Mini	(7v7)	Standard	1	2.5	4	1.5	-
48	Ribston Hall High School	Yes	Secure	School	Adult		Poor	2	0.5 +3	2	1.5	2
50	Saw Mills End Playing Field	Yes	Secure	Sports Club	Adult		Standard	1	1	2	1	0.5
52	Severn Vale School	No	Secure	School	Adult		Poor	1	- +2	1	2	-
52	Severn Vale School	No	Secure	School	Youth	(11v11)	Poor	1	- +2	1	2	-
53	Sir Thomas Rich's Sports Centre	No	Secure	School	Adult		Standard	1 (+2)	- +6	6	-	-
54	St Peters Roman Catholic High School	No	Secure	School	Youth	(9v9)	Poor	1	1 +2	1	2	-
57	The Oaks	Yes	Secure	Council	Mini	(7v7)	Poor	2	1.5	4	2.5	0.5
59	Tuffley Park	Yes	Secure	Council	Adult		Standard	2	3	4	1	1.5
59	Tuffley Park	Yes	Secure	Council	Mini	(7v7)	Standard	1	1	4	3	1
59	Tuffley Park	Yes	Secure	Council	Youth	(9v9)	Standard	1	0.5	2	1.5	1
61	Walls Sports And Social Club	Yes	Secure	Sports Club	Adult (+Mini)	(+5v5 & 7v7)	Standard	1	2 +0.25 +0.25	2	0.5	-
61	Walls Sports And Social Club	Yes	Secure	Sports Club	Adult (+Youth)	(+9v9)	Standard	1	2 +0.5	2	0.5	-
62	Waterwells Sports Centre	Yes	Secure	Parish Council	Adult		Poor	2	6	2	4	-
62	Waterwells Sports Centre	Yes	Secure	Parish Council	Mini	(7v7)	Poor	1	4	2	2	-
62	Waterwells Sports Centre	Yes	Secure	Parish Council	Youth	(9v9)	Poor	1	2.5	1	1.5	-
71	Abbeymead Primary School	Yes	Secure	Council	Mini	(5v5)	Standard	2	1.5	8	6.5	0.5
71	Abbeymead Primary School	Yes	Secure	Council	Youth	(9v9)	Standard	2	1.5	4	2.5	1.5
72	Longlevens Infant School	Yes	Secure	County Council	Mini	(5v5)	Standard	1	1.5	4	2.5	-
72	Longlevens Infant School	Yes	Secure	County Council	Mini	(7v7)	Standard	1	2.5	4	1.5	-
72	Longlevens Infant School	Yes	Secure	County Council	Youth	(9v9)	Standard	1	0.5	2	1.5	1
9902	Kingsway Sports Field	Yes-unused	Secure	Council	Adult		Poor	1	0	1	1	1

2.5: Supply and demand analysis

Spare capacity

The next step is to ascertain whether or not any identified 'potential capacity' can be deemed 'spare capacity'. There may be situations where, although a site is highlighted as potentially able to accommodate some additional play, this should not be recorded as spare capacity against the site. For example, a site may be managed to regularly operate slightly below full capacity to ensure that it can cater for a number of regular friendly matches and activities that take place but are difficult to quantify on a weekly basis.

Peak time

The peak time varies for the different pitch types. It is important to acknowledge that although most adult football is played Saturday afternoon (60% - 33 of 55 teams), peak time for adult pitches could also be considered as Sunday afternoon when the exact same number of youth teams play on adult pitches. This is because a large proportion of adult pitch demand is generated from the high number (33 of 45 - 73%) of youth teams playing 11 a side matches on adult pitches on Sunday morning. Peak time for mini soccer and youth 9v9 football is Saturday mornings.

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Table 2.10: Actual spare capacity

Site ID	Site name	Available for community use?	Pitch type	Pitch size	No. of pitches	Current play (match sessions)	Potential spare capacity (match sessions)	Match equivalent sessions available in peak period	Comments
8	Blackbridge Playing Field	Yes	Youth	(9v9)	1	0.5	0.5	1	Spare capacity including availability at peak time.
11	Clock Tower Park	Yes	Adult		1	1.5	0.5	1	Spare capacity including availability at peak time.
17	Dowty Sport & Social Club	Yes	Adult		6	5.5	12.5	5	Also used by other clubs from neighbouring areas which are not captured, therefore true availability unknown.
22	Glevum Way Park	Yes	Adult		1	1.5	0.5	1	Spare capacity including availability at peak time.
22	Glevum Way Park	Yes	Mini	(7v7)	1	0.5	1.5	0.5	Retain spare capacity to help manage poor pitch quality.
23	Bishop's College	Yes	Adult		2	3	3	0.5	Spare capacity available at peak time every other week.
27	Gloucester Park	Yes	Adult		1	0.5	2.5	0.5	Spare capacity available at peak time every other week.
30	Hempsted Recreation Ground	Yes	Adult		1	0.5	0.5	0.5	Spare capacity including availability at peak time.
36	King George V Playing Fields	Yes	Mini	7v7	4	5.75	2.25	-	No spare capacity available at peak time.
38	Lobleys Drive Open Space	Yes	Mini	(7v7)	2	1.5	2.5	0.5	Retain spare capacity to help manage poor pitch quality.
46	Plock Court	Yes	Adult		4	3.5	0.5	3	Spare capacity including availability at peak time.
47	Randwick Park	Yes	Mini	(7v7)	1	2.5	1.5	-	No spare capacity available at peak time.
50	Saw Mills End Playing Field	Yes	Adult		1	1	1	0.5	Spare capacity available at peak time every other week.
57	The Oaks	Yes	Mini	(7v7)	2	1.5	2.5	0.5	Retain spare capacity to help manage poor pitch quality.
59	Tuffley Park	Yes	Adult		2	3	1	1.5	Spare capacity including availability at peak time.
59	Tuffley Park	Yes	Mini	(7v7)	1	1	3	1	Spare capacity including availability at peak time.
59	Tuffley Park	Yes	Youth	(9v9)	1	0.5	1.5	1	Spare capacity including availability at peak time.
71	Abbeymead Primary School	Yes	Mini	(5v5)	2	1.5	6.5	0.5	Spare capacity available at peak time every other week.
71	Abbeymead Primary School	Yes	Youth	(9v9)	2	1.5	2.5	1.5	Spare capacity including availability at peak time.
72	Longlevens Infant School	Yes	Mini	(5v5)	1	1.5	2.5	-	No spare capacity available at peak time.
72	Longlevens Infant School	Yes	Mini	(7v7)	1	2.5	1.5	-	No spare capacity available at peak time.
72	Longlevens Infant School	Yes	Youth	(9v9)	1	0.5	1.5	1	Spare capacity including availability at peak time.
17	Dowty Sport & Social Club	Yes-unused	Mini	(5v5)	1	0	6*	-	No identified use by City based clubs. Used by other clubs from neighbouring areas which are not captured, therefore true availability unknown.
17	Dowty Sport & Social Club	Yes-unused	Mini	(7v7)	2	0	12*	-	
22	Glevum Way Park	Yes-unused	Mini	(5v5)	2	0	4	2	Spare capacity including availability at peak time.
34	Holmleigh Park	Yes-unused	Adult		2	0	2	2	Spare capacity including availability at peak time.
37	Kingsway Manor Farm	Yes-unused	Adult		1	0	1	1	Spare capacity including availability at peak time.
43	Murray Hall	Yes-unused	Mini	(7v7)	2	0	4	2	Spare capacity including availability at peak time.
45	Parry Road Playing Fields	Yes-unused	Adult		1	0	2	1	Spare capacity including availability at peak time.
46	Plock Court	Yes-unused	Youth	(9v9)	1	0	1	1	Spare capacity including availability at peak time.
47	Randwick Park	Yes-unused	Adult		1	0	1	1	Spare capacity including availability at peak time.
9902	Kingsway Sports Field	Yes-unused	Adult		1	0	1	1	Spare capacity including availability at peak time.

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Actual spare capacity has been aggregated up (highlighted as green in the comments column in the table above) by area and by pitch type.

Table 2.11: Actual spare capacity summary

Actual spare capacity (match sessions per week)					Total
Adult	Youth (11v11)	Youth (9v9)	Mini (7v7)	Mini (5v5)	
9	-	4.5	1	0.5	15

The table shows a total of 15 match sessions of actual spare capacity on pitches which are available for community use and currently used. There are a further 11 match equivalent sessions available on pitches which are available for community use but are currently unused, which have not been included in the table above.

Overmarked pitches

Some clubs report overmarking pitches in order accommodate a number of game formats in one area. This can subject pitches to sustained use, particularly in the specific areas where pitches overlap where use is focused, for example when a mini pitch is marked on the middle of an adult pitch. This is the case at Walls Sports and Social Club where two mini pitches are marked onto one adult pitch, with a youth 9v9 pitch marked onto the other adult pitch.

Hucclecote YFC reports a lack of pitches available at King George V Playing Fields and that the four mini 7v7 pitches onsite are subsequently used for three game formats. Mini 5v5 matches are played widthways in each half of the pitches to accommodate eight matches, whilst 9v9 matches are played widthways across two pitches which each form one half of the playing area.

Overplay

Overplay occurs when there is more play accommodated on a site than it is able to sustain (which can often be due to the low carrying capacity of the pitches). In summary, 20 pitches are overplayed across eleven sites, by a total of 29 match equivalent sessions. Only sites which have are overplayed and have current community use have been included in the overplay summary, therefore school sites which are overplayed due to curriculum use and school fixtures have been omitted from the table below. Overplay is mainly due to poor quality of pitches, of which 17 are assessed as poor quality. Pitches are often poor due to receiving little maintenance or remedial work and therefore have limited capacity for use.

Notably overplayed sites include Beaufort Community School where adult and youth 11v11 pitches are overplayed by four and 6.5 match equivalent sessions respectively. This is primarily due to the poor quality pitches and weekly curriculum use exacerbated by the weekend community use by Tuffley Rovers FC. There is also a high level of overplay at Waterwells Sports Centre where pitches are poor quality but the adult pitch also used regularly by several youth teams playing 11v11 football.

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Table 2.12: Overplayed sites

Site ID	Site name	Pitch type	No. of pitches	Capacity rating
6	Beaufort Community School	Adult	2	4
6	Beaufort Community School	Youth (11v11)	2	6.5
12	Coney Hill Park	Adult	1	1.5
21	Gala Wilton Football Club	Adult	1	0.5
24	Gloucester Academy	Adult	1	1.5
31	Heron Park	Adult	1	2.5
34	Holmleigh Park	Youth (9v9)	1	0.5
38	Lobleys Drive Open Space	Youth (9v9)	1	0.5
39	Longlevens Recreation Ground	Adult	2	1.5
48	Ribston Hall High School	Adult	2	1.5
61	Walls Sports And Social Club	Adult (+Mini 5v5 & 7v7)	1	0.5
61	Walls Sports And Social Club	Adult (+Youth 9v9)	1	0.5
62	Waterwells Sports Centre	Adult	2	4
62	Waterwells Sports Centre	Mini (7v7)	1	2
62	Waterwells Sports Centre	Youth (9v9)	1	1.5

Table 2.13: Overplay summary

Overplay (match sessions per week)				Total
Adult	Youth 11v11	Youth 9v9	Mini 7v7	
18	6.5	2.5	2	29

2.6: Conclusions

Having considered supply and demand, the tables below identify the overall spare capacity in each of the analysis areas for the different pitch types, based on match equivalent sessions. Future demand is based on Team generation rates (TGRs) which are driven by population increases as well as club development plans.

Table 2.14: Summary of demand for adult pitches (in secured use)

Pitch type	Actual spare capacity ⁵	Demand (match equivalent sessions)					
		Overplay	Displaced demand	Unmet demand	Current total	Future demand	Total
Adult	9	18	4.5		9	4	17.5
Youth 11v11	-	6.5	-		6.5	5.5	12
Youth 9v9	4.5	2.5	-		2	4.5	2.5
Mini 7v7	1	2	-		1	2	3
Mini 5v5	0.5	-	-		0.5	2	1.5

⁵ In match equivalent sessions

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Total	15	29	4.5		14	18	36.5
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The table above shows that overall in Gloucester there is spare capacity to accommodate youth 9v9 and mini 5v5 teams at present. However, there is an undersupply of adult, youth 11v11 and mini 7v7 pitches. Across all pitch types there is a deficit of 14 match equivalent sessions at present. Intentions are for the currently unused adult pitch at Parry Road Playing Fields to be re-marked as two mini 7v7 pitches for the 2015/16 season which may help to reduce the deficit at mini level.

Future demand indicates the need for a further 18 match sessions, whilst a further 4.5 sessions are required to accommodate displaced demand. Therefore, there is an undersupply of match equivalent sessions available for each pitch type to accommodate future demand, to the total of 36.5 sessions overall. The currently deficit can be attributed to the significant level of overplay which is largely a product of poor quality pitches. This limits the capacity available and the overuse is then exacerbated by the demand from teams, particularly on adult pitches which in many cases are also used by youth teams to play 11v11 football.

In addition to the above, if community use is lost at British Gas Sports Field (Tuffley Rovers AFC) there would be a requirement to relocate two match equivalent sessions on adult pitches to accommodate existing demand.

Football – grass pitch summary

- ◀ The audit identifies a total of 92 grass football pitches in Gloucester City. Of these, 79 are known to be available, at some level, for community use.
- ◀ Most football pitches available for community use are assessed as being of poor quality (56%) with less than third as standard quality (29%) and 15 assessed as good.
- ◀ Changing facilities at Oxstalls Indoor Tennis Centre which also service both Plock Court and Bishop's College were identified as a key issue for teams, particularly the GDSDL.
- ◀ Tuffley Rovers FC has unsecured tenure of its home site at British Gas Sports Field but has recently been awarded Sport England Protecting Playing Fields funding towards negotiating purchase of the land.
- ◀ A total of 166 teams were identified as playing on pitches within Gloucester.
- ◀ Three teams report unmet demand and having to turn away players they cannot accommodate; Quedgeley Wanderers FC, Tuffley Rovers FC and Longlevens FC.
- ◀ There is displaced demand from Gloucester City FC which currently plays at Cheltenham Town FC (Cheltenham) in order to meet Step 2 requirements.
- ◀ Both Gloucestershire College and University of Gloucestershire teams export demand to Cheltenham. Both report the desire to play within the City, particularly the University which plans to expand its sporting offering for students at the Oxstalls campus in Gloucester.
- ◀ Clubs report a lack of access to affordable floodlit training facilities, particularly AGPs of which there are no 3G pitches.
- ◀ There is a total of 15 match sessions of actual spare capacity across the City, of which nine are on adult pitches. There is a further 11 match equivalent sessions available on pitches which currently have no recorded play.
- ◀ There are 20 pitches overplayed across eleven sites, by a total of 29 match equivalent sessions.
- ◀ There is a shortfall of match sessions at adult, youth 11v11 and mini 7v7 formats to accommodate current demand, whilst increases in future demand would cause a shortfall at all formats.

PART 3: CRICKET

3.1: Introduction

Gloucestershire County Cricket Board (GCCB) is the main governing and representative body for cricket within the County, including Gloucester City. Its aim is to promote the game at all levels through partnerships with professional and recreational cricketing clubs, and other appropriate agencies.

Senior cricket is typically played on Saturday afternoons, however; there is also a notable level of demand for midweek matches. There are a number of local cricket leagues across Gloucestershire which service teams in the City, including:

- ◀ West of England Premier Cricket League (WEPL)
- ◀ Cheltenham & Gloucester Cricket Association
- ◀ Gloucestershire County Cricket League
- ◀ Gloucestershire Evening Cricket League

The youth league structure in Gloucester City tends to be club based matches which are played mid-week. Therefore there is usually no conflict with access to squares and any midweek matches are usually played on different nights. The two main leagues for junior cricket are the Gloucestershire Youth Cricket League and the Cheltenham & Gloucester Cricket Association junior section.

Consultation

In addition to face to face consultation with key clubs, an electronic survey was sent to all cricket clubs playing in Gloucester. Contact details were provided by GCCB which also distributed the invitation to complete the survey via email. Consultation (either through a survey or face to face interview) represents a 57% club response rate. The results are used to inform key issues within this section of the report. The following clubs were met with face to face:

- ◀ Arcadians Nine Elms CC
- ◀ AIW CC
- ◀ Gloucester City Winget CC
- ◀ Kingsholm CC

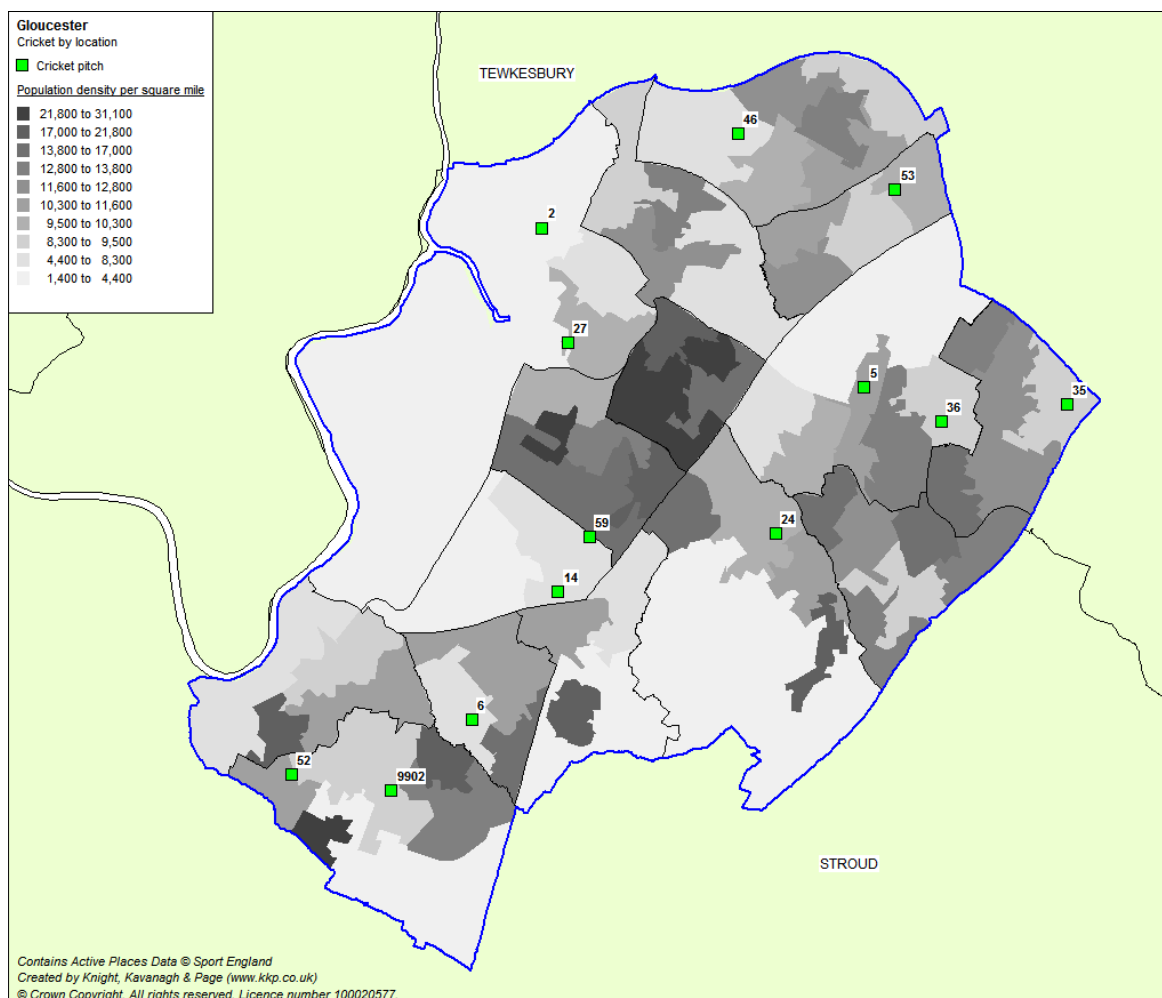
3.2: Supply

In total, there are 14 grass cricket squares in Gloucester City all of which are available for community use. Seven cricket squares were identified at school sites. Dowty Sport & Social Club lies just outside of Gloucester but facilities are considered to serve Gloucester residents. There were previously two natural turf squares at the site which are now no longer cut due to an absence of demand.

The map overleaf shows the location of all cricket squares in Gloucester. For a key to the map see Table 3.5.

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Figure 3.1: Location of cricket squares in Gloucester



Surface quality

The non-technical assessments carried out on cricket squares in Gloucester found three squares to be of good quality and 10 were of standard quality, with one poor quality square at Hucclecote Playing Field. Squares assessed as good quality were at Barnwood Park Arts College, Crypt School and Sir Thomas Rich's Sports Centre.

The square at Gloucester Academy is relatively new and is currently only used for school cricket. The pitch is quite small with a short boundary area and though the school is open to community use, the dimensions mean it is not suitable for senior play and therefore it has been excluded from the capacity analysis.

Like Gloucester Academy, the cricket square at Sir Thomas Rich's School is fairly new and was installed within the last three years. There is a pavilion accompanying the square and the pitch was used in part by Arcadians Nine Elms CC. The school is keen to have community use of the cricket square but the Club could not use it consistently because it does not meet league requirements regarding proximity to changing and tea facilities.

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Clubs generally report the quality of squares to be adequate to good and none highlight any major issues. Both AIW CC and Arcadians Nine Elms CC believe that the quality of their home ground squares at The Crypt School and Barnwood Park Arts College has got progressively better over the past few years through continual improvement work carried out on pitches that are relatively newly established.

Clubs do, however; highlight outfield areas as a greater concern. For example, the outfield at Barnwood Park Arts College is very uneven and undulating, presenting potential safety issues regarding inconsistent bounce of the ball when fielding. The Club reports that the grounds maintenance team subcontracted by the school does not cut the grass short enough and that club volunteers regularly have to perform a further cut for the outfield to be suitable. Gloucester City Winget also highlights that because Gloucester Park must remain a publicly accessible area it is prone to surface damage and unofficial use from local youths, as well dog fouling from an estimated 40 to 50 dog walkers each day.

Maintaining high square quality is the most important aspect of cricket. If the wicket is poor, it can affect the quality of the game and can, in some instances, become dangerous. To obtain a full technical assessment of wicket and squares, the ECB recommends a Performance Quality Standard Assessment (PQS). The PQS looks at a cricket square to ascertain whether the square meets the Performance Quality Standards which are benchmarked by the Institute of Groundsmanship. The report identifies surface issues and suggests options for remediation together with likely costs.

Non-turf wickets

There are six non-turf wickets, of which, all are at school sites with the exception of the one at Bishop's College. This wicket is assessed as poor quality and is reported as not fit for use. No competitive senior club cricket takes place on non-turf wickets, although they may be used for training purposes with the aid of mobile nets or some junior matches.

There are two non-turf wickets at Sir Thomas Rich's Sports Centre which lie between the space where other grass pitches are marked in winter and are situated away from the natural turf square. Upon consultation, the school did not specifically highlight any competitive play on non-turf wickets though it is assumed that this is the case for younger age groups.

A non-turf wicket is considered able to take 60 matches per season although this may include training sessions where on occasions mobile nets may be used as a practice facility. None of the six non-turf wickets are situated on natural turf squares, therefore access and use is generally not limited by match play. Given the current supply and limited use, Gloucester is well served for non-turf wickets at present and in view of future demand.

Ancillary facilities

Quality and access to required match day and preparatory facilities varies between clubs in Gloucester. AIW CC particularly reports pressing concerns regarding the quality of the dated pavilion at The Crypt School, reciprocated by the school itself which has desires for a new sports hall incorporating a new pavilion and was recently unsuccessful in its application for grant funding. AIW CC is of the opinion that pavilion and changing facilities are a key issue and that the club's recent success having successfully climbed the league structure from the bottom to play at Premier League level has brought these issues to a head. The Club is of the opinion that league facility requirements of WEPL are too stringent despite the good quality playing surface and that neither the Club nor school has the financial capability required to develop the site further.

Gloucester City Winget CC reports the lack of car parking provision as a key issue at Gloucester Park. The Club had no car parking area until a year ago when it agreed with a local construction company that employees could use the site for parking throughout the week in return for building a small car park area beside the clubhouse. This is still insufficient for match days and cars often have to drive across and park on the edge of the outfield because the neighbouring council car park is unable to be used at weekends.

Arcadians Nine Elms CC reports no issues with ancillary facilities provided by Coney Hill RFC and that there are enough changing rooms to cater for both sports at the beginning

Security of tenure

Clubs in Gloucester generally have unsecured tenure of sites, with most playing on either school or council owned pitches. Aside from Kingsholm CC which exports demand to Sandhurst where it owns the home ground, only Gloucester City Winget CC has secure tenure at Gloucester Park where it has 18 years remaining on the lease from the Council. There are two teams which pay rent for use of pitches at school sites. Arcadians Nine Elms CC is based at Coney Hill RFC and play at Barnwood Park Arts College which runs adjacent. The pitch is rented annually from the school by the rugby club as an extension of the existing rental agreement it has on the accompanying rugby union pitch. Arcadians Nine Elms CC subsequently sublets the cricket pitch through fees paid to Coney Hill RFC. Tenure is considered to be unsecured as the pitch is rented annually and there is no confirmation ensuring occupancy for the next three years or beyond.

Similarly, AIW CC plays at The Crypt School where it pays an annual sum for rent and maintenance of the pitch. The Club has long standing links with the school and several members were pupils there, though there is no formal written agreement guaranteeing tenure in the short term. The school reports a good relationship with the Club and is keen for this to continue, with no present intentions to cease community use.

Much like Arcadians Nine Elms CC, Gloucester Harlequins CC sublets the pitch at Hucclecote Playing Field from Hucclecote RFC. The Club pays an annual rent but has no written confirmation of use beyond the current season; therefore tenure is considered to be unsecure.

Four clubs use council owned pitches at King George V Playing Fields, Tuffley Park and Kingway Sports Field. All pay an annual rent for use and are considered to have secured tenure of the respective sites as part of the council's maintained sporting offering.

3.3: Demand

Cricket clubs in Gloucester generally have between one and three senior teams playing on Saturdays, with midweek teams at some clubs. There are 21 senior teams playing competitive matches on pitches within Gloucester although there are only three junior teams.

Women's and girls' cricket is a national priority and there is a target to establish two girls' and one women's team in every local authority over the next five years. 8-10% of the Whole Sport Plan funding is focused around women and girls and talent ID. At present, there are no ladies or girls cricket teams in Gloucester.

Over recent years, cricket in Gloucester has undergone a general decline, including decreases in the number of clubs and teams, a lack of strong coaching expertise available and a significantly low level of junior participation in comparison with most areas. Gloucestershire Cricket Board (GCB) reports that a number of teams in neighbouring authorities around the County have also encountered difficulties and that a decline in players has led to a number of amalgamations to create newly formed clubs. GCB is working in conjunction with local clubs to increase demand within the area, notably through schools initiatives such as the Chance to Shine coaching scheme which aims to teach skills and develop interest within PE lessons whilst guiding talented and interested children in the direction of local clubs.

Aside from those within the City boundary, there are a number of clubs which are based within proximity in neighbouring authority areas. Some of these clubs are considered to cater for Gloucester residents and attract demand as they are reasonably accessible for most. Clubs include:

- ◀ Kingsholm CC
- ◀ Churchdown CC
- ◀ Upton St Leonards CC
- ◀ Ullenwood Bharat CC
- ◀ Haresfield Gladiators CC

Temporal demand

An analysis of match play identifies that peak time demand for cricket squares is Saturday PM (12 teams). There is no Last Man Stands (LMS) activity in the City, most likely due to the existence of the already established Gloucestershire Evening Cricket League which operates midweek. There is a distinct lack of junior teams with only three teams, all of which are at Gloucester City Winget CC.

Imported and exported demand

Ullenwood Bharat CC was identified as importing demand into Gloucester from nearby Birdlip (Cotswold). The Club has third and fourth teams which currently play at King George V Playing Fields in Gloucester as a secondary ground because all four teams play on Saturday afternoons.

The University of Gloucester has one cricket team which exports demand, playing in the BUCS leagues on Wednesday afternoons at Cinderford Cricket Club (Forest of Dean).

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Kingsholm CC is based five miles out of the centre of Gloucester in Sandhurst (Tewkesbury), though considers itself a Gloucester club given it originates from the Kingsholm area. Most members travel from Gloucester and Cheltenham to play at the Club. It moved out of Gloucester when one of its patrons offered to purchase farming land in Sandhurst, on which the Club would be able to build its own ground and therefore have full ownership and management. The decision to leave Gloucester was therefore solely based on the appeal and advantages of having ownership of its home ground and access to better quality facilities, rather than a lack of access to pitches in the City.

Future demand

Team generation rates are used below as the basis for calculating the number of teams likely to be generated in the future based on population growth.

Table 3.1: Team generation rates

Age group	Current population within age group	Current no. of teams	Team generation rate	Future population within age group (2031)	Predicted future number of teams	Additional teams that may be generated from the increased population
Senior Mens (18-55)	32,646	21	1:1555	33,383	21.5	0.5
Senior Womens (18-55)	32,745	0	0	32,882	0.0	0
Junior Boys (7-17)	8,245	3	1:2748	9,891	3.6	0.6
Junior Girls (7-17)	7,880	0	0	9,517	0.0	0

Population increases by 2031 are unlikely to result in the creation of further teams but may increase participation.

3.4: Capacity analysis

Capacity analysis for cricket is measured on a seasonal rather than weekly basis. This is due to playability (i.e. only one match is generally played per square per day at weekends or weekday evening). Wickets are rotated throughout the season to reduce wear and allow repair. Therefore, it is more accurate to assess capacity seasonally rather than weekly. The capacity of a square to accommodate matches is driven by the number and quality of wickets. This section presents the current square stock available for cricket and illustrates the number of competitive matches per season per square.

To help calculate square capacity, the ECB suggests that a good quality natural turf wicket should be able to take 5 matches per season per grass wicket (adults). This information is used to allocate capacity ratings as follows:

Potential capacity	Play is below the level the site could sustain
At capacity	Play matches the level the site can sustain
Overused	Play exceeds the level the site can sustain

GLoucester City Council PLAYING SQUARE ASSESSMENT

Table 3.2: Natural turf cricket square capacity

Site ID	Site name	Ownership/ management	Available for community use?	Teams accommodated	Quality rating ⁶	No. of pitches	No. of grass wickets	Actual play (sessions per season)	Capacity (sessions per season)	Capacity rating (sessions per season)
2	Archdeacon Meadow	School	No	School 1st , 2nd, U15, U14, U13, U12	Standard	3	10	30	50	80
							8		40	
							4		20	
5	Barnwood Park Arts College	School	Yes	Arcadians Nine Elms CC	Good	1	6	23	30	7
14	Crypt School	School	Yes	AIW CC, 4 school teams	Good	1	5	50	25	25
27	Gloucester Park	Sports Club	Yes	Gloucester Winget CC	Standard	1	10	50	50	-
35	Hucclecote Playing Field	Sports Club	Yes	Gloucester Harlequins CC	Poor	1	8	14	40	26
36	King George V Playing Fields	Council	Yes	Ullenwood Bharat CC 3rd & 4th	Standard	1	10	19	50	31
46	Plock Court	Trust	Yes	-	Standard	1	10	-	50	50
53	Sir Thomas Rich's Sports Centre	School	No	10 school teams	Good	1	5	25	25	-
59	Tuffley Park	Council	Yes	Gloucester Winget CC, Quedgeley CC	Standard	2	12	30	120	90
							12			
9902	Kingsway Sports Field	Council	Yes	Hardwicke & Quedgeley CC	Standard	1	10	21	50	29

⁶ As derived from the non technical site assessments

3.5: Supply and demand analysis

Spare capacity

The next step is to ascertain whether or not any identified 'potential capacity' can be deemed 'spare capacity'. There may be situations where, although a site is highlighted as potentially able to accommodate some additional play, this should not be recorded as spare capacity against the site. For example, a site may be managed to regularly operate slightly below full capacity to ensure that it can cater for a number of regular training sessions, or to protect the quality of the site.

Of those sites with existing community use, there are five which show potential spare capacity on grass wickets in Gloucester, totalling 183 match sessions per season:

- ◀ Barnwood Park Arts College (7 match sessions)
- ◀ Hucclecote Playing Field (26 match sessions)
- ◀ King George V Playing Fields (31 match sessions)
- ◀ Tuffley Park (90 match sessions)
- ◀ Kingsway Sports Field (29 match sessions)

In addition no current use is identified at Plock Court where there is potential to accommodate 50 match sessions per season. In previous years the site was able to host six cricket pitches however the decline in demand has meant that only one pitch is now maintained and at present acts as a reserve site for cricket with no incumbent club team. Should demand increase, the leisure trust managing the site reports that there is the potential to reinstate these pitches.

Overplay

Only one site in Gloucester is considered to be overplayed, Crypt School by a total of 25 match sessions per season. The pitch only contains five grass wickets and with school fixtures and community use by AIW CC it is deemed to be overplayed.

Further to this, two sites are played to capacity, Gloucester Park (Gloucester Winget CC) and Sir Thomas Rich's Sports Centre (which is unavailable for community use).

3.6: Conclusions

Overall there is a sufficient supply of cricket pitches to cater for demand from clubs within Gloucester at peak time. Instead, the key issue is that there is a lack of access to high quality facilities across the City, particularly to cater for clubs playing at a high standard such as the WEPL. The decline in cricket over the last decade has led to a decrease in demand, with a number of clubs having folded or amalgamated in order to survive due to a lack of players or funds to keep operating. As a result, a host of newly established clubs have had to start from the bottom of the cricketing league structure with limited resources and cannot afford to own or develop their own site, leading most to rent council or school pitches. The surplus capacity across Gloucester is also a reflection of the very limited junior activity and teams which would otherwise contribute midweek use.

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Gloucester has enough capacity to cater for both current and future demand but must seek to improve the quality of existing pitches and ancillary provision in use which may prove unattractive to potential players. This will also serve to attract better quality players and will provide a better environment to facilitate skill development through both a higher calibre of match play and practice.

Cricket summary

- ◀ In total, there are 14 grass cricket squares in Gloucester City all of which are available for community use. There are also six artificial wickets, five of which are located at school sites and one at Bishop's College which is not fit for use.
- ◀ There has been a reduction in the number of cricket pitches as a reflection of the decline in demand for cricket over the past decade albeit pitch quality has also affected usage. There were previously six squares at Plock Court where there is now only one which is also unused. Aspire Trust reports that these pitches could be reinstated in the event of an increase in demand.
- ◀ The non-technical assessments carried out on cricket squares in Gloucester found three squares to be of good quality and 10 were of standard quality, with one poor quality square at Hucclecote Playing Field.
- ◀ Clubs generally report the condition of squares as adequate but highlight issues with outfielders being poor quality.
- ◀ There is some imported and exported demand identified on the fringes of Gloucester. For example, Kingsholm CC exports demand to nearby Sandhurst and Ullenwood Bharat CC imports from Birdlip.
- ◀ Of those sites with existing community use, there are five which show potential spare capacity on grass wickets in Gloucester, totalling 183 match sessions per season.
- ◀ Only one site in Gloucester is considered to be overplayed, Crypt School by a total of 25 match sessions per season. The pitch only contains five grass wickets and with school fixtures and community use by AIW CC it is deemed to be overplayed.
- ◀ Further to this, two sites are played to capacity, Gloucester Park (Gloucester Winget CC) and Sir Thomas Rich's Sports Centre (which is unavailable for community use).
- ◀ Overall there is sufficient capacity within Gloucester to accommodate current and future demand on existing squares, however; there is a lack of access to high quality playing and ancillary facilities.
- ◀ It is likely that provision of new good quality pitches in Gloucester would increase demand to play cricket.

PART 4: RUGBY UNION

4.1: Introduction

The Rugby Football Union (RFU) is split into six areas across the country with a workforce team that covers development, coaching, governance and competitions. Gloucester City falls within South West Area, with a County Development Manager and a team of community rugby coaches that deliver core programmes in schools and clubs.

Their variety of programmes, which include 15 aside, 10 aside, 7 aside, Tag and the O2 Touch programme, all aim to increase and retain participation within the game. In order to sustain and increase participation in the game facilities need to be appropriate, affordable and accessible. Rugby union is very popular in the City, which is reflected by Gloucester being selected as one of the host cities for the forthcoming Rugby World Cup 2015 (RWC2015).

Club consultation

Face to face consultation was carried out with Hucclecote RFC, Gordon League RFC and Old Centralians RFC to discuss issues which are used to inform this section of the report. All other clubs were contacted by email and invited to register their views via an online survey. Only Hardwicke & Quedgeley Harlequins RFC did not submit a response.

There is one professional club in the City; Gloucester Rugby, playing at Kingholm Stadium which compete in the Aviva Premiership alongside other domestic and European competitions. As professional stadia it is of high quality/standard with no wider access for community use. The Club has a training base at Hartpury College where it has exclusive use of some of the pitches.

4.2: Supply

In total, 48 senior and five mini rugby union pitches are located across 23 sites in Gloucester City, of which, 39 pitches are available for community use. There are a further three senior pitches available at Hartpury College which are not used by City based clubs but have been acknowledged as possible alternatives for use if required.

There is no full size World Rugby Regulation 22 AGP in Gloucester City. The nearest is located at Hartpury College just outside of the study area and clubs both in the City and surrounding areas within Gloucestershire export demand to access it on occasions during the winter when required.

NB: The audit only identifies dedicated, line marked pitches. For rugby union pitch dimension sizes please refer to the RFU guidelines; 'Grass Pitches for Rugby' at www.rfu.com

For a key to the map overleaf see Table 4.3.

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Unused sites

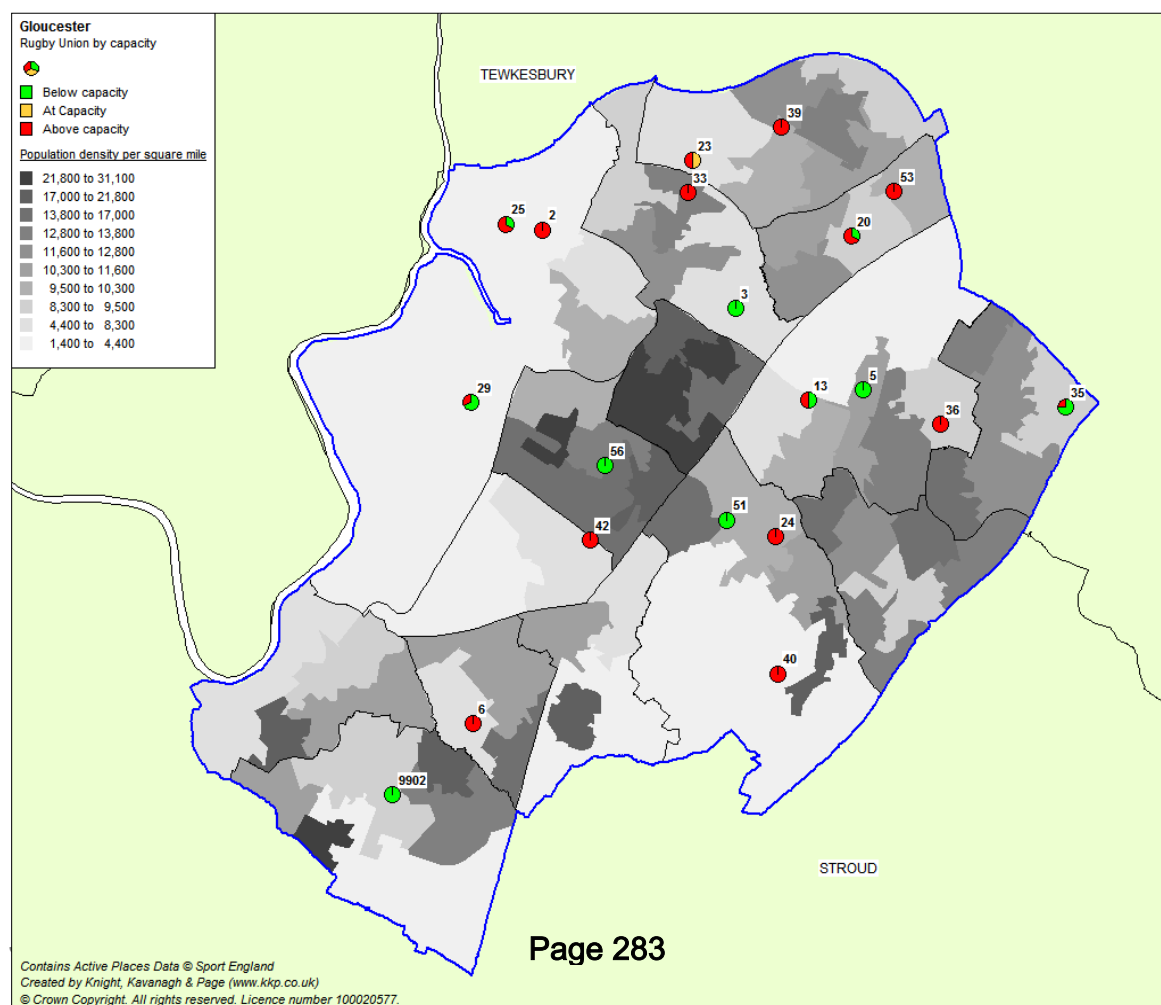
Gloucester All Blues RFC has one senior pitch which is currently unused as the site became unsuitable due to the effects of flooding over recent years. The Club currently uses Bishop's College for matches and training but has this season (2015) completed refurbishment of the clubhouse at its homeground and hopes to continue with the rejuvenation of the site in the hope that the pitches can again be used.

The Lannett is owned by the Council and has two senior rugby union pitches which were previously home to Tredworth RFC. The Club folded in 2014 due to a lack of revenue meaning the pitches are currently lying unused as is the clubhouse building which stands on the site. Due to the lack of use, the Council intends to convert the pitches to youth 11v11 football pitches for the 2015/16 season.

A rugby union pitch was previously marked at Plock Court over a footbridge beyond the existing grass pitches. The pitch is not quite senior size and was marked as a junior pitch but received no use. It is subsequently no longer marked in the absence of reported demand however is able to be brought into use if requested.

Gloucester Civil Service Club was previously a multi club site managed by the Civil Service Sports Council (as detailed earlier in the Lapsed Site Section) which was home to Gloucester Civil Service RFC. The Club relocated to Dowty Sport & Social Club but eventually folded.

Figure 4.1: Location of rugby union pitches in Gloucester City



GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Ownership/management

Only Gordon League RFC has ownership of its ground with the majority of rugby union clubs in Gloucester City having a lease agreement. All clubs are considered to have secure tenure of the pitches. Old Centralians RFC is based at an education site (Gloucester Academy), however, the Club has a long term lease to ensure use of the pitch.

Coney Hill RFC currently leases its homeground from the Council although the Club is looking to gain greater security of tenure beyond the 23 years remaining on the agreement. The Club has aspirations to make improvements to the pitch nearest to the clubhouse and is in discussion with the Council regarding the acquisition of the pitches or a new extended lease agreement which would enable it to apply for grant funding (25 years as required by Sport England).

The Memorial Ground is owned by Gloucester Rugby and has a split lease agreement between the two resident clubs. There are four senior pitches, two of which are leased by Old Cryptians RFC whilst the remaining two are leased by Widden Old Boys RFC. Both clubs hold long term lease agreements in excess of 20 years, therefore tenure is considered to be secure.

The City Council owns three sites with four pitches which are managed by a commercial company. Two sites are currently used by community clubs whilst The Lannett is currently unused. Gloucestershire County Council owns the pitch at Saintbridge Recreation Ground which is managed by the City Council and too lies unused at present but could be marked out if required.

Pitch quality

The methodology for assessing rugby pitch quality looks at two key elements; the maintenance programme and the level of drainage on each pitch. An overall quality based on both drainage and maintenance can then be generated.

The agreed rating for each pitch type also represents actions required to improve pitch quality. A breakdown of actions required based on the ratings can be seen below:

Table 4.1: Definition of maintenance categories

Category	Definition
M0	Action is significant improvements to maintenance programme
M1	Action is minor improvements to maintenance programme
M2	Action is no improvements to maintenance programme

Table 4.2: Definition of drainage categories

Category	Definition
D0	Action is pipe drainage system is needed on pitch
D1	Action is pipe drainage is needed on pitch
D2	Action is slit drainage is needed on pitch
D3	No action is needed on pitch drainage

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Table 4.3: Quality ratings based on maintenance and drainage scores:

		Maintenance		
		Poor (M0)	Adequate (M1)	Good (M2)
Drainage	Natural Inadequate (D0)	Poor	Poor	Standard
	Natural Adequate (D1)	Poor	Standard	Good
	Pipe Drained (D2)	Standard	Standard	Good
	Pipe and Slit Drained (D3)	Standard	Good	Good

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

The table below shows quality ratings for each of the sites in Gloucester based on non-technical site assessment scores.

Table 4.4: Site quality ratings

Site ID	Site name	Ownership/ Management	Community use?	Pitch type	Non tech score	Quality rating	No. of pitches	Comments
2	Archdeacon Meadow	School	No	Senior	M1 / D1	Standard	4	Offsite sports provision for the Kings School with no identified community access. Pitches undergo maintenance by school groundsman and are overmarked by cricket pitches in the summer.
3	Armscroft Park	Sports Club	Yes	Senior	M0 / D1	Poor	2	Council owned pitches maintained by AMEY. Gloucester Old Boys RFC reports that the pitch has got slightly better over the past year and that it drains better.
5	Barnwood Park Arts College	School	Yes	Senior	M0 / D1	Poor	1	Used by Coney Hill first team in preference over their pitches as it is flatter and bigger than the club pitches. Partially overmarked by cricket in the summer.
6	Beaufort Community School	School	Yes-unused	Senior	M0 / D1	Poor	3	Two of the pitches are marked for rugby union until January when they are they used for football. Limited maintenance by the Landscape Group which extends to cutting and lining. No remedial work due to cost. Water gathers at the bottom end of the pitches.
13	Coney Hill RFC	Sports Club	Yes	Senior	M0 / D0	Poor	2	The pitches at the club are rutted through the middle where people have walked over and the natural drainage is not very good.
14	Crypt School	School	No	Senior	M0 / D1	Poor	3	The school does not make the pitches available to let by community clubs due to the poor quality, in an effort to manage the condition alongside weekly school use.

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Site ID	Site name	Ownership/ Management	Community use?	Pitch type	Non tech score	Quality rating	No. of pitches	Comments
20	Elmbridge Playing Field	Sports Club	Yes	Senior	M0 / D1	Poor	2	Poor quality pitches used by Old Richians RFC. Adequate natural drainage.
				Mini	M0 / D1	Poor	1	
23	Bishop's College	Trust	Yes	Senior	M0 / D0	Poor	2	Poor quality pitches maintained by AMEY and operated by ASPIRE trust. One floodlit pitch.
24	Gloucester Academy	School	Yes	Senior	M0 / D0	Poor	1	Pitch used by Old Centralians RFC and drains very poorly, often unplayable between November and February. Very limited maintenance by school and little additional work carried out by the Club.
25	Gloucester All Blues RFC	Sports Club	Yes	Senior	M0 / D0	Poor	2	Pitches are situated on a floodplain and have been lying unused for a number of years having been rendered unusable by sewage and flooding from the nearby river. Have been sanitised and are ready to use again for the 2015/16 season.
25	Gloucester All Blues RFC	Sports Club	Yes	Mini	M0 / D0	Poor	1	
29	Gordon League Rugby Football Club	Sports Club	Yes	Senior	M0 / D1	Poor	3	Three pipe drained pitches, however the pipes under pitch two are suspected to have collapsed as evidenced by a sizeable hump in the middle section of the pitch. Training pitch three is very muddy and boggy and not very safe particularly for junior play.
33	High School For Girls Grass Pitches	School	Yes	Senior	M0 / D1	Poor	1	Natural drainage but does so quite well according to the school. Maintenance subcontracted and has undergone fertilisation and aeration in the last few years.
35	Hucclecote Playing Field	Sports Club	Yes	Senior	M0 / D1	Poor	1	Club received grant funding to carry out some remedial work a few years back but since then maintenance has been limited and inconsistent due to cost.
35	Hucclecote Playing Field	Sports Club	Yes	Mini	M0 / D1	Poor	3	

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Site ID	Site name	Ownership/ Management	Community use?	Pitch type	Non tech score	Quality rating	No. of pitches	Comments
36	King George V Playing Fields	Council	Yes	Senior	M0 / D1	Poor	1	Poor quality pitch maintained by AMEY and subject to public use and dog fouling.
39	Longlevens Recreation Ground	Sports Club	Yes	Senior	M0 / D0	Poor	2	Pitches receive little maintenance beyond grass cutting and line marking, though the Club did do some aeration work this season. Uneven surface which has become compacted and public access means it is susceptible to dog fouling. Pitches situated on a floodplain.
40	Matson Park	Sports Club	Yes	Senior	M0 / D1	Poor	2	Two poor quality pitches which receive little to maintenance beyond cutting and lining by AMEY. Matson RFC reports poor grass coverage and that it is often too long as it isn't cut frequently enough. Subject to surface damage through public access.
42	Memorial Ground	Sports Clubs	Yes	Senior	M0 / D0	Poor	4	Both resident clubs report drainage issues due to no underlying system, which causes water to gather in big pools and the pitch to become exceptionally muddy.
51	Saintbridge Recreation Ground	City Council	Yes-unused	Senior	M0 / D0	Poor	1	Poor quality pitch currently unused and therefore uncut or marked for match play.
52	Severn Vale School	School	No	Senior	M0 / D0	Poor	1	One poor quality pitch used and managed by the school. Unavailable for community use due to school concerns over security and allowing access to the rear of the site.
53	Sir Thomas Rich's Sports Centre	School	Yes	Senior	M0 / D1	Poor	4	Maintenance carried out by subcontractor but limited to cutting and lining with no remedial work done. Two pitches also used for football until summer term. Pitches nearest the building slope so water pools in the goal area by the school.

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Site ID	Site name	Ownership/ Management	Community use?	Pitch type	Non tech score	Quality rating	No. of pitches	Comments
54	St Peters Roman Catholic High School	School	No	Senior	M0 / D1	Poor	3	Three poor quality pitches used for PE lessons and by the ten rugby union teams for after school and occasional Saturday morning fixtures. Not made available for community use due to poor quality.
56	The Lannett	Council	Yes - unused	Senior	M0 / D1	Poor	1	Poor quality pitches currently unused and not marked accordingly. Cut and lined by AMEY and can be made available upon request.
56	The Lannett	Council	Yes-unused	Mini	M0 / D1	Poor	1	
9902	Kingsway Sports Field	Council	Yes	Senior	M0 / D1	Poor	1	Relatively new pitch built in 2014 as part of wider community development of the site. Maintained by AMEY.
9903	Hartpury College	College	Yes-unused	Senior	M2 / D3	Good	2	Good quality pitches maintained by a groundsman employed by the college. First team pitch used by the college club team in the national leagues.
9903	Hartpury College	College	Yes	Senior	M2 / D3	Good	1	
9903	Hartpury College	College	No	Senior	M2 / D3	Good	2	Two pitches used exclusively by Gloucester Rugby which is based onsite for training and daily operations. There is no use by either the school or other community clubs.

GLOUCESTER CITY COUNCIL PLAYING PITCH ASSESSMENT

Ancillary facilities

All clubs in Gloucester have access to changing room provision for home games at their main sites.

Gloucester All Blues RFC has recently completed restoration and refurbishment of the clubhouse facilities at Castlemeads after the building was damaged along with the pitches by flooding. The site has two changing rooms which are old and poor quality, served by one communal shower area. The Club identifies improvement of changing facilities as a priority and has held outline talks with the RFU about flood proofing of any future development given the increased cost.

Coney Hill RFC is now a limited company with greater business focus and has aspirations to improve both the clubhouse and changing facilities as part of wider development of the site should it acquire ownership or secure longer term tenure. This includes fencing of the site and a spectator balcony as part of the clubhouse, overlooking the pitches. The changing rooms are used by a number of football and cricket teams, as the Club operates the neighbouring school cricket pitch and the nearby Council owned football pitch which are let with accompanying changing provision at the rugby club.

Widden Old Boys RFC also believes the changing accommodation at the Memorial Ground to be poor quality. There are currently four changing rooms, two home and two away, one of which has en suite shower facilities whilst the other three changing rooms share a communal block.

Gloucester Old Boys RFC recently received RFU Social Spaces grant funding to refurbish the bar area and has now identified the need to make improvements to changing and shower facilities. Old Richians RFC also has plans to make improvements to the clubroom at Elmbridge Playing Field and similarly received RFU grant funding to help do so.

Gordon League RFC is of the opinion that there is a need to make improvements to the social space and changing facilities onsite, particularly the toilets. The Club hopes to develop its small junior section but believes that the quality of provision is a barrier to holding junior and mini events onsite.

Clubs using Bishop's College for training or matches report insufficient access to changing provision provided by Oxtalls Indoor Tennis Centre. Changing facilities are shared with other site users which can cause congestion, particularly in the evenings when one communal male changing room may be used by football and hockey teams as well as people using the indoor tennis facilities.

Development

There are joint proposals by ASPIRE and the University of Gloucestershire to develop the Bishop's College site which currently has two senior rugby union pitches which are well used by community clubs for training and ad hoc match play. Plans for a sporting hub include the construction of a new World Rugby Reg 22 compliant AGP in place of the existing floodlit grass pitch, with intentions for a second World Rugby certified AGP to be built onsite shortly after. Both pitches would be available for community use and managed by ASPIRE, with changing facilities available at both the neighbouring Oxstalls Indoor Tennis Centre and a new sports centre which is also planned as part of the project. Intentions are for University teams to use the facility for both midweek afternoon matches and evening training sessions.

There are also proposals for another hub site towards the south of the City at Blackbridge Playing Field which is owned by Gloucestershire County Council. Intentions are for a multi-sport venue to incorporate the athletics club currently onsite and there is potential for plans to include rugby union provision including an AGP which would also likely be World Rugby compliant.

Old Centralians RFC has aspirations for a World Rugby certified AGP at Gloucester Academy. The Club plays in the national leagues and regularly has games called off due to the poor quality of the pitch. The RFU is similarly concerned with the quality of the pitch given the standard of competition and is supportive in the Club exploring opportunities to access grant funding alongside the Academy towards the possible construction of an artificial pitch in its place.

Hucclecote RFC is set to benefit from the creation of a new mini pitch which will enable more of its mini teams to play onsite rather than at King George V Playing Fields. A new pitch is set to be built on the land adjacent to Hucclecote Playing Fields funded by developer contributions linked to a local housing development. This pitch has been included in the capacity analysis and is hoped to be available for the 2015/16 season.

4.3: Demand

Demand for rugby pitches in Gloucester tends to fall within the categories of organised competitive play, organised training and casual use.

Competitive play

Thirteen rugby union clubs play in Gloucester, providing a total of 94 teams. There are 31 senior teams, of which, there is just one ladies team from Hucclecote RFC. There are also 25 junior boys' teams and 36 mini teams. Only Old Richians RFC has girls rugby and fields specific girls teams at U13s and U15s age groups. HE and FE establishments contribute a further two teams, with Gloucestershire College and University of Gloucestershire each fielding one team playing midweek fixtures, though demand from the university is displaced in Cheltenham.

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Table 4.5: Summary of demand by analysis area

Team play	No. of rugby union teams		
	Senior	Juniors	Mini
Club leagues	26	3	-
Infrequent/friendlies	5	24	36
Student sport	1	-	-
TOTAL	32	27	36

Longlevens RFC fields the most number of teams with 16, made up of three adult, six junior and seven mini teams. Old Richians RFC and Hucclecote RFC each also have a large number of teams with 14 and 13 respectively.

Some clubs highlight a decrease in junior teams over the last few seasons, particularly at Colts level. Spartans RFC, Gloucester Old Boys RFC and Coney Hill RFC all report a decrease in Colts teams due a lack of players to form a full team and that existing players of that age are now accommodated in senior squads playing senior rugby.

Surveys highlight a decrease in senior participation at a number of clubs. Longlevens RFC third team previously played league rugby but had to become an infrequent side, playing friendlies only, due the demands of first and second teams.

Matson RFC and Gloucester Old Boys RFC have experienced the same issue and each has lost a regular third team, citing a lack of registered players as the main reason. Gloucester All Blues RFC also lost a senior team and was reduced to just one team, largely as an effect of having to move from the home ground due to flooding, which may have caused some players to become disinterested.

Training

Training generally takes place either on match pitches which have full or partial floodlighting or on separate floodlit training areas. There is little use of AGPs for training other than ad hoc usage during the winter when pitches and training areas become exceptionally muddy and unusable for quality skill practice.

There is some unmet demand amongst clubs for access to a rugby suitable AGP and it is likely that the relatively small amount of training on AGPs at present is largely due to the absence of 3G provision in the City and the subsequent unsuitability of sand based surfaces for rugby union practice.

The majority of clubs train on match pitches where floodlighting allows. Only four clubs (Hucclecote RFC, Longlevens RFC, Old Centralians RFC and Old Richians RFC) do not train on competitive pitches at the homeground, either on separate floodlit training areas or on the floodlit pitch at Bishop's College which is a popular alternative floodlit pitch for training.

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All other clubs train on at least one match pitch at the homeground in some capacity, often twice a week. Consistent training, particularly in poor weather conditions, can be a key contributor to poor quality pitches through overuse and a lack of time for rest and regeneration. Use of a separate floodlit area helps to reduce the demand on pitches, many of which already receive limited maintenance, which in turn will help to sustain existing pitch quality for match play.

Unmet and displaced demand

Unmet demand is existing demand that is not getting access to pitches. It is usually expressed, for example, where a team is already training but is unable to access a match pitch or where a league has a waiting list due to a lack of pitch provision, which in turn is hindering its growth. No rugby union teams identify specific unmet demand for grass pitches.

Displaced demand refers to existing demand which is exported outside of the study area or within the area but a distance from the local community. Demand from University of Gloucestershire is currently displaced, with games currently played in Cheltenham. This is partly because it also has a campus in Cheltenham and some students are based there, however; the University reports a desire to expand its sporting offering including facilities and for competitive student sport to be played within Gloucester.

Casual/unofficial use

Some of the responding clubs report issues with unofficial use or damage to pitches. Longlevens RFC, Gloucester Old Boys RFC and Coney Hill RFC all report their pitches to be subject to dog fouling and public access. Old Centralians RFC also highlights issues with littering by school pupils which is left on the Gloucester Academy site.

Other sports

There is additional demand for rugby union pitches from rugby league and American football teams. There are no specific rugby league pitches in Gloucester, therefore matches are usually played on rugby union pitches.

There is also use of rugby union pitches by Gloucester Centurions American Football Club (GCAFC). American Football is typically played on AGPs, specifically 3G surfaces; however, the absence of 3G provision within the City means that matches tend to be played on grass rugby union pitches. The Club plays most matches at Bishop's College but it does not have one fixed homeground location and is somewhat nomadic due to the lack of specific suitable facilities. Use of pitches is subsequently unquantifiable as it is so sporadic, with the Club using Kingsway Sports Field and Bishop's College amongst a host of other AGPs. It reports growth in participation and demand for more teams but is limited by a lack of appropriate facilities.

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Future demand

Team generation rates are used below as the basis for calculating the number of teams likely to be generated in the future based on population growth.

Table 4.6: Team generation rates

Age group	Current population within age group	Current no. of teams	Team Generation Rate	Future population within age group (2031)	Predicted future number of teams	Additional teams that may be generated from the increased population
Senior Mens (19-45)	23,047	41	1:562	25,013	44.5	3.5
Senior Women (19-45)	23,050	3	1:7683	24,027	3.1	0.1
Junior Boys (13-18)	4,725	24	1:197	5,420	27.5	3.5
Junior Girls (13-18)	4,347	2	1:2174	5,197	2.4	0.4
Mini rugby mixed (7-12)	8,599	36	1:239	10,418	43.6	7.6

Future population projections forecast an increase in demand for senior mens and junior boys' rugby amounting for the creation of at least three more teams across the City at each age group respectively. There is also anticipated demand for the creation of at least seven new mini rugby teams. Increases in both senior women's and junior girl's participation are relatively small and it is likely that new players would join to become part of existing squads.

Two clubs state intentions to add junior sections for next season. Gloucester Old Boys RFC plan to start a new junior section beginning with one mini team. Gloucester All Blues RFC also plans to re-establish a junior section beginning with a mini team, generating the activity which was lost when the Club had to move site due to flooding. The junior section at Gordon League RFC has not been in place for long, though the Club is continuing to develop junior participation and would like to establish greater links with local schools to help do so. Coney Hill RFC is the only club with plans for a further team at junior level, with intentions to add an U16s team for next season.

Two teams plan to add an additional senior team for next season. Gloucester All Blues RFC plans to return the home ground at Castlemeads for next season and intends to reinstate a second team playing in the Merit League, with the hope that a return to the local community will see resurgence in demand. Coney Hill RFC also plans to add a fourth senior team in line with its club development plan.

4.4: Capacity analysis

The capacity for pitches to regularly accommodate competitive play, training and other activity over a season is most often determined by quality. As a minimum, the quality, and therefore the capacity, of a pitch affect the playing experience and people's enjoyment of playing rugby. In extreme circumstances it can result in the inability of the pitch to cater for all or certain types of play during peak and off peak times. To enable an accurate supply and demand assessment of rugby pitches, the following assumptions are applied to site by site analysis:

- ◀ All sites that are used for competitive rugby matches (regardless of whether this is secured community use) are included on the supply side.
- ◀ All competitive play is on senior sized pitches (except for where mini pitches are provided).
- ◀ From U13 upwards, teams play 15 v15 and use a full pitch.
- ◀ Mini teams (U7-12) play on half of a senior pitch i.e. two teams per senior pitch.
- ◀ For senior and youth teams the current level of play per week is set at 0.5 for each match played based on all teams operating on a traditional home and away basis (assumes half of matches will be played away).
- ◀ For mini teams, play per week is set at 0.25 for each match played based on all teams operating on a traditional home and away basis and playing across half of one senior pitch.
- ◀ All male adult club rugby takes place on a Saturday afternoon.
- ◀ U13-18 rugby generally takes place on a Sunday morning.
- ◀ Training that takes place on club pitches is reflected by the addition of team equivalents.
- ◀ Team equivalents have been calculated on the basis that 30 players (two teams) train on the pitch for 90 minutes (team equivalent of one) per night.

As a guide, the RFU has set a standard number of matches that each pitch should be able to accommodate. Capacity is based upon a basic assessment of the drainage system and maintenance programme ascertained through a combination of the quality assessment and the club survey as follows:

Table 4.7: Pitch capacity (matches per week) based on quality assessments

		Maintenance		
		Poor (M0)	Adequate (M1)	Good (M2)
Drainage	Natural Inadequate (D0)	0.5	1.5	2
	Natural Adequate or Pipe Drained (D1)	1.5	2	3
	Pipe Drained (D2)	1.75	2.5	3.25
	Pipe and Slit Drained (D3)	2	3	3.5

This guide should only be used as a very general measure of potential pitch capacity and does not account for specific circumstances at time of use and assumes average rainfall and an appropriate end of season rest and renovation programme.

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The figures are based upon a pipe drained system at 5m centres that has been installed in the last eight years and a slit drained system at 1m centres completed in the last five years.

Education sites

There are a large number of education sites with rugby union pitches within Gloucester. Rugby union is a very popular sport in the area and features heavily within the local curriculum, with most schools fielding a large number of school teams and playing frequent fixtures. Only Old Centralians RFC uses a school site (Gloucester Academy) as its homeground, though Old Richians RFC and Coney Hill RFC make use of pitches at Sir Thomas Rich's Sports Centre and Barnwood Park Arts College respectively as additional venues because they adjoin the homeground. Availability of school pitches is mixed and a number do not allow community use in order to manage poor quality pitches for weekly school use, they include St Peter's Roman Catholic High School, Crypt School and Severn Vale School.

The peak period

In order to fully establish actual spare capacity, the peak period needs to be established. Peak time for senior rugby union matches in Gloucester is Saturday afternoons and junior and mini teams play on Sundays on senior pitches. Therefore, the peak time for requirement of senior pitches is actually Sundays, but not for senior rugby as the majority of demand comes from junior and mini teams.

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Table 4.8: Rugby union provision and level of community use within Gloucester City

Site ID	Site name	Available for community use?	Security of tenure	Pitch type	Quality rating	No. of pitches	Match equivalent sessions ⁷ (per week)	Site capacity (sessions per week)	Capacity rating	Comments
2	Archdeacon Meadow	Yes-unused	Secure	Senior	M1 / D1 (Standard)	4	2.5 + 3 +4	8	1.5	Kings School has five rugby union teams playing fixtures on Saturday afternoons. The pitches are not used by any other community clubs. Three sessions and four sessions added to account for training and curriculum use respectively.
3	Armscroft Park	Yes	Secure	Senior	M0 / D1 (Poor)	2	1	3	2	Two poor quality pitches used by the two senior teams at Gloucester Old Boys RFC. No training takes place on match pitches.
5	Barnwood Park Arts College	Yes	Secure	Senior	M0 / D1 (Poor)	1	0.5 +1 +1	1.5	0.5	All girls school with just one rugby union team playing infrequent fixtures, approximately five matches per season. Two match sessions added to reflect weekly training and curriculum use. Pitch used by Coney Hill RFC first team on Saturdays.
6	Beaufort Community School	Yes-unused	Secure	Senior	M0 / D1 (Poor)	1	0 +5 +6	1.5	6.5	One poor quality pitch available for community use but not currently used other than by the school. Training on pitches five times each week plus two sessions curriculum use added per pitch.
						2		3		Two dual use pitches are used for rugby until January from when they are then used for football.
13	Coney Hill RFC	Yes	Secure	Senior	M0 / D0 (Poor)	1	5	0.5	4.5	Second team pitch also used for junior matches on Sunday mornings and all midweek training as it is partially floodlit.
						1	0	0.5	0.5	Reserve pitch used to accommodate infrequent teams such as 3rds and Vets on occasions when both league teams are at home.
20	Elmbridge Playing Field	Yes	Secure	Senior	M0 / D1 (Poor)	2	4.25 +2	3	3.25	Two poor quality pitches used by Old Richians RFC for senior matches and junior matches and training. Both pitches also used weekly by Sir Thomas Rich's School to help accommodate fixtures on Saturday mornings.
20	Elmbridge Playing Field	Yes	Secure	Mini	M0 / D1 (Poor)	1	0.75	1.5	0.75	One mini pitch onsite which can host some mini play but most is spread across Sir Thomas Rich's Sports Centre.
23	Bishop's College	Yes	Secure	Senior	M0 / D0 (Poor)	1	4	0.5	3.5	One poor quality pitch with floodlights, primarily used by a number of clubs as a floodlit training facility.
						1	0.5	0.5	-	Pitches onsite used by Old Centralians RFC third team and also Gloucestershire Warriors RLFC during summer. All year round play therefore no further use recommended.
24	Gloucester Academy	Yes	Secure	Senior	M0 / D0 (Poor)	1	1	0.5	0.5	Poor quality pitch used by Old Centralians RFC playing in the national leagues. Used by first and second teams but regularly unplayable when subject to adverse weather conditions.

⁷ Where university training usage is unknown two match equivalent sessions have been added to current play.

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Site ID	Site name	Available for community use?	Security of tenure	Pitch type	Quality rating	No. of pitches	Match equivalent sessions ⁷ (per week)	Site capacity (sessions per week)	Capacity rating	Comments
25	Gloucester All Blues RFC	Yes	Secure	Senior	M0 / D0 (Poor)	2	2.5	1	1.5	Two poor quality pitches subject to flooding from the nearby river. Unusable for a long time but the Club has recently moved back to the site and plans to play here and train on the pitches using mobile floodlights from next season. Match equivalents based on reported planned use for next season.
25	Gloucester All Blues RFC	Yes	Secure	Mini	M0 / D0 (Poor)	1	0	0.5	0.5	New pitch currently unused. The Club plans to add a mini section and has installed the pitch ready to do so.
29	Gordon League Rugby Football Club	Yes	Secure	Senior	M0 / D1 (Poor)	2	1.5	3	1.5	Used for matches by both Gordon League RFC senior teams as well as Gloucestershire College.
						1	4	1.5	2.5	Floodlit training pitch used twice weekly for senior club training and mini training and matches. Also used by the County representative squad for training twice monthly.
33	High School For Girls Grass Pitches	Yes	Secure	Senior	M0 / D1 (Poor)	1	2.5	1.5	1	Off site school provision with little curriculum use, though marked with an athletics track in summer. Community use by Spartans RFC senior and junior teams for matches and junior training.
35	Hucclecote Playing Field	Yes	Secure	Senior	M0 / D1 (Poor)	1	2	1.5	0.5	Poor quality pitch which hosts senior matches from three teams, along with infrequent matches by U14 and U15 teams throughout the month.
35	Hucclecote Playing Field	Yes	Secure	Mini	M0 / D1 (Poor)	3	2.25	4.5	2.25	Used by Hucclecote RFC mini teams approximately three weeks out of four for matches or training in the weeks with no arranged fixture.
36	King George V Playing Fields	Yes	Secure	Senior	M0 / D1 (Poor)	1	2.5	1.5	1	One senior pitch used as an additional venue to accommodate Hucclecote mini teams and one U13 team for matches and or training most weeks.
39	Longlevens Recreation Ground	Yes	Secure	Senior	M0 / D0 (Poor)	2	4	1	3	Two poor quality pitches used by Longlevens RFC seniors and juniors. Training on separate grass area. Also used by one senior team from Dowty RFC for matches.
40	Matson Park	Yes	Secure	Senior	M0 / D1 (Poor)	2	8	3	5	Two poor quality pitches used by Matson RFC senior and juniors sections. Training on match pitches.
42	Memorial Ground	Yes	Secure	Senior	M0 / D0 (Poor)	1	3.5	0.5	3	Floodlit pitch which is used by Old Cryptians for matches and senior training.
						1	2	0.5	1.5	Old Cryptians RFC second pitch which is slightly smaller and used for junior and mini matches and training.
						1	6.5	0.5	6	Partly floodlit pitch used by Widden Old Boys RFC for senior training twice and Junior training once each week, as well as for matches and some junior use at weekends.
						1	2.5	0.5	2	Widden Old Boys RFC second pitch used mainly for junior matches and training on Sundays.

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Site ID	Site name	Available for community use?	Security of tenure	Pitch type	Quality rating	No. of pitches	Match equivalent sessions ⁷ (per week)	Site capacity (sessions per week)	Capacity rating	Comments
51	Saintbridge Recreation Ground	Yes-unused	Secure	Senior	M0 / D0 (Poor)	1	-	0.5	0.5	One poor quality senior pitch currently unused. Previously used by Old Centralians RFC for 3 rd team matches but not quite big enough.
53	Sir Thomas Rich's Sports Centre	Yes	Secure	Senior	M0 / D1 (Poor)	2	0 +3 +4.5 +2	3	6.5	School has 17 rugby teams and has around six matches per week across the four pitches. Two training sessions weekly per age group on pitches due to building of sixth form block on training grids. 1.5 match sessions training per age group and one match curriculum use added across the four pitches.
						2	1.5 +3 +4.5 +2	3	8	Two pitches used by Old Richians RFC for mini fixtures and training every week on Sunday mornings.
56	The Lannett	Yes-unused	Secure	Senior	M0 / D1 (Poor)	1	-	1.5	1.5	One senior and one mini pitch currently unused. Previously home ground of Tredworth RFC which recently folded. Club still own clubhouse onsite. At present unmarked but available if there were to demand for use.
56	The Lannett	Yes-unused	Secure	Mini	M0 / D1 (Poor)	1	-	1.5	1.5	
9902	Kingsway Sports Field	Yes	Secure	Senior	M0 / D1 (Poor)	1	0.5	1.5	1	Senior pitch used by the one senior team at Hardwicke & Quedgeley Harlequins for matches.

All junior play takes place on adult pitches and this has been added to calculate the actual play on sites. Team equivalents for training sessions taking place on match pitches have also been added.

There are three additional pitches located at Hartpury College which are available for community use, though use by City based clubs tends to be on an ad hoc basis if required. These pitches have not been included within the capacity analysis as they are not used regularly by clubs and are likely to be subject to demand from other local areas such as Forest of Dean which subsequently has not been captured.

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4.5: Supply and demand analysis

Spare capacity

The next step is to ascertain whether or not any identified 'potential capacity' can be deemed 'actual capacity'. There may be situations where, although a site is highlighted as potentially able to accommodate some additional play, this should not be recorded as spare capacity against the site. For example, a site may be managed to regularly operate slightly below full capacity to ensure that it can cater for a number of regular friendly matches and activities that take place but are difficult to quantify on a weekly basis.

Six sites show spare capacity totalling 5 match equivalent sessions at senior peak time, of which, two sessions are available at currently unused sites at The Lannett and Saintbridge Recreation Ground. Eight sites show spare capacity at junior and mini peak time, at which there are seven match equivalent sessions (two at currently unused sites) across six sites for play on senior pitches. There are two sites with spare capacity on mini pitches, totalling two match sessions, of which 1.5 sessions are currently unused at The Lannett.

Table 4.9: Actual spare capacity on pitches available for community use

Site ID	Site name	No. of pitches	Actual spare capacity	
			Senior peak time	Junior/Mini peak time
3	Armscroft Park	2	1	2
13	Coney Hill RFC	1	0.5	0.5
20	Elmbridge Playing Field	1 (Mini)	N/A	-
25	Gloucester All Blues RFC	1 (Mini)	N/A	0.5
29	Gordon League Rugby Football Club	2	1	1.5
35	Hucclecote Playing Field	3 (Mini)	N/A	-
51	<i>Saintbridge Recreation Ground</i>	1	0.5	0.5
56	<i>The Lannett</i>	1	1.5	1.5
56	<i>The Lannett</i>	1 (Mini)	N/A	1.5
9902	Kingsway Sports Field	1	0.5	1

Overplay

Fourteen sites currently used by community clubs in some capacity are overplayed by a total of 53.75 match equivalent sessions per week. All pitches exhibiting overplay are senior size, there are no overplayed mini pitches.

Table 4.10: Overplay on pitches currently used by community clubs

Site ID	Site name	No. of pitches	Capacity rating
5	Barnwood Park Arts College	1	0.5
13	Coney Hill RFC	1	4.5
20	Elmbridge Playing Field	2	3.25
23	Bishop's College	1	3.5
24	Gloucester Academy	1	0.5
25	Gloucester All Blues RFC	2	1.5

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Site ID	Site name	No. of pitches	Capacity rating
29	Gordon League Rugby Football Club	1	2.5
33	High School For Girls Grass Pitches	1	1
35	Hucclecote Playing Field	1	0.5
36	King George V Playing Fields	1	1
39	Longlevens Recreation Ground	2	3
40	Matson Park	2	5
42	Memorial Ground	4	12.5
53	Sir Thomas Rich's Sports Centre	4	14.5

The pitches at Sir Thomas Rich's Sports Centre are used heavily for matches and training by the large number of school teams, in excess of the recommended usage. Additional use by Old Richians RFC mini teams on Sunday mornings further exacerbates the level of overplay. The poor quality of pitches and basic maintenance regime limits the recommended capacity available, which combined with the exceptionally high level of usage causes the pitches to be significantly overused. The School previously used grids marked separately from the pitches for training; however, the building of a sixth form block on the land meant the training was transferred to match pitches.

The Memorial Ground exhibits the largest amount of overplay of a homeground club site amounting to 12.5 match equivalent sessions. The site is split between two teams with two pitches each but the majority of overuse (eight match sessions) derives from Widden Old Boys RFC which has more teams than Old Cryptians RFC. The tendency for both clubs to make use of the pitches for training because they are floodlit and may be considered a low cost option impacts greatly on the level of overplay, with five of the match equivalent sessions of use attributed to training between the two teams across the site as a whole.

A significant cause of overplay in Gloucester aside from training on match pitches is the high level of junior section activity on Sunday mornings. The absence of leagues at both mini and junior level means that games are arranged on a friendly basis and are generally played less frequently than they would be in a home and away league structure. This means that junior and mini use of pitches is generally sustainable because teams will train or play onsite every week except for in the case of an away fixture. The high level of activity in conjunction with the popularity of rugby union within Gloucester leads to a constant demand for pitches on an almost weekly basis rather than fortnightly as would typically be expected of teams playing within leagues.

The lack of spare capacity and subsequent overuse of pitches is a reflection of generally poor pitch quality and a subsequent limitation in recommended pitch capacity per week. This is exacerbated by training demand or demand from other users, not allowing pitches to be repaired properly and imparting consistent use every few days throughout the season with little rest. Limited maintenance programmes in most cases are doing little to offset or compensate persistent use.

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4.6: Conclusions

Having considered supply and demand above, the table below identifies the overall spare capacity in each of the analysis areas, based on match equivalent sessions.

Table 4.11: Summary of demand for rugby pitches

Pitch type	Actual spare capacity ⁸	Demand (match equivalent sessions)			
		Overplay	Current demand	Future demand	Total
Senior (senior peak time)	5	53.75	48.75	2.5	51.25
Mini	2	-	2	6.75	4.75
TOTAL	7	53.75	45.75	9.25	56

Overall there is a shortfall of 56 match equivalent sessions in Gloucester to accommodate current demand. Additional future demand of 9.25 match sessions will be required when considering future demand highlighted by clubs and team generation rates. Gloucester does not have the available capacity at present to accommodate these required match sessions.

Senior pitches are significantly overplayed by a total of 47.75 match equivalent sessions, with an extra 2.5 sessions to be required from expected future demand from senior teams. The high level of overplay can be attributed to three key factors. Firstly, many teams use at least one senior pitch for training due to the presence of partial or full pitch floodlighting. A high level of use is therefore focused on one pitch and in some cases one area of lighting on that pitch, particularly as many senior teams in Gloucester City prefer to train twice weekly. A good example of this is at the Memorial Ground where training from both Old Cryptians RFC and Widden Old Boys RFC on full and partially floodlit pitches accounts for much of the overuse. Secondly, junior teams play on senior pitches on Sunday mornings as do a number of mini teams, using half of a senior pitch to play matches widthways. Several teams have large junior sections and the absence of a junior league structure in Gloucester means that teams are often using the pitches most weeks. Thirdly, pitch maintenance across the City is generally poor, which plays a large part in influencing the limited capacity available on most pitches. Maintenance of Council sites is typically basic whilst clubs often find cost to be a challenge when trying to maintain their own pitches. Overall, the limited pitch capacity combined with significant use across the city culminates in the high level of overplay.

There are currently two match equivalent sessions available on mini pitches which are enough to cater for current demand, as mini teams often play on senior pitches. Future demand predicts a requirement for 6.75 match equivalent sessions on mini pitches based on teams using pitches three weeks in every four due to the nature of play and matches or training at the home site most weeks. Gloucester City is therefore underserved by 4.75 match equivalent sessions on mini pitches to accommodate future demand. The creation of a new mini pitch neighbouring Hucclecote RFC will help to alleviate overplay at King George V Playing Field where the Club currently has mini teams playing on the senior pitch.

⁸ In match equivalent sessions

Rugby union summary

- ◀ In total, 48 senior rugby union pitches are located across 23 sites in Gloucester City, of which 39 are available for community use. There are also five mini pitches.
- ◀ Most pitches are located at school or sports club sites, with the exception of King George V Playing Fields, The Lannett and Kingsway Sports Field which are operated by the Council and Saintbridge Recreation Ground which is managed by the Council.
- ◀ There are four standard quality pitches at Archdeacon Meadow; otherwise all other pitches within the City are assessed as poor quality.
- ◀ There are two sites currently available for community use but unused, at The Lannett and Saintbridge Recreation Ground.
- ◀ Clubs typically train on match pitches in the case of full or partial floodlighting. The nearest World Rugby compliant AGP is at Hartpury College which clubs make ad hoc use of when required.
- ◀ There are 31 senior teams, of which there is just one Ladies team from Hucclecote RFC. There are also 25 junior boys' teams and 36 mini teams. Only Old Richians RFC has girls rugby and fields specific girls teams at U13s and U15s age groups. Gloucester College and University of Gloucestershire each also field one men's team.
- ◀ There is spare capacity of 5 match equivalent sessions across six sites with senior rugby union pitches at senior peak time and 7 sessions available at junior peak time. There are two match sessions available on mini pitches.
- ◀ Fourteen sites currently used by community clubs in some capacity are overplayed by a total of 53.75 match equivalent sessions per week, all of which are senior pitches.
- ◀ Overplay is generally due to excessive training use of pitches, sustained weekly junior use and limited capacity on pitches due to poor quality.
- ◀ Overall there are insufficient pitches in Gloucester to service current and future demand, totalling a future requirement for a further 51.25 and 4.75 match equivalent sessions on senior and mini pitches respectively.
- ◀ University of Gloucestershire and ASPIRE Trust have proposals for the development of the Bishop's College site. This would include two new World Rugby AGPs available for training and match play, of which there are currently none in the City.
- ◀ Old Centralians RFC has aspirations for a World Rugby Reg 22 compliant pitch at Gloucester Academy and is working alongside the school and RFU to explore opportunities to access grant funding.

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PART 5: HOCKEY

5.1: Introduction

Hockey in England is governed by England Hockey (EH). Competitive league hockey matches can only be played on sand based, sand dressed or water based pitches. Although 40mm 3G can be considered suitable for some recreational and school use this surface is not suitable for club matches.

It is considered that a hockey pitch can accommodate a maximum of four matches on the peak day (Saturdays) provided that the pitch has floodlighting.

Club consultation

There are two community hockey clubs based within Gloucester City; Cleevillians HC and Gloucester City HC. An online survey was completed by Cleevillians HC and face to face consultation was carried out with Gloucester City HC.

5.2: Supply

There are four full size artificial grass pitches (AGPs) in Gloucester suitable for competitive hockey, of which, two are sand filled and two are sand dressed. There are no water based pitches. All four pitches are floodlit and available for community use. See Part 6 for full AGP details, a summary of hockey suitable AGPs is shown below.

Table 5.1: Provision of hockey suitable AGPs in Gloucester

Site ID	Site name	Surface type	Floodlighting?	Quality rating	Quality score
44	Oxstalls Indoor Tennis Centre	Sand Dressed	Yes	Standard	78%
52	Severn Vale School	Sand Filled	Yes	Standard	56%
54	St Peters Roman Catholic High School	Sand Dressed	Yes	Standard	56%
60	University Of Gloucestershire (Oxstalls Campus)	Sand Filled	Yes	Standard	64%

Quality

Of the four sand based AGPs in Gloucester, all are assessed as standard quality and no pitches are rated as good or poor. The pitch at Oxstalls Indoor Tennis Centre was recently resurfaced in 2012 and is subject to significant use for both hockey and football, yet represents the better of the four. Severn Vale School and St Peters Roman Catholic High School were assessed as relatively inferior quality.

The AGP at Severn Vale School has previously been subject to mole damage. However, the surface has since been repaired and is in relative adequate condition given that the age of the carpet (21 years old) dictates the need for replacement. The School has aspirations to refurbish it but does not have the funds to do so. During the day the pitch is left open and used by pupils as a playground area.

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5.3 Availability and usage

All hockey suitable AGPs in Gloucester are available for community use at some level and only the pitch at Severn Vale School is currently unused for club or university hockey.

Table 5.2: Summary of availability and usage

Site ID	Site name	Surface type	Floodlit?	Quality ⁹	Total number of hours available for community use during peak period	Football/ rugby usage	Hockey usage	Spare capacity
44	Oxstalls Indoor Tennis Centre	Sand Dressed	Yes	Standard	34	59%	32%	9%
52	Severn Vale School	Sand Filled	Yes	Standard	34	100%	-	-
54	St Peters Roman Catholic High School	Sand Dressed	Yes	Standard	23	41%	24%	35%
60	University Of Gloucestershire (Oxstalls Campus)	Sand Filled	Yes	Standard	34	87%	13%	-

Severn Vale School pitch is managed and operated by Quedgeley Community Trust and is available at weekends between 9am and 6pm for match play. Evening hire is available from 5pm until 9pm but the pitch used to capacity by local football teams and there is no spare capacity for hockey training.

The pitch at University of Gloucestershire (Oxstalls Campus) is used for hockey by student teams which play on Wednesday afternoons but also require the pitch for training in the evenings. There is some training additional usage from Cheltenham Ladies HC and developments sessions held as part of the England Hockey Player Pathway Programme. There is no use for match play at weekends and instead use is by social football groups or coaching courses.

⁹ Quality is assessed via a combination of non technical assessments carried out by KKP but also take account of user views and opinions.

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Oxstalls Indoor Tennis Centre is a key sporting centre within the City and as such is a popular and well used venue. This pitch is the main site for hockey in the area and hosts almost all matches and training by Gloucester City HC, along with Cleevillians HC matches. The two clubs take up full use of the pitch through the day on Saturdays for match play, with some junior play and occasional mixed matches on Sundays. The pitch is operating at capacity throughout the week due to the high volume of football and hockey training and both resident clubs seek further capacity for training sessions.

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St Peter's Roman Catholic High School available from 6pm until 10pm throughout the week. West Bromwich Albion FC hires the pitch and has exclusive access on Mondays and Wednesdays for its academy teams, which leaves little capacity otherwise. The school reports that the AGP is used at capacity throughout the week but there is some capacity available at weekends for matches around use by The King's School teams on Saturday morning. The school site is used by Gloucester City HC as an additional venue to accommodate both matches and training due to a lack of available capacity at Oxstalls Indoor Tennis Centre.

5.4: Demand

Table 5.3: Summary of hockey demand within Gloucester

Club	Number of teams		
	Mens	Ladies	Juniors
Gloucester HC	4	4	9
Cleevillians HC	2	-	-
University of Gloucestershire	2	2	-

Gloucester City HC reports that the changing facilities at Oxstalls Indoor Tennis Centre do not have a separate area which can be used by officials, as required by the national league. A social area is used as a makeshift changing area for referees which is not suitable. Junior teams currently play infrequent matches in a monthly festival style format in Cheltenham and the Club states it would like to host one of these events but is unable to due to a lack of available pitch capacity.

The Club recently moved back to Plock Court from playing at St Peter's Roman Catholic High School and believes this will help towards plans to grow the junior section. Intentions are to develop links with the university which is nearby and to develop satellite clubs through partnerships with Hartpury College and local primary and secondary schools with the help of Active Gloucestershire. The Club has plans to double the size of the junior sections but believes it is limited from doing so due to the lack of capacity in suitable time slots, particularly training where late midweek times are not appropriate for juniors. The Club believes there is a small amount of capacity on Sunday mornings but is wary that this clashes with local football and rugby union leagues which may have an impact on demand.

Gloucester City HC is keen to be based nearer to its social venue at Riverside Sports Club and would like to access a pitch which is closer. The Club has held exploratory talks with some schools about the potential for a joint venture to create a new pitch. The Kings School is near to Riverside Sports Club and the Club believes it would be an ideal location; however the school plays hockey matches on Saturday mornings which would reduce the amount of capacity available to the Club at peak time.

Cleevillians HC traditionally originates from Bishop's Cleeve in Tewkesbury and would like to play there but due to an absence of facilities in the area is based within Gloucester City. Cleevillians HC plays at Oxstalls Indoor Tennis Centre and has a long standing booking there on Saturday afternoons. Both teams train at Imjin Barracks, just outside of the study area in Innsworth. The Club would like to move training to Oxstalls Indoor Tennis Centre as well rather than using two different venues but is unable to due to a lack of midweek capacity.

Similarly, Painswick HC has a ladies team playing on Saturday afternoons as well as a summer league mixed team on Sundays. The team trains in Churchdown but imports

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demand and plays matches at St Peter's Roman Catholic High School. Cheltenham HC also imports demand and uses the AGP at University of Gloucestershire once a week for training.

University of Gloucestershire has two men's and two ladies teams playing matches in the BUCS leagues on Wednesday afternoons. All teams play on the AGP at University of Gloucestershire (Oxstalls Campus) and use the same pitch for training in the evenings.

Hartpury College recently established a new students union and is seeking to cater for a wider range of sports including new hockey teams, though it does not have a hockey suitable AGP onsite. It is likely that any hockey teams created will import demand into Gloucester City to access pitches for both matches and training.

Future demand

Population increases

Team generation rates are used below as the basis for calculating the number of teams likely to be generated in the future based on population growth.

Table 5.4: Team generation rates

Age group	Current population within age group	Current no. of teams	Team Generation Rate	Future population within age group (2031)	Predicted future number of teams	Additional teams that may be generated from the increased population
Senior Mens (16-45)	25,470	10	2547	27,039	10.6	0.6
Senior Womens (16-45)	25,259	6	4210	26,314	6.3	0.3
Junior Boys (11-15)	3,732	5	746	4,491	6.0	1.0
Junior Girls (11-15)	3,529	4	882	4,333	4.9	0.9

Population increases are likely to result in the greatest growth in participation at junior level amounting to an additional team for both boys and girls. Participation is also anticipated to increase at adult level, though not enough to warrant the creation of any new teams. Instead it is likely that the additional players will be assimilated into existing mens and womens squads respectively.

Gloucester City HC plans to add a fifth men's team for next season to initially play friendlies as required in order to demonstrate consistency before applying to join the league the following year. It also has plans to double the number of junior teams over the coming years subject to available pitch capacity suitable for junior training and matches.

5.5 Conclusions

Gloucester is adequately provided for with regards to AGPs suitable for hockey matches at present. Both Gloucester HC and Cleevillians HC identify a lack of capacity throughout the week to accommodate training. Access to midweek capacity is the key issue surrounding hockey in the City and is the main barrier to increasing participation and number of teams.

An important contributor to the lack of available midweek capacity for hockey training is the usage by football and rugby union teams for training. This is exacerbated by the lack

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of 3G pitches in Gloucester that may otherwise alleviate some of the use of existing AGPs. Notwithstanding that from a sustainability point of view it may not be appropriate to move all football/rugby training away from sand AGPs.

Hockey summary

- ◀ There are four AGPs suitable for competitive hockey within Gloucester City, of which, there are two sand filled and two sand dressed surfaces. However, only three are used for hockey with Severn Vale School being used for football only.
- ◀ Although all four AGPs are assessed as standard quality, some are better in relation to others. Oxstalls Indoor Tennis Centre achieved the highest score (78%) whilst St Peter's Roman Catholic High School and Severn Vale School scored the joint lowest (56%) of the four pitches.
- ◀ With the exception of Oxstalls Indoor Tennis Centre, which was resurfaced in 2012, the other three pitches are in excess of ten years old and may require future surface replacement.
- ◀ There are three clubs using AGPs in the area. Gloucester City HC is the largest club based in the City, whilst both Cleevillians HC and Painswick HC import demand due to a lack of facilities in their local communities.
- ◀ Gloucester City HC has plans to add a fifth men's senior team next year. It also has plans to double junior participation through links with local education providers but believes it is limited by a lack of available pitch capacity at appropriate times for juniors.
- ◀ The Club reports the lack of changing provision at Oxstalls Indoor Tennis Centre to be a problem, specifically the congestion caused by changing in a communal area and the lack of a separate changing area for officials as specified in the national league requirements.
- ◀ Gloucester City HC and Cleevillians HC both consider Oxstalls Indoor Tennis Centre to be their home site at which they are based, though both teams access other pitches for training due to a lack of available capacity. Both teams would like to train onsite as well.
- ◀ Cleevillians HC trains outside of the City in Innsworth. The Club would like to train at Oxstalls Indoor Tennis Centre if possible.
- ◀ Gloucester City is adequately provided for with regards to AGPs suitable for hockey matches at present. However, access to pitches for hockey training is a key issue as all AGPs are operating at capacity midweek primarily due to football training. This is reported as a limiting factor in the growth of participation at Gloucester City HC.
- ◀ The absence of 3G pitch provision in Gloucester plays a large part in the midweek capacity issues of hockey suitable AGPs as many are used for football and rugby union training.
- ◀ University of Gloucestershire has recently purchased Debenhams Sports Field and has plans to develop the site as well as its Oxstalls Campus. It is currently unknown whether this includes the threat of losing the sand based AGP at Oxstalls Campus but doing so would exacerbate the existing shortfall of capacity available to accommodate training demand. Further investigation would be required to examine the extent of this if there was an increase in 3G pitches in the City which could accommodate some of the existing football training on sand AGPs.

PART 6: ARTIFICIAL GRASS PITCHES (AGPS)

6.1 Introduction

There are several surface types that fall into the category of artificial grass pitch (AGP). The three main groups are rubber crumb (third generation turf 3G), sand (filled or dressed) and water based.

Competitive football can take place on 3G surfaces that have been FA or FIFA certified and a growing number of 3G pitches are now used for competitive match play at mini soccer and youth level. Only competition up to (but not including) regional standard can take place on a 40mm pile. Football training can take place on sand and water based surfaces but is not the preferred option.

Hockey is played predominantly on sand based/filled AGPs. Although competitive play cannot take place on 3G pitches, 40mm pitches may be suitable, in some instances, for beginner training and are preferred to poor grass or tarmac surfaces.

World Rugby produced the 'Performance Specification for Artificial Grass Pitches for Rugby', more commonly known as 'Regulation 22' that provides the necessary technical detail to produce pitch systems that are appropriate for rugby union (this is also adopted by rugby league). The artificial surface standards identified in Regulation 22 allows matches to be played on surfaces that meet the standard. Full contact activity, including tackling, rucking, mauling and lineouts can take place.

Table 6.1: AGP type and sport suitability

Surface	Category	Comments
Rubber crumb	Long Pile 3G (60mm with shock pad)	Rugby surface – must comply with World Rugby type 22, requires a minimum of 60mm.
Rubber crumb	Long Pile 3G (55-60mm)	Preferred football surface
Rubber crumb	Short Pile 3G (40mm)	Acceptable surface for some competitive football
Sand	Sand Filled	Competitive hockey and football training
Sand	Sand Dressed	Preferred hockey surface and suitable for football training
Water	Water based	Preferred hockey surface and suitable for football training if irrigated.

6.2 Current provision

The table overleaf provides a list of the current supply of AGPs identified in Gloucester. There are four full size AGPs as well as two at Hartpury College (just outside the study area) which are considered to accommodate a significant proportion of demand from within the City. There is no FA or World Rugby certified AGP within Gloucester suitable for competitive play, though Hartpury College has one of each.

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Table 6.2: AGPs in Gloucester

ID	Site name	Ownership/ management	No. of pitches	Pitch type	Certification
44	Oxstalls Indoor Tennis Centre	Commercial	1	Sand Dressed	None
52	Severn Vale School	School	1	Sand Filled	None
54	St Peters Roman Catholic High School	School	1	Sand Dressed	None
60	University Of Gloucestershire (Oxstalls Campus)	University	1	Sand Filled	None
9903	Hartpury College	College	1	Long Pile 3G (65mm) with shock pad	World Rugby Reg 22
9903	Hartpury College	College	1	Medium Pile 3G (55- 60mm)	

6.3 Quality

All six pitches included in the analysis are assessed as standard quality; with the exception of the medium pile 3G at Hartpury College which is of poor quality. Though all pitches achieved the same quality rating, not all are comparable in condition and some are better than others. Oxstalls Indoor Tennis Centre represents the better of the four (78%), whilst Severn Vale School and St Peters Roman Catholic High School were assessed as relatively lesser quality (56%). University of Gloucestershire (Oxstalls Campus) scored 64% and therefore acts as the mid range amongst the three aforementioned pitches.

The carpet of an AGP usually lasts for approximately 10 years. Aside from the pitch at Oxstalls Indoor Tennis Centre which was recently resurfaced, three of the four AGPs in Gloucester are approximately 12 years old or greater and are due future carpet replacement.

The medium pile AGP at Hartpury College is also approximately ten years old and likewise requires surface replacement. The pitch has become compacted due to heavy use and the quality of line markings is poor. It was previously FA accredited for competitive football use but is yet to be recertified and as such competitive play is not supported at present.

Severn Vale School acknowledges the need to replace the AGP surface and stated that it would like to retain a hockey suitable pitch, although there is no current hockey use by community clubs. The School reports previous problems with local wildlife which got into the base of the pitch and caused issues with the surface but this has since been resolved.

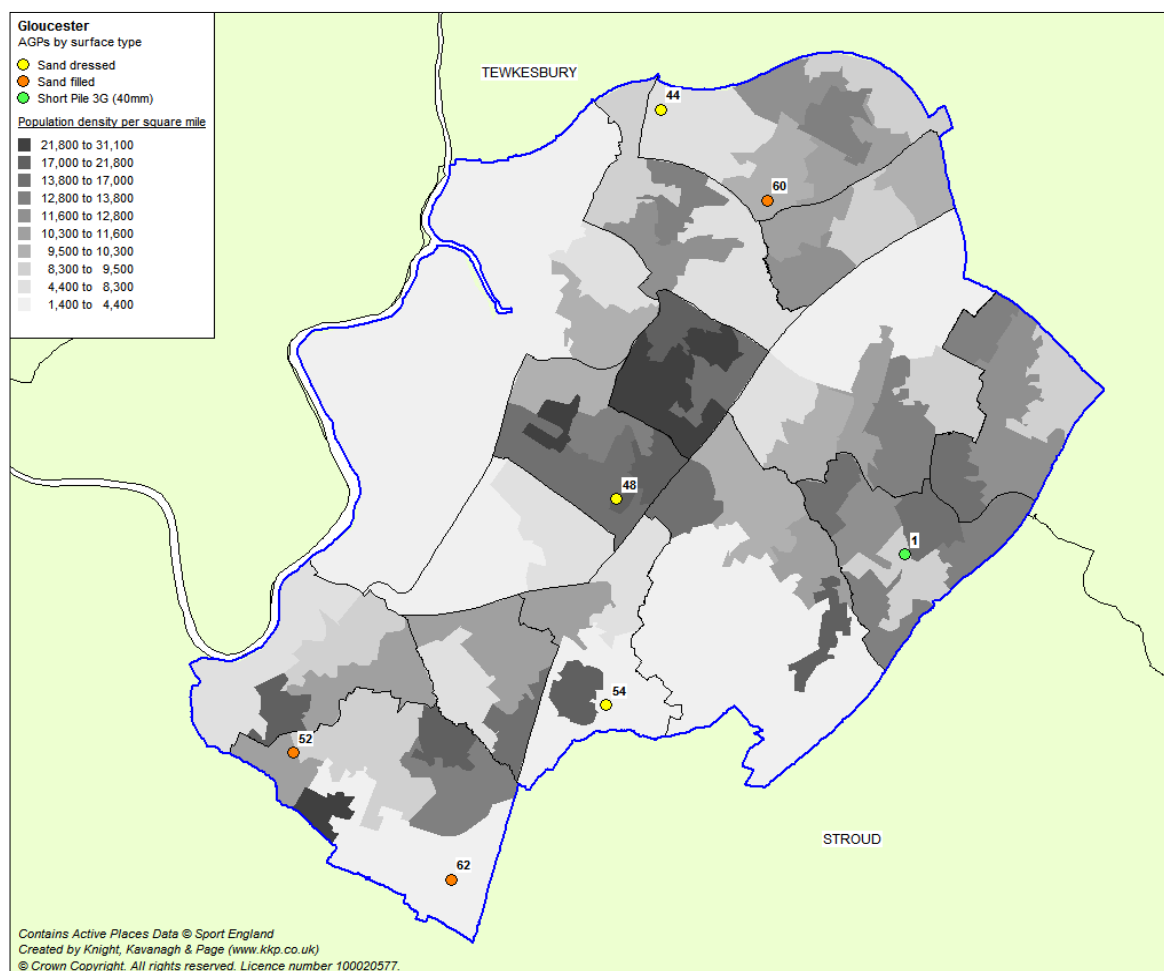
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Table 6.3: Summary of quality

Site ID	Site name	Surface type	Year built (refurbished)	Floodlit?	Quality
44	Oxstalls Indoor Tennis Centre	Sand Dressed	1996 (2012)	Yes	Standard
52	Severn Vale School	Sand Filled	1994	Yes	Standard
54	St Peters Roman Catholic High School	Sand Dressed	2003	Yes	Standard
60	University Of Gloucestershire (Oxstalls Campus)	Sand Filled	2002	Yes	Standard
9903	Hartpury College	Long Pile 3G (65mm) with shock pad	2012	Yes	Standard
9903	Hartpury College	Medium Pile 3G (55-60mm)	2005	Yes	Poor

From 2014/15 only 3G pitches with a valid performance test and listed on the FA Register (<http://3g.thefa.me.uk/>) can be used for competitive play. This is to ensure the pitch has the same playing characteristics as natural turf and ensures that the pitches are safe to use.

Figure 6.4: Location of current full size AGPs in Gloucester



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6.4 Availability

The following table summarises the availability of full size AGPs for community use in Gloucester. In addition, it records the availability of provision within the peak period. Sport England's Facilities Planning Model (FPM) applies an overall peak period for AGPs of 34 hours a week (Monday to Thursday 17:00-21:00; Friday 17:00-19:00; Saturday and Sunday 09:00-17:00).

Table 6.4: AGP availability define security of tenure

Site ID	Site name	No. of pitches	Availability for community use?	Availability for community use in the peak period
44	Oxstalls Indoor Tennis Centre	1	Yes	Monday-Friday : 18hrs Weekend : 16hrs Total: 34hrs
52	Severn Vale School	1	Yes	Monday-Friday : 18hrs Weekend : 16hrs Total: 34hrs
54	St Peters Roman Catholic High School	1	Yes	Monday-Friday : 7hrs Weekend : 16hrs Total: 23hrs
60	University Of Gloucestershire (Oxstalls Campus)	1	Yes	Monday-Friday : 18hrs Weekend : 16hrs Total: 34hrs
9903	Hartpury College	2	Yes	Monday-Friday : 13hrs Weekend : 14hrs Total: 27hrs

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Table 6.5: Summary of usage

Site ID	Site name	Surface type	Floodlit?	Quality ¹⁰	Total number of hours available for community use during peak period	Football/ rugby usage	Hockey usage	Spare capacity
44	Oxstalls Indoor Tennis Centre	Sand Dressed	Yes	Standard	34	59%	32%	9%
52	Severn Vale School	Sand Filled	Yes	Standard	34	100%	-	-
54	St Peters Roman Catholic High School	Sand Dressed	Yes	Standard	23	41%	24%	35%
60	University Of Gloucestershire (Oxstalls Campus)	Sand Filled	Yes	Standard	34	87%	13%	-
9903	Hartpury College	Long Pile 3G (65mm) with shock pad	Yes	Standard	27	56%	N/A	44%
9903	Hartpury College	Medium Pile 3G (55-60mm)	Yes	Poor	27	56%	N/A	44%

In the main, availability of provision in the peak period is generally good. Where there is provision on education sites, this is generally made available after school and at weekends.

There is spare capacity for hockey match play at weekends at St Peters Roman Catholic High School amounting to approximately 14 hours (35% the weekly pitch availability). Gloucester HC already makes use of the pitch as an overspill facility.

¹⁰ Quality is assessed via a combination of non technical assessments carried out by KKP but also take account of user views and opinions.

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A significant amount of midweek capacity at St Peters Roman Catholic High School is taken up by West Bromwich Albion FC academy teams. The professional football club is a partner and stakeholder in the AGP and subsequently has exclusive access on Monday and Wednesday evening, limiting availability midweek albeit that Gloucester HC does also use the venue in addition to Oxstalls Indoor Tennis Centre for training.

Oxstalls Indoor Tennis Centre currently operates at capacity midweek accommodating football and hockey training demand, as well as social bookings and small sided football leagues. There is also a lack of spare capacity at weekends as the pitch is used by Gloucester HC senior and junior teams and Cleevillians HC, with slots only available on Sunday mornings when there is little demand.

Severn Vale School reports that the AGP onsite currently operating at full capacity by football users, with no use by hockey clubs. Bookings are managed by Quedgeley Community Trust; however, the School is hoping to transfer operation of all community use to the trust in order to increase community use across the site, particularly at weekends as this would help to eliminate current staffing limitations.

Hartpury College has two AGPs which are both currently operating at capacity during football training peak time, which is also be considered as rugby union training peak time. The College reports having to turn bookings away due to a lack of capacity at required times. The pitches are used heavily throughout the day by college students and for BUCS teams, as well as exclusive use of the World Rugby pitch by Gloucester RUFC as its daily training base facility. Despite this, both pitches have capacity throughout the weekend for fixtures as both are certified as match play.

Pricing and cost

All of the AGPs in Gloucester are available for community use, yet it should be acknowledged that cost of booking may influence usage of certain sites and possibly the process of travelling outside of the local community to access a site elsewhere in the local authority. Football clubs with many junior teams can often find it hard to identify capacity and pay for training slots for a high number of teams.

Table 6.6: Comparison of pitch hire costs for Gloucester City AGPs

Site ID	Site name	Full pitch		Pitch segment (per hour)	
		Block Booking	Casual Booking	Block Booking	Casual Booking
44	Oxstalls Indoor Tennis Centre	£72.50 per match £68 per hour		£34 per half	
52	Severn Vale School	Unknown		Unknown	
54	St Peters Roman Catholic High School	£47.50 per hour	£57 per hour	Unavailable to hire	
60	University Of Gloucestershire (Oxstalls Campus)	£84 per match £60 per hour		£35 per half	
9903	Hartpury College	Unknown		Unknown	
N/A	Gloucestershire FA (Almondsbury)	£120 per match		£42 per half	

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Site ID	Site name	Full pitch		Pitch segment (per hour)	
		Block Booking	Casual Booking	Block Booking	Casual Booking
N/A	Allsaints Academy 3G (Cheltenham)	£60 per hour		-	
N/A	Cheltenham College – sand based (Cheltenham)	£66 per hour		-	
N/A	Stratford Park Leisure Centre – sand based (Stroud)	£69.70 per hour		£31.90 per third	

In comparison to similar facilities in neighbouring local authorities, sand based AGPs in Gloucester are competitively priced (£60-70 per hour), with St Peters Roman Catholic High School notably more affordable (£47-57 per hour) than most sand based pitches. Though there are no 3G pitches in the City itself, some clubs report travelling to access 3G pitches, particularly Gloucester City FC which uses the AGPs at Hartpury College.

6.5 Supply and demand analysis

Sport England's Facilities Planning Model (FPM) – National Facilities Audit Dataset (January 2014)

The FPM is a model used as a starting point to help assess the strategic provision of sports facilities, including AGPs. The model is prescriptive and not predictive in that it does not provide precise estimates of the use of proposed facilities. Rather it prescribes an appropriate level of provision for any defined area in relation to demand and which reflects national expectations and policies. It is not a substitute for considering local club needs and should be used alongside any local assessment.

The bullet points below outline the conclusions drawn from the Sport England FPM run in Gloucester City. The run shows that satisfied demand is relatively high but that Gloucester City is supplied to capacity with full size AGPs, with demand balancing supply.

The bullet points below are concluding statements from the FPM model:

- ◀ Total demand is estimated to generate the need for a minimum of 4.1 pitches, compared to a current supply of 3.6 pitches T
- ◀ There are two AGPs each in the North and South of the City. There are none in the central or eastern areas T
- ◀ Most combined demand (96.8%) from residents is currently met by supply, which is higher than both regional and national figures M
- ◀ There is subsequent combined unmet demand of 3.2%, equating to the capacity of 0.13 AGPs T
- ◀ Gloucester AGPs are used at 96.7% of their capacity at peak times G
- ◀ Overall there appears to be a good supply to meet demand for AGPs in the City, in O

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particular sand based pitches. There are no 3G pitches in the City at this time. The FPM report does not justify the requirement of a new AGP in the City

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Future plans for provision

University of Gloucestershire

ASPIRE has plans for the development of two new AGPs in conjunction with University of Gloucestershire. Intentions are for two new pitches, both of which would be FA and World Rugby certified, to be built on the old Bishop's College site behind Plock Court.

The University currently accesses sporting provision in Cheltenham where it has another campus but has ambitious plans to develop the sporting offering alongside an increase of 4,000 students, with all or most sports teams playing within Gloucester City.

Plans also include the building of a new sports hall with new changing facilities to service both the new AGPs and Plock Court, which would help to address the lack of changing space at Oxstalls Indoor Tennis Centre.

University of Gloucestershire has recently purchased Debenhams Sports Field and has plans to develop the site which runs alongside the campus. Further detail is currently unknown together with the impact of provision at Oxstalls Campus, though any potential loss of the existing AGP would further increase the existing shortfall of capacity available to accommodate hockey training demand at peak time.

Old Centralians RUFC

The Club is located adjacent to Gloucester Academy where it plays on a poor quality rugby union pitch. The Club plays at a high standard in the National League but frequently has games abandoned or forced to move fixtures to other venues as the pitch is often unplayable between November and February. Both the Club and the Academy are keen to build a World Rugby AGP and has the support of the county RFU. Any potential development would require access to further funding and involved parties are hoping to explore funding opportunities created as part of the Rugby World Cup 2015 legacy.

Hartpury College

The College acknowledges the deterioration of the poor quality AGP onsite and has aspirations to resurface it. The College does not have funding in place at this time and stated it would likely seek the support of Gloucestershire FA to investigate possible funding opportunities in order to replace the existing surface with another FA certified pile.

Gloucester City FC

Gloucester City FC has experienced significant difficulty over the past decade since its ground was flooded for a third time and condemned for use. The Club has plans to return from playing in Cheltenham and aspirations to demolish the ground, raise the land, and to then build a stadia 3G pitch. It would use the pitch for both matches and training and is keen to maximise use of any future 3G through availability to the community as well as schools and groups throughout the day. Gloucestershire FA continues to support the Club in working towards a solution so that they can return to

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play within the City. At the time of writing, 'outline' planning permission has been approved for the demolition and redevelopment of the club's site at Sudmeadow Road.

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Blackbridge sports hub

The local Councillor for Podsmead is driving proposals for a potential sports hub at Blackbridge, where Gloucester Athletic Club is currently based. Developments are at an early stage and plans for the proposed layout of the site including an AGP have yet to be drawn up before submitting for planning.

If all these proposals went ahead it would result in an additional four AGPs servicing Gloucester, including three World Rugby compliant and three FA certified 3G pitches. This would lead to Gloucester being adequately served for AGP provision.

The FA model

The FA considers high quality third generation artificial grass pitches as an essential tool in promoting coach and player development. The FA can support intensive use and as such are great assets for both playing and training. Primarily such facilities have been installed for community use and training, however, are increasingly used for competition which The FA wholly supports.

The FA's long term ambition is to provide every affiliated team in England the opportunity to train once per week on floodlit 3G surface, together with priority access for every Charter Standard Community Club through a partnership agreement. The FA standard is calculated by using the latest Sport England research "AGPs State of the Nation March 2012" assuming that 51% of AGP usage is by sports clubs when factoring in the number of training slots available per pitch type per hour from 5pm-10pm Mon-Fri and 9am-5pm Saturday & Sundays. It is estimated that one full size AGP can service 60 teams. On the basis there are 169 teams playing competitive football in Gloucester, there is a recommended need for three full size 3G pitches, currently there are none in the area.

There are, however, three smaller sized pitches that help to accommodate demand, for example from mini teams and for training. These can be seen in the table below:

Site name	Surface type	Quality	Quantity	Size
Abbeydale Sports & Community Centre	Short Pile 3G (40mm)	Standard	1	40x30
Ribston Hall High School	Sand Dressed	Standard	1	63x34
Waterwells Sports Centre	Sand filled	Standard	1	60x40

Local demand

Hockey

Gloucester is adequately provided for with regards to AGP surfaces suitable for hockey matches both at present and with the prospect of any future increase in demand. On balance, there is an undersupply of provision for training sessions when considering peak time training demand across all sports, due to a lack of 3G pitches in the City.

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Football

Competitive football on 3G AGPs is generally not preferred in Gloucester City due to the absence of provision, with only one team (Quedgeley Wanderers FC Vets) currently playing competitive matches on 3G pitches in the Gloucestershire CFA Vets League held centrally at Hartpury College. Artificial surfaces are, however, used for training, with all sand based pitches used to capacity due to a lack of 3G surfaces. A number of mini and youth teams playing small sided formats of the game train on small sided pitches at the following sites:

- ◀ Abbeymead Sports & Community Centre (Abbeymead Rovers FC, Gloucester College)
- ◀ Waterwells Sports Centre (Quedgeley Wanderers FC)

American football

Gloucester Centurions AFC currently uses grass rugby union pitches for both matches and training and is somewhat nomadic in its consistent use of various different sites. The Club reports that ideally it would like to play and train on a 3G pitch where it could be based but is unable to as there are none in the area. It states that because the dimensions of American football pitches are slightly larger, finding a suitably sized pitch of any nature is difficult. This is likely to translate to AGPs given typical dimensions of full sized AGPs including run off areas, although nonetheless the Club believes that use of a 3G surface would be preferred.

Lacrosse

There are two lacrosse teams in the City fielded by the University of Gloucestershire which has one men's and one women's team. Matches are played on Wednesday afternoons in the BUCS leagues on the AGP at University of Gloucestershire Oxstalls Campus. Beyond this, there are no community clubs playing in the City and as such there seems to be no further demand.

Imported/exported demand

Gloucester City based teams such as Gloucester City FC and Tuffley Rovers FC export demand to access the pitches at Hartpury College for training. Gloucester City HC ladies first team also exports demand to nearby Cheltenham due to a lack of available capacity midweek at Oxstalls Sports Park.

Hartpury College has recently established a student union which will field additional sports teams in BUCS leagues. Some sports teams may have to look towards Gloucester City to access facilities, for example it is reported likely that the hockey team will seek use of Oxstalls Sports Park on Wednesday afternoons for matches.

St Peter's School reports hockey demand imported from Painswick HC which has one Ladies team using the AGP for matches on Saturdays. The School also highlighted use by The Kings School for hockey matches as the school has no AGP of its own.

Key trends and changes in demand for pitches

Demand from football for 3G AGPs has increased in recent years due to demand from clubs for training but also due to a growing acceptance by local leagues of use for competitive matches, where play on 3G pitches is now included within the FA Standard Code of Rule. This considered, the general condition of local authority pitches and increasingly limited budget for regular and adequate maintenance may lead more teams to consider AGPs as a possible alternative should it be financially viable.

A number of leagues around the country now use 3G pitches as central venues where all mini soccer play takes place, though this is not the case in Gloucester. Some vets leagues are also held at 3G central venues, for example, the CFA Vets League which was previously held on the 3G pitch at Hartpury College. This trend is likely to increase in the future and more mini soccer and vets leagues could be played exclusively on 3G pitches.

Given the poor quality weather often experienced throughout the winter months of the rugby union season, more clubs are becoming increasingly receptive towards training on artificial pitches. Clubs traditionally train on match pitches where floodlights are in place (and Gloucester is no exception to this) or one pitch designated for all training in particular. This often results in deterioration in pitch quality coupled with decreasing maintenance budgets.

Nationally clubs identify the use of AGPs for training as a method of protecting the match pitches and providing a high quality surface for full contact practice. Competitive play continues to take place on grass pitches for the most part, with ad hoc use of AGPs for fixtures in the case of unsuitable pitches due to waterlogging or frost.

6.6 Conclusions

In summary, supply and demand analysis highlights that Gloucester is currently well served for hockey suitable AGPs but the absence of full size 3G pitch provision to service football and rugby is a priority.

AGP summary

- ◀ There are four AGPs in Gloucester all of which are sand based surfaces and are assessed as standard quality. With the exception of Oxstalls Sports Park, all require carpet replacement as they are more than 12 years old.
- ◀ There is also one 60mm pile 3G carpet compliant to World Rugby 22 standard and one FA certified 40mm pile 3G carpet at Hartpury College located in neighbouring Forest of Dean which services demand from the City.
- ◀ In the main, availability of provision in the peak period is generally good. Where there is provision on education sites, this is generally made available after school and at weekends.
- ◀ All full size pitches are operating at capacity for midweek training but most have some amount of spare capacity at weekends.
- ◀ The FA estimates that there is a need for three full size 3G pitches to service football training needs in Gloucester. Further to this, approximately a third of football clubs specified demand for access to 3G pitches.
- ◀ Demand also exists for a rugby compliant 3G surface in the City. In many cases floodlit grass pitches are overplayed due to training demand and which the provision of an alternate floodlit training facility would help to alleviate.
- ◀ A dedicated surface to accommodate football and rugby training would likely free up more hours accessible for hockey training. However, the sustainability of existing sand AGPs still needs to be maintained.
- ◀ In summary, supply and demand analysis highlights that Gloucester is currently well served for hockey suitable AGPs but the absence of full size 3G pitch provision to service football and rugby is a priority.
- ◀ University of Gloucestershire has recently purchased Debenhams Sports Field and has plans to develop the site as well as its Oxstalls Campus. It is currently unknown whether this includes the threat of losing the sand based AGP at Oxstalls Campus but doing so would exacerbate the existing shortfall for hockey training. Further investigation would be required to examine the extent of this if there was an increase in 3G pitches in the City which could accommodate some of the existing football training on sand AGPs.

PART 7: RUGBY LEAGUE

7.1: Introduction

The Rugby Football League (RFL) is the governing body for rugby league in Britain and Ireland. It administers the England national rugby league team, the Challenge Cup, Super League and the Championships which form the professional and semi-professional structure of the game structure in the UK.

The RFL also administers the amateur and junior game across the country in association with the British Amateur Rugby League Association (BARLA).

Club consultation

Gloucestershire Warriors RFC is the only club based and currently playing within Gloucester, whilst there are also two men's student teams fielded by University of Gloucestershire. All Golds RLFC is based across Cheltenham and Gloucester but currently plays in Cheltenham. Face to face consultation was carried out with All Golds RLFC and University of Gloucestershire, whilst Gloucestershire Warriors RLFC was able to register its views via telephone consultation.

7.2: Supply

There are no dedicated rugby league pitches marked out in Gloucester. The only site used for rugby league matches is Bishop's College, where the floodlit rugby union pitch is dually used for both codes of rugby.

The pitch is poor quality, most likely because it receives use all year round by rugby union teams for both matches and training and is used from March onwards by Gloucestershire Warriors RLFC. The Club is of the opinion that the pitch is generally good quality and that maintenance is of a satisfactory standard. However, having asked ASPIRE if the pitch could be subject to a 'rest period' was told that it was not necessary.

Gloucestershire Warriors RLFC make use of both pitches at Bishop's College, where the floodlit pitch is overplayed by 3.5 match equivalent sessions and the second pitch is considered to be played to capacity due to all year round use from rugby union and rugby league play.

7.3: Demand

All Golds RLFC is the largest club within the Gloucester area and operates semi-professionally, with one senior team playing in RFL Championship One at weekends. All Golds RLFC is a club arm of the University of Gloucester and the two are strongly linked.

The University also has two student rugby league teams playing Wednesday afternoons in the BUCS League, with many of the players also making up part of the All Golds team.

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All three teams currently play in Cheltenham at the Prince of Wales Stadium, though the university intends for both student teams to play in Gloucester in future. At present All Golds RLFC is happy to remain in Cheltenham. It is undecided as to a potential move back the City, particularly as the new leisure trust in Cheltenham is open to development ideas for the Prince of Wales Stadium and is keen to retain the Club. Teams currently train at various sites, including the AGP at University of Gloucestershire Oxtalls Campus and sites in Cheltenham.

The University of Gloucestershire has proposals alongside ASPIRE Leisure Trust to develop the site at Bishop's College to include the construction of two new 3G AGPs to be World Rugby Reg 22 certified, which in turn would meet RFL Community Standard criteria.

The University intends for both student rugby league teams to play matches and train on the new 3G pitches should the development go ahead, in order to provide a linked competitive programme with access to the sport science facilities at Oxstalls Campus. The proposals are part of University of Gloucestershire plans to develop the sporting offering for students at its Oxstalls Campus, the number of which is expected to increase by 4,000 students.

This is also likely to increase rugby league demand alongside participation initiatives such as the ongoing Active Universities programme. All Golds RLFC also runs participation programmes such as Play Touch Rugby League (PTRL) and links with local schools to deliver similar coaching such as the Sky Try initiative, both of which are likely to develop interest in the sport. The university also has aspirations to host one of the England youth academy squads, providing sports science support on campus and pitch provision either through the proposed new development or at the Prince of Wales Stadium in Cheltenham.

Gloucestershire Warriors RLFC plays on Saturday afternoons in the Conference South between March and September at Bishop's College. The Club has one senior team playing league fixtures but previously had a second team in 2012.

It has plans for a second team again next season to play friendly matches but is unable to commit to joining the West of England League because a number of players also play rugby union and the crossover of seasons means that there are not always enough players to consistently field a team each week.

The Club also links with All Golds RLFC as part of a holistic approach to rugby league in Gloucester and the two clubs share coaching knowledge and resources. Players from All Golds RLFC have the opportunity to play for Gloucestershire Warriors RLFC for example when not selected or coming back from injury and vice versa.

It also has aspirations for a junior section in the future but at present does not have the volunteer resources. It moved last season from playing matches at Elmbridge Playing Field (Old Richians RFC) in light of the proposed developments at Bishop's College and is keen to retain strong links with the university through partnership with All Golds RLFC, with intentions to be based at the newly developed site should proposals be accepted.

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7.4: Conclusions

Despite the lack of a specific rugby league pitch, Gloucester is currently adequately served for pitches for rugby league use. Cross code pitch usage is not irregular within rugby league and given that there is only one team in the area playing less than ten matches a season, there is not a pressing requirement for a rugby league pitch and re-marking existing pitches for rugby league is a more suitable option. Uncertainty as to whether All Golds RLFC wishes to be based in Gloucester means that future demand could be subject to change although given the matchday criteria to meet league requirements it is likely that the Club will continue to play at the Prince of Wales Stadium in Cheltenham. Any growth and addition of consistent junior or reserve teams at the Club may be centred in Gloucester given the strong links with the university and student players although the Club did not report any imminent increases in the number of teams.

Rugby league summary

- ◀ There are no pitches specifically marked for rugby league in Gloucester City. Play currently takes place at Bishop's College where the floodlit rugby union pitch is also used for rugby league.
- ◀ The University of Gloucestershire is a key driver behind rugby league in the area. It has two men's student teams and links to All Golds RLFC, its semi-professional club arm with one team playing in RFL Championship One.
- ◀ The only other club in the City is Gloucestershire Warriors RLFC, which too links with the university. The Club has one team playing Saturday afternoons at Bishop's College.
- ◀ Only Gloucestershire Warriors RLFC plays within the City. Both All Golds RLFC and the university export demand to Cheltenham where teams play at the Prince of Wales Stadium.
- ◀ University of Gloucester has proposals with ASPIRE to develop the site at Bishop's College to create two new RFL compliant 3G AGPs. Should this go ahead, intentions are for student teams to play matches and train on the 3G pitches. Gloucestershire Warriors RLFC is also keen to make use of any potential new facilities.
- ◀ Rugby league interest and participation is likely to increase in the future. Gloucester Warriors RLFC has added an infrequent second team and the university has plans to significantly increase the number of students.
- ◀ There are a number of rugby league initiatives taking place in the City which are likely to develop interest in the sport, including Play Touch Rugby League and the primary school Sky Try programme.
- ◀ There is great potential for crossover of players between both codes of rugby given the popularity of rugby union in Gloucester City.
- ◀ Despite the lack of a specific rugby league pitch, Gloucester is currently adequately served for pitches for rugby league use. Given the cross code transfer of players and the number of fixtures each season, continued play on rugby union pitches with vigilant management of usage is suitable.

PART 8: BOWLING GREENS

8.1: Introduction

All bowling greens in Gloucester are flat greens. Bowls England (BE) is the governing body responsible for ensuring effective governance of flat green bowls across the Country. The bowling season for flat green runs from April to September.

Consultation

There are eight clubs using bowling greens in Gloucester, whilst Dowty BC (located in Cheltenham) has also been included in the analysis because it is considered to cater for demand from residents despite its location outside of the City. Four clubs replied to the survey, equating to a response rate of 44%. Several teams play on multiple days of the week as part of different leagues. The main leagues servicing the area are:

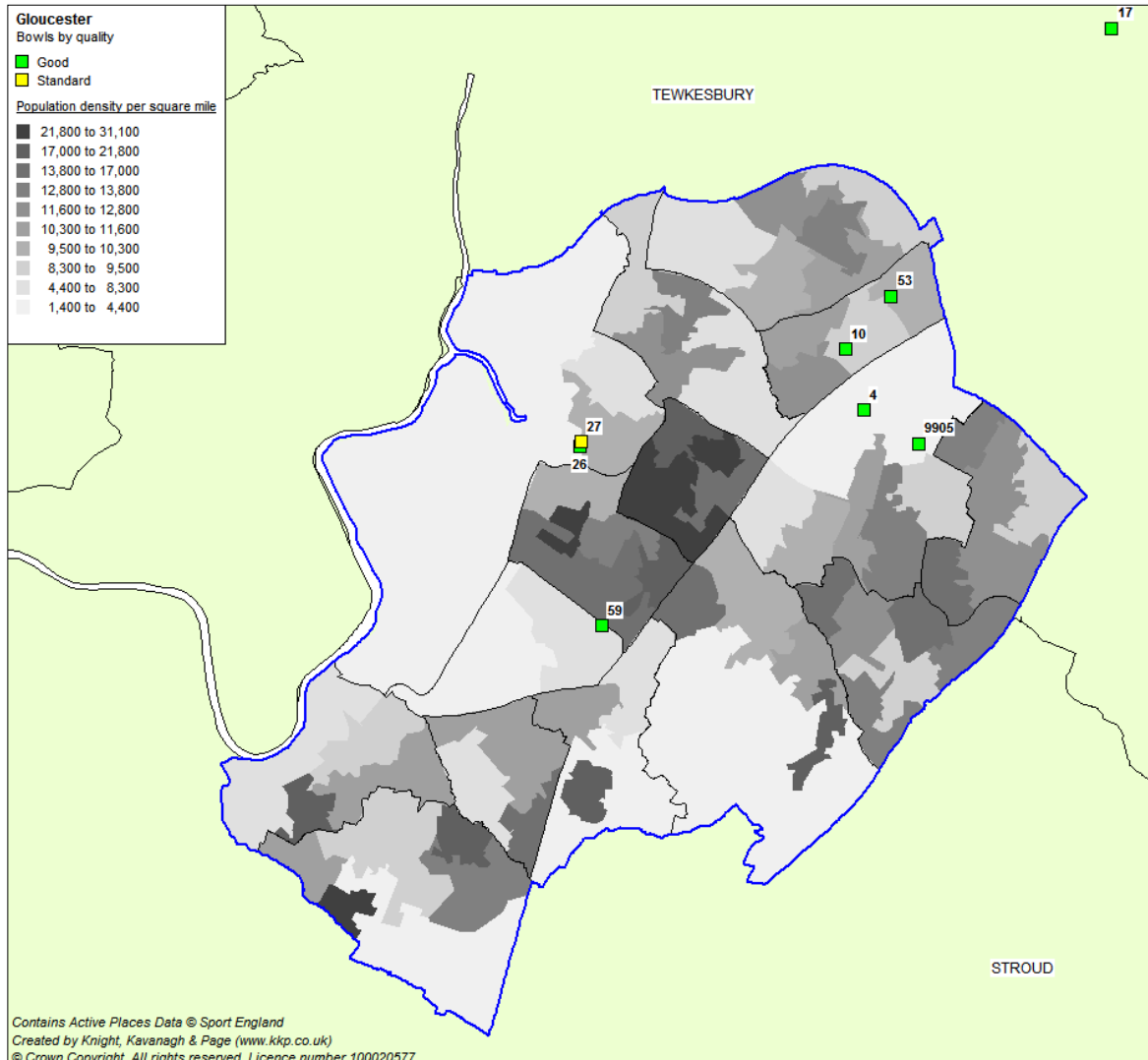
- ◀ Gloucestershire Bowls Association (Mens & Womens Sections)
- ◀ Glevum League
- ◀ County Bowls 2 Rink League (Mens & Womens Sections)

8.2: Supply

All seven bowling greens in Gloucester are flat greens, provided across seven sites. There are no double green sites, though the greens at Gloucester City BC and Gloucester Park are adjacent and there is some ad hoc sharing when required by the two resident clubs, which also share use of the one artificial green in the City at Gloucester City BC.

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Figure 8.1: Distribution of bowling greens across Gloucester



GLoucester City Council PLAYING PITCH ASSESSMENT

Table 8.1: Key to map

Site ID	Site name	No. of greens	Quality ¹¹	Ownership
4	Barnwood Bowling Club	1	Good	Sports Club
10	Caer Glow Bowling Club	1	Good	Sports Club
17	Dowty Sport & Social Club	1	Good	Sports Club
26	Gloucester City Bowling Club	1 + 1 artificial	Good	Sports Club
27	Gloucester Park	1	Standard	Sports Club
53	Sir Thomas Rich's Sports Centre	1	Good	School
59	Tuffley Park	1	Good	Sports Club
9905	EDF Energy Tennis Club	1	Good	Industry

¹¹ Assessed via a non technical assessment

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Quality

Non-technical site assessments show all greens in Gloucester to be assessed as good quality, with the exception of the green at Gloucester Park which is standard quality. No greens were assessed as poor quality. Green quality is generally good which may be influenced by the nature of management, with almost all operating as club sites. This is most likely due to increased ability to store maintenance equipment onsite and club members taking time to properly maintain the surface, whilst some greens have security from public access.

Barnwood BC reports that the green quality is much improved since last season, largely due to the hiring of a private subcontractor to carry out a higher standard of maintenance than was done previously.

Winget BC reports that the green at Tuffley Park reports that green quality has remained the same but that it has had previous issues with damage by foxes at night. The Club reports that the member who cares for the green is aging and that it has concerns as to the continuation of maintenance, though a younger member has begun to learn the relevant skills. The Club believes that if maintenance ever had to be subcontracted out then it would be crippled financially and that it would be very difficult to continue operating.

Ancillary facilities

Dowty BC is of the opinion that improvements are required at Dowty Sport & Social Club in order to foremost improve the quality of access pathways and areas surrounding the green. It also identifies further need to improve changing facilities, green fencing and storage facilities. The Club reports that it is limited in what improvements it is able to make because it is unable to apply for grant funding due to being a part of the overarching sports club.

Barnwood BC recently received Sport England Inspired Facilities grant funding to improve ancillary facilities. The Club is partway through the development which includes a new scoreboard and steps onto the green.

Winget BC recently submitted an application for grant funding towards the building of a new clubhouse at Tuffley Park. If successful, the Club intends to hire the building out as a function venue in order to generate revenue and increase involvement within the local community, which it believes could lead to being able to hire a contractor to help maintain the green.

There is a clubhouse at Gloucester City Bowling Club which services the two greens and the artificial green onsite. Gloucester City BC and Gloucester Spa BC each have use of a green, whilst the two clubs come together to share use of the artificial green and clubhouse building.

Ownership and management

Most greens operate as sports club sites on lease agreements, including Tuffley Park, Gloucester City Bowling Club and Gloucester Park which are all leased from the Council.

Barnwood BC is based at Barnwood Bowling Club where it has 61 years remaining on the lease from Barnwood Bowling & Tennis Co Ltd. Winget BC also leases the green at Tuffley Park and has 13 years remaining on the current agreement.

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Caer Glow BC shares the green at Sisson Road with Co-Op BC which owns the site and to which it pays an annual rent for use. Dowty BC also pays an annual rent to Dowty Sport & Social Club for use of the green each season.

8.3: Demand

There are eight bowling clubs in Gloucester, each with multiple teams playing various evenings and afternoons throughout the week. Dowty BC is based at Dowty Sport & Social Club which is outside of the City boundary but is considered to service demand from City residents and has therefore also been included. The analysis below summarises information gathered from consultation with bowls clubs playing in Gloucester:

- ◀ The level of membership of clubs varies from 33 to 82 members
- ◀ Winget BC has the smallest membership with 33 members
- ◀ The largest club is Barnwood BC with 82 members and four league teams

Generally clubs and leagues in Gloucester report that membership levels have remained static over the last three years and no clubs have a waiting list for new members. The sport has experienced an overall decline in participation nationally which may be due to access to facilities in some cases; however, most clubs acknowledge a lack of interest in the sport amongst the local community, with few new bowlers taking up the sport. This adds to a player base which is largely drawn from the elderly community and in most cases the fall in numbers has been attributed to aging players, with a lack of younger or newer players coming into the sport to sustain demand. Barnwood BC reports two junior members whilst Dowty BC reports just one junior member. There are no junior leagues identified within the Gloucestershire area.

There are four main leagues based within the Gloucester City area. Many clubs, teams and bowlers may play in a number of these leagues simultaneously throughout the week and so although there may be a substantial number of teams; many are made up of the same players, thus representing a smaller player base.

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8.4 Capacity analysis

Capacity is very much dependent on the leagues and the day that they operate. A green may have no spare capacity on an afternoon/evening when a popular league is operating but may be empty for the rest of the week.

Table 8.2: Bowling green capacity

Site ID	Site name	No. of greens	Clubs	No of club members
4	Barnwood Bowling Club	1	Barnwood BC	82
10	Caer Glow Bowling Club	1	Co-Op BC, Caer Glow BC	50+
17	Dowty Sport & Social Club	1	Dowty BC	51
26	Gloucester City Bowling Club	1	Gloucester City BC	Unknown
27	Gloucester Park	1	Gloucester Spa BC	Unknown
53	Sir Thomas Rich's Sports Centre	1	Sir Thomas Rich's BC	Unknown
59	Tuffley Park	1	Winget BC	33
9905	EDF Energy Tennis Club	1	EDF Energy BC	Unknown

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8.5: Conclusions

The largest club identified in the area is Barnwood BC with 88 members. The green caters for a large membership base and four teams playing consistently throughout the week, sometimes twice daily, in excess of the green capacity.

Caer Glow BC has a membership of 50 players across four teams playing both midweek and at weekends. The green is also shared with Co-Op BC which did not respond to the survey and therefore it is not possible to determine an accurate indication of level of use, though it is likely that the additional membership from Co-Op BC causes the green to be overplayed.

Winget BC has a membership of 33 players which make use of one green, therefore there is capacity for additional play and a growth in membership or access to pay and play.

Neither Gloucester City BC nor Gloucester Spa BC submitted a survey response and subsequently it is not possible to ascertain the level of usage, however; it is likely that there are no capacity issues due to the ability to make use of the shared artificial green which is onsite.

Bowls summary

- ◀ There are seven bowling greens in Gloucester City provided across seven single green sites. All are flat greens and there are no crown greens.
- ◀ There is one artificial green located at Gloucester City Bowling Club.
- ◀ All greens in the City are assessed as good quality with the exception of the green at Gloucester Park which is standard quality.
- ◀ There are no Council operated bowling greens and the majority of sites are operated by clubs with lease agreements securing tenure. There is one education site, where one green is located at Sir Thomas Rich's School.
- ◀ There is a general perception that the quality and maintenance of privately/club owned and maintained greens are of a good standard. This is likely to be due to cost of upkeep or a lack of equipment and knowledge of maintenance.
- ◀ Barnwood BC recently received grant funding for a new scoreboard and to make improvements to the access areas. Winget BC is similarly looking to apply for grant funding to improve ancillary facilities by building a new clubhouse at Tuffley Park.
- ◀ There are eight clubs using bowling greens in Gloucester City. Generally clubs in Gloucester City report that membership levels have remained static in the last three years
- ◀ Barnwood BC shows evidence of overplay at Barnwood Bowling Club. It is also likely that the green at Caer Glow Bowling Club is overplayed due to the additional usage from Co-Op BC which shares the site.
- ◀ Gloucester City is generally well served for bowling greens at present as the nature of play is club focused, most of which have security of tenure at home sites. The key issue facing bowls clubs is the national decrease in playing members and sports development factors rather than a lack of accessible facilities.

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PART 9: TENNIS

9.1: Introduction

The Lawn Tennis Association (LTA) is the organisation responsible for the governance of tennis and administers the sport locally across Gloucester.

Consultation

A survey was distributed to all six tennis clubs in Gloucester, all of which provided a response. A survey was also sent to Dowty Sports & Social TC (based in Cheltenham) as it is considered to cater for demand from City residents though the Club did not submit a response. The six clubs based within Gloucester are:

- ◀ EDF Energy TC
- ◀ Gloucester Wotton LTC
- ◀ Kingsholm Square LTC
- ◀ Oxstalls Indoor Tennis Centre
- ◀ Riverside TC
- ◀ St Peter's Junior TC

9.2: Supply

There are a total of 75 tennis courts identified in Gloucester. The courts are located across 18 sites including private sports clubs, parks and centres. There are 28 courts (37%) unavailable for community use, most of which are at school sites.

Please note that for the purposes of this report, availability for community use refers to courts in public, voluntary, private or commercial ownership or management recorded as being available for hire by individuals, teams or clubs.

There is only one single court site at Randwick Park. There are nine courts managed by the Council across four sites, four of which are located at The Oval.

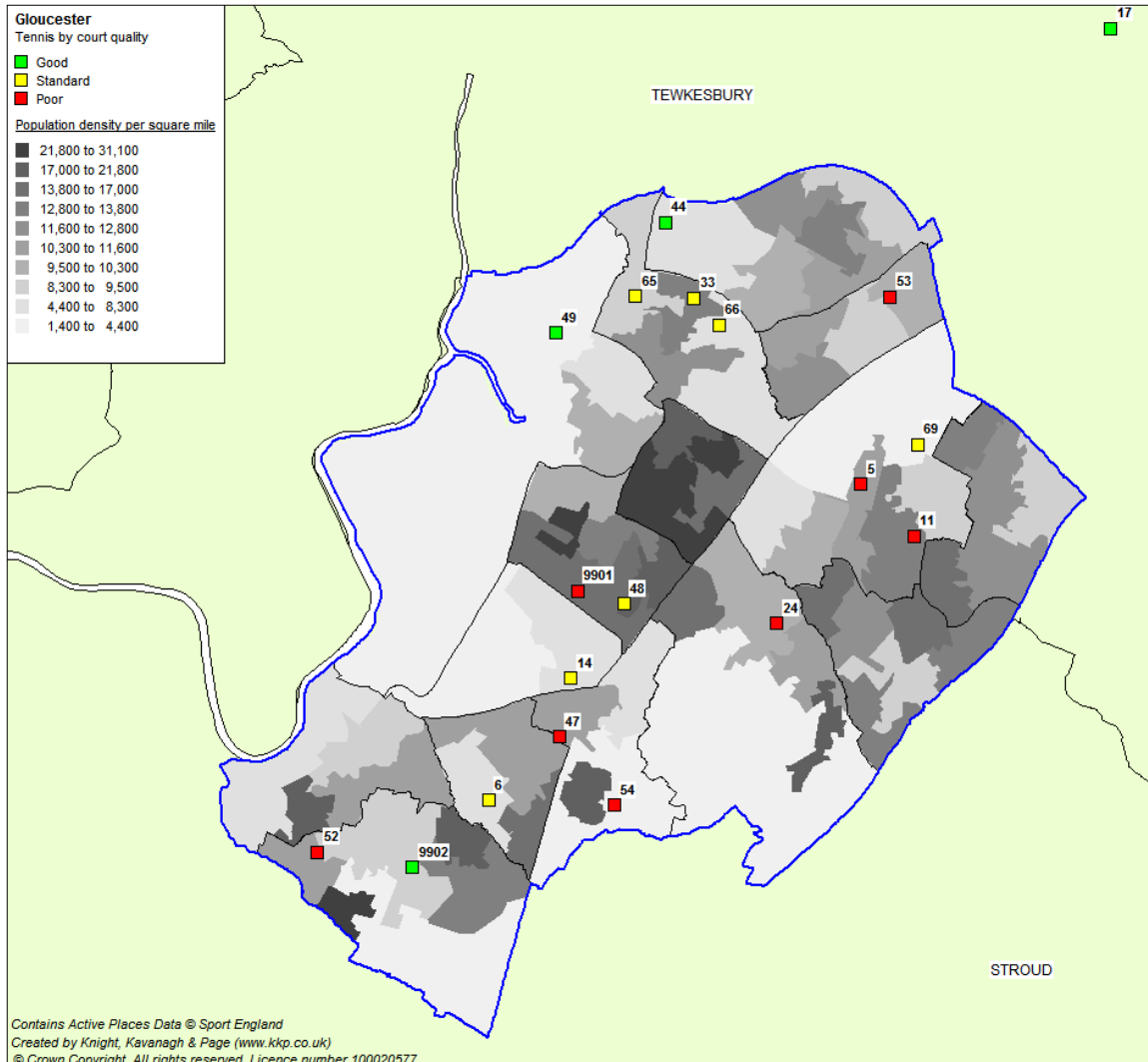
Fourteen courts in Gloucester (19%) are floodlit, spread across four sites. Only eight of these courts are available and currently used, with four each located at Oxstalls Indoor Tennis Centre and Riverside Sports and Leisure Club.

In addition tennis provision and coaching is available at Virgin Active Health Club which is not included in the analysis as it is not widely accessible to residents as a private members facility. Though it is not broadly accessible, the facility is likely to attract a significant level of demand from residents given the extensive tennis facilities onsite and professional tennis coaching available through membership, influencing the need and use of other sites in the City.

EDF Energy is also limited to public access and therefore not considered as widely available for community use. The courts are part of the overarching EDF Sports Club which provides leisure facilities for company members and as such use of the courts is exclusively for employees and their associate guests.

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Figure 9.1: Location of tennis courts in Gloucester



Please refer to Table 9.2 for a key to the map.

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Just over half of courts in Gloucester are located at school sites (55%). Generally these are multipurpose facilities used as playgrounds and/or over marked with other sports such as netball. In most cases schools identify that provision is not floodlit or used outside of school hours. A summary of school provision is provided below:

Table 9.1: School provision summary

School	Number of courts	Summary
Barnwood Park Arts College	6	Courts overmarked with three netball courts. Poor quality and not available for community use.
Beaufort Community School	3	Three standard quality tarmac courts overmarked for netball and with floodlighting. Available for use but no current club use. Reported lack of access due to use as cricket nets in summer during tennis season.
Crypt School	2	Standard quality tarmac courts without floodlighting, therefore not made available for community use.
Gloucester Academy	3	Poor quality floodlit courts overmarked for netball, used by school only. Unavailable for community use.
High School for Girls	6	Six courts with accompanying changing pavilion, previously used by Glevum TC which no longer exists. School plans to increase community usage.
Ribston Hall High School	7	Three tarmac courts with an additional four courts marked on the small sized AGP, none of which are floodlit.
Severn Vale School	6	Six poor quality tarmac courts. Some occasional pay and play use operated by Quedgeley Community Trust but mostly school use.
Sir Thomas Rich's Sports Centre	7	Poor quality tarmac courts overmarked for netball use. School would like resurface due to poor quality.
St Peters Roman Catholic High School	7	Separate areas of two courts and five courts, both often used as playground areas. Very poor facilities give tennis is a school focus sport and junior performance centre.

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Table 9.2: Summary of provision site by site

Site ID	Site name	Management	Availability for community use?	No. of courts	No. of floodlit courts	Court type	Court quality ¹²
5	Barnwood Park Arts College	School	No	6	-	Tarmac	Poor
6	Beaufort Community School	School	Yes - unused	3	3	Tarmac	Standard
11	Clock Tower Park	Council	Yes	2	-	Tarmac	Poor
14	Crypt School	School	No	2	-	Tarmac	Standard
17	Dowty Sport & Social Club	Sports Club	Yes	2	-	Tarmac	Good
24	Gloucester Academy	School	No	3	3	Tarmac	Poor
33	High School for Girls	School	No	6	-	Tarmac	Standard
44	Oxstalls Indoor Tennis Centre	Trust	Yes	4	4	Clay	Good
47	Randwick Park	Council	Yes	1	-	Tarmac	Poor
48	Ribston Hall High School	School	Yes - unused	3	-	Tarmac	Standard
				4	-	Sand dressed artificial	Standard
49	Riverside Sports & Leisure Club	Commercial	Yes	4	4	Tarmac	Good
52	Severn Vale School	Trust	Yes	6	-	Tarmac	Poor
53	Sir Thomas Rich's Sports Centre	School	No	7	-	Tarmac	Poor
54	St Peters Roman Catholic High School	School	Yes	7	-	Tarmac	Poor
65	Kingsholm Square Lawn Tennis Club	Sports Club	No	2	-	Grass	Standard
66	Gloucester Wotton Lawn Tennis Club	Sports Club	Yes	3	-	Tarmac	Standard
				2	-	Grass	Standard
69	EDF Energy	Industry	No	2	-	Tarmac	Standard
9901	The Oval	Council	Yes	4	-	Tarmac	Poor
9902	Kingsway Sports Field	Council	Yes	2	-	Tarmac	Good

¹² Assessed using a non-technical site assessment pro-forma and also takes account of user comments.

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Quality

A total of 12 courts (16%) are assessed as good quality and 27 courts (36%) as standard quality. However, most courts (48%) are assessed as poor quality, all of which are tarmac surfaces and are located at school sites.

Table 9.3: Summary of the quality of courts by surface type

Surface type	Good	Standard	Poor
Clay	4	-	-
Artificial	-	4	-
Tarmac	8	19	36
Grass	-	4	-
Total	12	27	36

Issues affecting court quality include evidence of moss, loose gravel, poor grip underfoot, and/or poor line markings. Some sites such as Clock Tower Park and The Oval also have metal nets which are unsuitable for club tennis, whilst courts at school sites are often also used as general playground areas and are therefore subject to regular use which often impacts on quality.

A key site which is assessed as poor quality is St Peter's Roman Catholic High School. The courts are used by St Peter's Junior TC. There are five courts which are overmarked for netball and are often used as a general playground area, whilst a further two courts are again used as a social area and for car parking, thus negatively impacting on their quality for use as a tennis area. There are, however, a further two courts located within a covered barn area which are primarily used. The Club uses the courts for around 30 hours a week but reports that its key challenge is access to more courts of better quality, particularly covered or indoor courts which can be used throughout winter. The Club and school have aspirations to improve facilities onsite and are investigating opportunities to secure funding for a possible dome or roof covering on the existing courts.

The courts at EDF Energy are managed by EDF Energy Sports and Social Club which is also responsible for maintenance. The courts were resurfaced approximately five years ago and the Club reports that the only quality issue regards the surrounding trees and root damage to the outer court surface.

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Ancillary provision

Where tennis courts are located at park sites such as Randwick Park and The Oval, there is generally no accompanying changing provision as courts mainly cater for social and infrequent demand from residents, therefore there is no identified need. School sites receive little community use beyond social bookings such as at Severn Vale School where changing is provided within the sports centre section of the building. No community clubs highlighted key issues with ancillary or changing facilities or identified a need for greater access to provision.

Oxstalls Indoor Tennis Centre provides two communal changing rooms; one each for males and females and also services the surrounding pitches at both Plock Court and Bishop's College. This often leads to congestion as changing areas are shared between a multitude of sports and members, including those accessing tennis coaching through the centre, teams training onsite midweek and teams playing matches at weekends. The number of changing rooms was previously reduced based on demand, however; an increase in team sport demand has led to a requirement for more access to changing facilities.

9.3: Demand

Competitive tennis

The main league for competition in Gloucester is the Aegon Tennis League which caters for both men's and ladies singles as well as junior tennis from U8s. Senior doubles tennis is also played in the Dunlop Gloucestershire Summer Tennis League and Gloucestershire Seniors League. Additional mini tennis is played at Oxstalls Indoor Tennis Centre as part of the red, orange and green LTA structure.

Table 9.4: Summary of demand within Gloucester

Club	Total members	Men's	Ladies	Juniors
St Peter's Junior TC	50+ Junior	-	-	2
Oxstalls TC	210 Senior 610 Junior	6	6	20
Gloucester Wotton LTC	65 Senior 18 Junior	4	4	-
EDF Energy TC	50+ Senior	2	-	-
Riverside TC	Unknown	1	1	-

St Peter's Junior Tennis Club was formed through St Peter's Roman Catholic High School as an extension of tennis delivered in curricular and extracurricular time, for pupils to develop their skills further through increased access to coaching. The Club has two teams at U14s and U18s playing in the National Junior Club League. All play generally takes place at the School with the exception of particularly important matches when the Club will often rent better quality facilities at Oxstalls Indoor Tennis Centre or Virgin Active Health Club. Tennis is a focus sport at the School, which has been successful nationally given its comparable size and facilities.

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Oxstalls Indoor Tennis Centre is a key venue for tennis within Gloucester, providing access to coaching, competitive tennis and social play for both seniors and juniors across indoor and outdoor facilities. The Club has a strong junior programme and has 14 teams between U8s and U18s including mixed teams playing in the Aegon Tennis League. The Club also has a strong senior section with ten teams playing doubles matches in the Gloucestershire Summer Tennis League.

EDF Energy TC is a relatively small club with just two senior teams. It is a section of the overarching sports and social club onsite which serves to provide leisure and sports activities for employees. The courts are owned by the sports and social club and are used for social play at lunchtimes and for evening matches when the summer light allows, with approximately 12 fixtures per year. The site is not widely accessible to community use as membership is limited to company employees and associate members with links to the company. However, the Club reports that membership is nonetheless increasing due to expansion of the company and an increase in employees.

Kingsholm Square LTC is a private members club which serves the residents of Kingsholm Square and Edwy Parade. Membership is restricted to estate residents only and therefore it is not possible for the general public to join. The Club has a full structure with a board and committee although tennis is restricted to social events and occasional matches between members. The Club pays a small rent to the Council as part of the lease and has a locked shed which contains a mower and bits of maintenance equipment.

The courts at High School for Girls were previously used by Glevum TC until the Club folded and are subsequently now unused beyond school tennis. The School reports that it would like to increase usage and would like to liaise with Oxstalls Indoor Tennis Centre in order to help do. It does have concerns regarding the security of the site and is exploring the possibility of fitting an electronic keypad to the entrance but is actively seeking to increase community use.

Informal tennis

Courts on education sites are largely unavailable for community use, likely due to the poor quality of areas where marked courts are used daily as playground and social areas. Both Beaufort Community School and Ribston Hall High School state that the courts are available to hire but upon consultation neither school identified any community use.

It is likely that demand for recreational play increases annually following events such as Wimbledon. Although it is hard to measure casual use as some courts, it is assumed that courts are generally busy throughout the summer months when weather is favourable. Council managed courts at park sites are often publicly accessible free of charge.

Unmet demand

St Peter's Junior TC identifies clear unmet demand for additional sessions and court space. The Club reports that as a leading junior performance centre in the South West it attracts demand from many junior players but regularly has to turn them away due to a lack of facilities and accessible courts onsite to accommodate the extra demand. The Club reports demand to be able to at least double participation with access to more courts and would be able to increase the number of junior teams from two to six.

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Gloucester Wotton LTC is of the opinion that the three hard courts onsite are not enough to cater for current demand. The Club has aspirations to install floodlighting and is keen to investigate opportunities to access grant funding to fund the development. The Club highlights a need for at least two more hard courts as it is unable to host home fixtures until mid May due to the lack of floodlighting. It believes that with access to floodlit courts it would be able to have another men's team as there would be more hours available throughout the evenings.

New developments

High School for Girls is keen to increase use of the courts onsite and in conjunction with ASPIRE leisure trust and Oxstalls Indoor Tennis Centre has successfully been awarded LTA grant funding of £5000 to install an electronic key fob entry system. This will help to resolve initial concerns the school had regarding access and security and will serve to increase availability to the community. The courts were previously used by Glevum TC which no longer exists but plans are for the site to act as a venue providing social and non-organised tennis participation for residents. Key fobs and court booking will be available through ASPIRE which will manage use on behalf of the school. The site may also act as a supplementary venue for Oxstalls Indoor Centre and its teams if required and long term plans include aspirations to install floodlighting. The centre plans to undertake a similar project at Severn Vale school in the next two years where it hopes to establish a satellite club set up through Active Gloucestershire.

9.4: Conclusions

In conclusion, there are enough tennis courts in Gloucester to cater for demand and casual use, though there is not sufficient access to available good quality courts required for the development of tennis at some clubs, particularly St Peter's Roman Catholic High School. There is a need for access to more hours of court time and as such greater access to floodlit courts, for example at Gloucester Wotton LTC, which would therefore increase the number of hours available throughout the year. Much of the tennis focus within Gloucester is centred at Oxstalls Indoor Tennis Centre which acts as a central performance and development hub. The facility contributes greatly towards the provision of both indoor and outdoor tennis and development of the sport as a whole across the City.

Tennis summary

- ◀ There are a total of 75 tennis courts provided in Gloucester City across 17 sites. Provision can be found on a range of sites including sports clubs and parks. There are nine courts across council managed sites
- ◀ There are 28 courts unavailable for community use, most of which are located at schools sites and are generally made unavailable due to lack of floodlighting, lack of staffing or security issues
- ◀ There are 14 floodlit courts, spread across four sites at Beaufort Community School, Gloucester Academy, Oxstalls Indoor Tennis Centre and Riverside Sports & Leisure Club
- ◀ A total of 12 courts (16%) are assessed as good quality and 27 courts (36%) assessed as average quality. The majority of courts (48%) are assessed as poor quality
- ◀ There are four clay courts, four artificial and 63 tarmac courts. There are a further four grass courts at Gloucester Wotton Lawn Tennis Club and Kingsholm Square Lawn Tennis Club
- ◀ There are six clubs based within Gloucester City, though Dowty TC is also located outside of the authority nearby and is considered to accommodate demand from residents
- ◀ St Peter's TC reports that the Club is limited by the lack of good quality courts at the school. The Clubs a high level of unmet demand and that it is turning away junior players regularly because it is unable to accommodate them onsite
- ◀ Oxstalls Indoor Tennis Centre is a key venue for tennis development in Gloucester City. It provides intra venue competition as well as league play through its club section. The tennis programme provides coaching for both juniors and seniors and is also available for social play
- ◀ There are plans to increase social and non-organised participation at High School for Girls, made possible by installation of a new electronic key fob security system through LTA funding. Use of the courts will be managed by ASPIRE leisure trust and Oxstalls Indoor Tennis Centre.
- ◀ Virgin Active Health Club is a private members club not included within the analysis as it is not broadly available for community use. It must be acknowledged that the facility has a strong tennis focus, range of good facilities, accessible coaching and opportunity for competition which attracts a significant level of demand from City residents
- ◀ There are enough tennis courts in Gloucester to cater for demand and casual use, though there is not sufficient access to available good quality floodlit courts required for the development of tennis at some clubs, particularly St Peter's Roman Catholic High School and Gloucester Wotton LTC.

APPENDIX 1: SPORTING CONTEXT

The following section outlines a series of national, regional and local policies pertaining to the study and which will have an important influence on the Strategy.

National context

The provision of high quality and accessible community outdoor sports facilities at a local level is a key requirement for achieving the targets set out by the Government and Sport England. It is vital that this strategy is cognisant of and works towards these targets in addition to local priorities and plans.

Sport England: A Sporting Habit for Life (2012-2017)

In 2017, five years after the Olympic Games, Sport England aspires to transforming sport in England so that it is a habit for life for more people and a regular choice for the majority. Launched in January 2012 the strategy sets out how Sport England will invest over one billion pounds of National Lottery and Exchequer funding during the five year plan period. The investment will be used to create a lasting community sport legacy by growing sports participation at the grassroots level following the 2012 London Olympics. The strategy will:

- ◀ See more people starting and keeping a sporting habit for life
- ◀ Create more opportunities for young people
- ◀ Nurture and develop talent
- ◀ Provide the right facilities in the right places
- ◀ Support local authorities and unlock local funding
- ◀ Ensure real opportunities for communities

The vision is for England to be a world leading sporting nation where many more people choose to play sport. There are five strategic themes including:

- ◀ Maximise value from current NGB investment
- ◀ Places, People, Play
- ◀ Strategic direction and market intelligence
- ◀ Set criteria and support system for NGB 2013-17 investment
- ◀ Market development

The aim by 2017 is to ensure that playing sport is a lifelong habit for more people and a regular choice for the majority. A specific target is to increase the number of 14 to 25 year olds playing sport. To accomplish these aims the strategy sets out a number of outcomes:

- ◀ 4,000 secondary schools in England will be offered a community sport club on its site with a direct link to one or more NGBs, depending on the local clubs in a school's area.
- ◀ County sports partnerships will be given new resources to create effective links locally between schools and sport in the community.
- ◀ All secondary schools that wish to do so, will be supported to open up, or keep open, their sports facilities for local community use and at least a third of these will receive additional funding to make this happen.
- ◀ At least 150 further educational colleagues will benefit from a full time sports professional who will act as a College Sport Maker.

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- ◀ Three quarters of university students aged 18-24 will get the chance to take up a new sport or continue playing a sport they played at school or college.
- ◀ A thousand of our most disadvantaged local communities will get a Door Step Club.
- ◀ Two thousand young people on the margins of society will be supported by the Dame Kelly Holmes Legacy Trust into sport and to gain new life skills.
- ◀ Building on the success of the Places People Play, a further £100 million will be invested in facilities for the most popular sports.
- ◀ A minimum of 30 sports will have enhanced England Talent Pathways to ensure young people and others fulfil their potential.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

The NPPF states the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

The 'promoting healthy communities' theme identifies that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative or qualitative deficiencies or surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

As a prerequisite the NPPF states existing open space, sports and recreation buildings and land, including playing fields, should not be built on unless:

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

In order for planning policies to be 'sound' local authorities are required to carry out a robust assessment of need for open space, sport and recreation facilities.

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The FA National Game Strategy (2011 – 2015)

The Football Association's (FA) National Game Strategy provides a strategic framework that sets out key priorities, expenditure proposals and targets for the national game (i.e., football) over a four year period. The main issues facing grassroots football are identified as:

- ◀ Growth and retention (young and adult players)
- ◀ Raising standards and behaviour
- ◀ Better players
- ◀ Running the game
- ◀ Workforce
- ◀ Facilities

'The National Game Strategy' reinforces the urgent need to provide affordable, new and improved facilities in schools, clubs and on local authority sites. Over 75% of football is played on public sector facilities. The leisure budgets of most local authorities have been reduced over recent years, resulting in decaying facilities that do not serve the community and act as a disincentive to play football. The loss of playing fields has also been well documented and adds to the pressure on the remaining facilities to cope with the demand, especially in inner city and urban areas.

The growth of the commercial sector in developing custom built five-a-side facilities has changed the overall environment. High quality, modern facilities provided by Powerleague, Goals and playfootball.net for example, have added new opportunities to participate and prompted a significant growth in the number of five-a-side teams in recent years.

The FA National Facilities Strategy (2013 – 2015)

The recently launched National Facilities Strategy sets out the FA's long term vision for development of facilities to support the National Game. It aims to address and reflect the facility needs of football within the National Game. The National Game is defined as all non-professional football from Steps 1-7 of the National League System down to recreational football played on open public space. The role of facilities will be crucial in developing the game in England. One of the biggest issues raised from 'the Big Grassroots Football Survey' by that of 84% respondents, was 'poor facilities'.

The FA's vision for the future of facilities in England is to build, protect and enhance sustainable football facilities to improve the experience of the nation's favourite game. It aims to do this by:

- ◀ Building - Provide new facilities and pitches in key locations to FA standards in order to sustain existing participation and support new participation.
- ◀ Protecting - Ensure that playing pitches and facilities are protected for the benefit of current and future participants.
- ◀ Enhancing - Invest in existing facilities and pitches, ensuring that participation in the game is sustained as well as expanded.

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The Strategy commits to delivering in excess of £150m (through Football Foundation) into facility improvements across the National Game in line with identified priorities:

- ◀ Natural grass pitches improved – target: 100
- ◀ A network of new AGPs built – target 100
- ◀ A network of refurbished AGPs – target 150
- ◀ On selected sites, new and improved changing facilities and toilets
- ◀ Continue a small grants programme designed to address modest facility needs of clubs
- ◀ Ongoing support with the purchase and replacement of goalposts

It also commits to:

- ◀ Direct other sources of investment into FA facility priorities
- ◀ Communicate priorities for investment across the grassroots game on a regular basis
- ◀ Work closely with Sport England, the Premier League and other partners to ensure that investment is co-ordinated and targeted

Champion Counties – England and Wales Cricket Board (ECB) Strategic Plan (2013 – 2017)

“Champion Counties” - continues to focus on the four pillars, as identified in the ECB’s previous strategy: “Grounds to Play”. The pillars are:

- ◀ Energising people and partnerships through effective leadership and governance
- ◀ Building a **Vibrant** domestic game through operational excellence and delivering a competition structure with appointment to view
- ◀ **Engaging** participants through the maintenance of existing facilities, supporting club/school links , supporting volunteers and expanding women’s and disabilities cricket
- ◀ Delivering **Successful** England teams and world class global events

The key measures for the life span of the plan are as follows:-

- ◀ Increase the subset of participation measured by Sport England’s Active People Survey from 183,400 to 197,500.
- ◀ Increase attendances at LV= CC, YB50 and FLT20 by 200,000.
- ◀ Complete sponsorship and broadcasting agreements through 2019.
- ◀ Win the World Test Championship and Women’s World Cup in 2017.
- ◀ Win The Ashes and World Cup in 2015.
- ◀ Expand the number of clubs participating in NatWest Cricket Force from 2,000 to 2,200.
- ◀ Complete co-operation agreements for each of the 39 County Boards with their First Class County or Minor County partner.
- ◀ Deliver two world class global events in 2017 which exceed budget and exceed customer satisfaction targets.
- ◀ Increase the number of cricket’s volunteers to 80,000 by 2017.
- ◀ Expand the number of participants in women’s and disabilities cricket by 10% by 2017.
- ◀ Award all Major Matches through 2019 by December 2014.
- ◀ To increase the number of TwelfthMan members from 220,000 to 250,000 by 2017.
- ◀ Complete an approved Community Engagement programme with all 18 First Class Counties and MCC.

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- ◀ Provide First Class Counties with total fee payments of £144m between 2014 and 2017.
- ◀ For each £1 provided in facility grants through the Sport England Whole Sport Plan grant programme ensure a multiplier of 3 with other funding partners.
- ◀ Provide a fund of £8.1m of capital investment to enhance floodlights, sightscreens, replay screens, power sub-stations and broadcasting facilities at First Class County venues.
- ◀ Provide an interest-free loan fund to community clubs of £10 million.
- ◀ Leverage the 2014 tour by India to engage with a minimum of 10,000 cricket supporters of Asian origin. Qualify and engage 50 Level 4 coaches to support the development of professional cricketers.
- ◀ Expand the number of coaches who have received teacher level 1, 2 or 3 qualifications to 50,000.
- ◀ Deliver an annual fixture for the Unicorns against a touring (Full, A or U19) ICC member nation.
- ◀ Provide a fund of £2 million for community clubs to combat the impact of climate change.
- ◀ Introduce a youth T20 competition engaging 500 teams by 2017.

The Rugby Football Union National Facilities Strategy (2013-2017)

The recently launched RFU National Facility Strategy 2013-2017 provides a framework for development of high-quality, well-managed facilities that will help to strengthen member clubs and grow the game in communities around them. In conjunction with partners, this strategy will assist and support clubs and other organisations, so that they can continue to provide quality opportunities for all sections of the community to enjoy the game. It sets out the broad facility needs of the sport and identifies investment priorities to the game and its key partners. It identifies that with 470 grass root clubs and 1500 players there is a continuing need to invest in community club facilities in order to:

- ◀ Create a platform for growth in club rugby participation and membership, especially with a view to exploiting the opportunities afforded by RWC 2015.
- ◀ Ensure the effectiveness and efficiency of rugby clubs, through supporting not only their playing activity but also their capacity to generate revenue through a diverse range of activities and partnerships.

In summary the priorities for investment which have met the needs of the game for the Previous period remain valid:

- ◀ Increase the provision of changing rooms and clubhouses that can sustain concurrent adult and junior male and female activity at clubs
- ◀ Improve the quality and quantity of natural turf pitches and floodlighting
- ◀ Increase the provision of artificial grass pitches that deliver wider game development

It is also a high priority for the RFU to target investment in the following:

- ◀ Upgrade and transform social, community and catering facilities, which can support the generation of additional revenues
- ◀ Facility upgrades, which result in an increase in energy-efficiency, in order to reduce the running costs of clubs
- ◀ Pitch furniture, including rugby posts and pads, pitch side spectator rails and grounds maintenance equipment

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The Rugby Football League Facility Strategy

The RFL's Facilities Strategy was published in 2011. The following themes have been prioritised:

- ◀ Clean, Dry, Safe & Playable
- ◀ Sustainable clubs
- ◀ Environmental Sustainability
- ◀ Geographical Spread
- ◀ Non-club Facilities

The RFL Facilities Trust website www.rflfacilitiestrust.co.uk provides further information on:

- ◀ The RFL Community Facility Strategy
- ◀ Clean, Dry, Safe and Playable Programme
- ◀ Pitch Size Guidance
- ◀ The RFL Performance Standard for Artificial Grass Pitches
- ◀ Club guidance on the Annual Preparation and Maintenance of the Rugby League Pitch

Further to the 2011 Strategy detail on the following specific programmes of particular relevance to pitches and facility planning are listed below and can be found via the trust link (see above):

- ◀ The RFL Pitch Improvement Programme 2013 – 2017
- ◀ Clean, Dry and Safe programmes 2013 - 2017

England Hockey (EH)

'The right pitches in the right places'¹³

In 2012, EH released its facility guidance which is intended to assist organisations wishing to build or protect hockey pitches for hockey. It identifies that many existing hockey AGPs are nearing the end of their useful life as a result of the installation boom of the 90's. Significant investment is needed to update the playing stock and protect the sport against inappropriate surfaces for hockey as a result of the rising popularity of AGPs for a number of sports. EH is seeking to invest in, and endorse clubs and hockey providers which have a sound understanding of the following:

- ◀ Single System – clubs and providers which have a good understanding of the Single System and its principles and are appropriately places to support the delivery.
- ◀ ClubsFirst accreditation – clubs with the accreditation are recognised as producing a safe effective and child friendly hockey environment
- ◀ Sustainability – hockey providers and clubs will have an approved development plan in place showing their commitment to developing hockey, retaining members and providing an insight into longer term goals. They will also need to have secured appropriate tenure.

¹³<http://englandhockey.co.uk/page.asp?section=1143§ionTitle=The+Right+Pitches+in+the+Right+Places>

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2015-2018 British Tennis Strategy

The new strategy is presented in a concise one page framework that includes key strategies relating to three participation "focus" areas, six participation "drivers" and three participation "enablers". To achieve success, the 12 strategy areas will need to work interdependently to stem the decline and unlock sustainable growth:

The three participation "focus" areas are where tennis is consumed:

1. Deliver great service to CLUBS
2. Build partnerships in the COMMUNITY, led by parks
3. Enhance the tennis offer in EDUCATION

The six participation "drivers" are the areas that will make the biggest difference where tennis is consumed. They must all be successful on a standalone and interconnected basis and include:

1. Becoming more relevant to COACHES
2. Refocusing on RECREATIONAL COMPETITION
3. Providing results orientated FACILITY INVESTMENT
4. Applying best in class MARKETING AND PROMOTION
5. JUMP STARTING THE PEAK SUMMER SEASON
6. Establishing a "no compromise" HIGH PERFORMANCE programme with focus.

The final layer is comprised of three participation "enablers" that underpin our ability to be successful. These enablers are rooted in how the LTA will get better; how the entire network of 4 / 17/03/2015 partners must be harnessed to work together and the need to raise more financial resources to fund our sport's turnaround. They include:

1. Becoming a more effective and efficient LTA
2. Harnessing the full resource network
3. Generating new revenue

For further information and more detail on the framework please go to <http://www.lta.org.uk/about-the-lta/structure-vision>

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Bowls England: Strategic Plan 2014-2017

Bowls England will provide strong leadership and work with its stakeholders to support the development of the sport of bowls in England for this and future generations.

The overall vision of Bowls England is to:

- ◀ Promote the sport of outdoor flat green bowls.
- ◀ Recruit new participants to the sport of outdoor flat green bowls.
- ◀ Retain current and future participants within the sport of flat green bowls.

In order to ensure that this vision is achieved, ten key performance targets have been created, which will underpin the work of Bowls England up until 31st March 2017.

- ◀ 115,000 individual affiliated members.
- ◀ 1,500 registered coaches.
- ◀ Increase total National Championship entries by 10%.
- ◀ Increase total national competition entries by 10%.
- ◀ Medal places achieved in 50% of events at the 2016 World Championships.
- ◀ 35 county development plans in place and operational.
- ◀ County development officer appointed by each county association.
- ◀ National membership scheme implemented with 100% uptake by county associations.
- ◀ Secure administrative base for 1st April 2017.
- ◀ Commercial income to increase by 20%.

Despite a recent fall in affiliated members, and a decline in entries into National Championships over the last five years, Bowls England believes that these aims will be attained by following core values. The intention is to:

- ◀ Be progressive.
- ◀ Offer opportunities to participate at national and international level.
- ◀ Work to raise the profile of the sport in support of recruitment and retention.
- ◀ Lead the sport.
- ◀ Support clubs and county associations.

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