

Current and Future Sports Provision for inclusion in Ledbury Neighbourhood Plan

April 2016

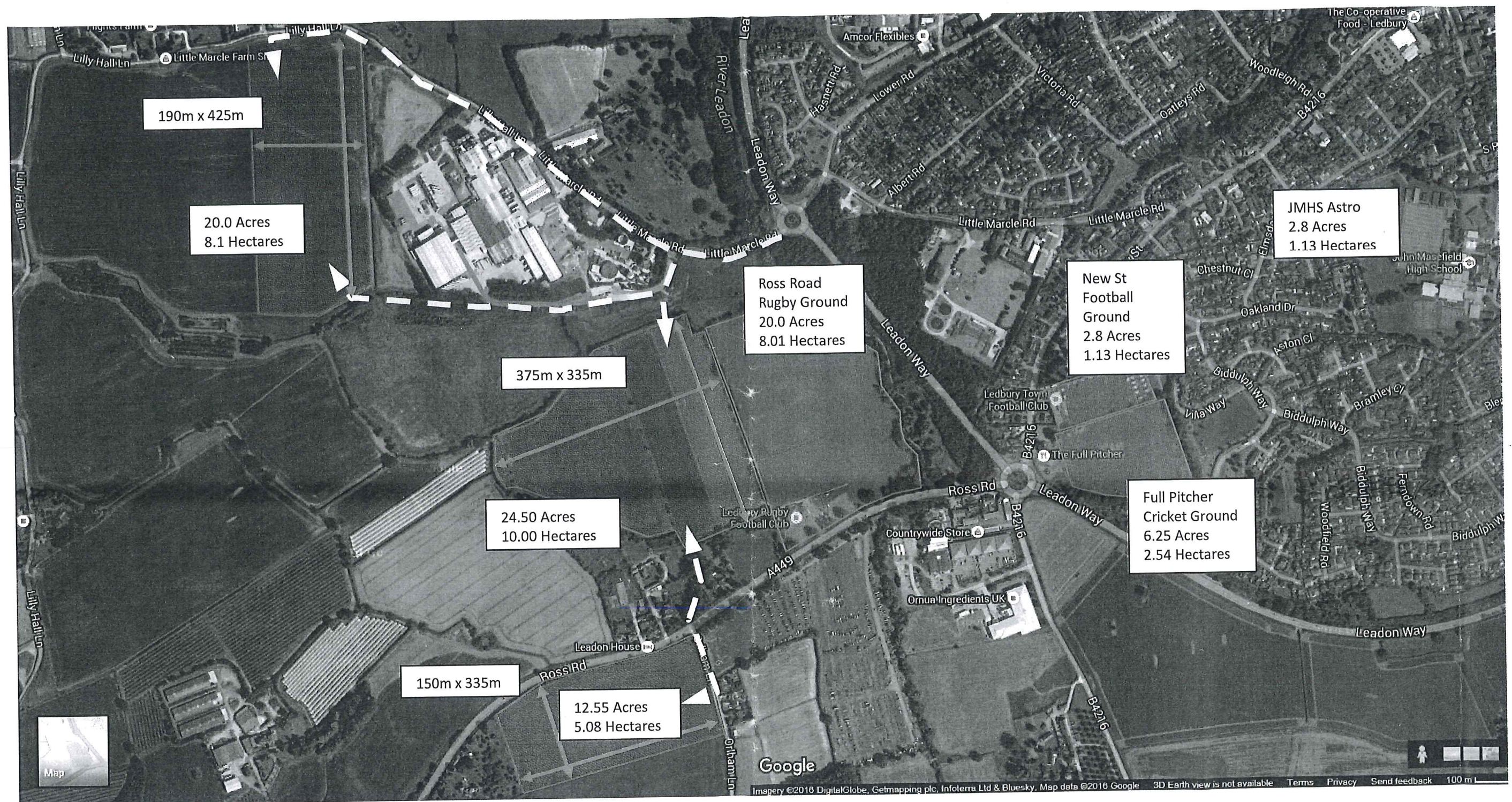
Ledbury Area, Ledbury Ward

Part 1 of 2 documents (see attached plan)

Notes

- 1) 'Investment Plan' refers to Ledbury Area Investment Plan- final draft Feb 2016 (Ruth Jackson), further to the Playing Pitch Strategy document
- 2) Sports represented reflect those currently receiving the commitment of relevant National Governing Bodies (NGB) to secure and/or expand facilities. Other sports may receive commitment in the future (no land provision at this point)
- 3) These proposals reflect the understanding that new housing is proposed at the two New Street sports sites (Ledbury Town Football Club and Ledbury Town Cricket Club), requiring relocation of current facilities
- 4) The Total New Area allocations are based on proposed relocation demand and meeting current deficiencies identified in Investment Plan. They do not forecast requirements for future housing expansion in Town..
- 5) Ledbury Cricket Club has secured a portion of the land shown (in red) off Ross Road, but not the full requirement of cricket facilities- see Planning Permission 142517
- 6) The areas of land identified for future sports on **the attached plan** are provisional only, no specific agreements with land owners are implied or referenced.
- 7) These proposals reflect **area** requirements, associated facilities such as floodlights are reflected in Investment Plan
- 8) There is an All Weather Pitch (AWP) 3G facility required between rugby and football- resurfacing of existing JMHS astro a proposal

Sport		CURRENT FACILITIES			CURRENT DEFICIENCIES		RELOCATION DEMAND		FULL FACILITIES REQUIRED		Notes
		Current	Other Sports accommodated	Area	Deficiency identified through Investment Plan (Feb 2016)	Area	Deficiency identified through loss of tenancy and/or current sites used for sports facilities	Area	Full Facility requirements supported by relevant National Governing Bodies	⁴ Total New Area required for allocation in the Neighbourhood Plan	
Cricket	Ledbury Cricket Club (LCC)	1x Senior cricket pitch with 8x Senior wickets	11v11 Football Pitch currently used as 9v9 pitch	*6.25 acres (2.54 hectares)	1x Senior cricket pitch with 6x Senior wickets	4.20 acres (1.7 hectares)	⁵ As current facility with additional Junior wickets, new 4-change clubhouse, 3-lane net facility and 24-parking spaces to ECB and DDA standards (see Planning Permission 142517)	5.00 acres (2.02 hectares)	2x Senior pitches, one with 8 wicket square and second with 6 wicket square plus 2x junior wickets	9.20 acres (3.72 hectares)	*Current land is not fully suitable and used for sports
		Small timber club hut- 2 changing			2 x Junior wickets incorporated to Senior pitch				Clubhouse, 3-lane net facility and 48-parking spaces, equipment and maintenance storage		Use of winter pitches limited to period outside cricket season and preparation, seasons overlap by several weeks
		Shared car park facility with Full Pitcher pub			Additional 24- parking spaces				Winter sports pitch(es) to outfield-junior		LCC prioritising a single site for all facilities
Football	Ledbury Town Football Club (LTFC)	1x 11v11 pitch	LTFC are tenants on New St facility owned and run by others	*2.8 acres (1.13 hectares)	1x 11v11 pitch	2 acres (0.81 hectares)	As current facilities at New Street site	2.0 acres (0.81 hectares)	2x 11v11 pitches for LTFC	11.0 acres (4.45 hectares)	*Current land is not fully suitable and used for sports
		Clubhouse- 2 changing, Spectator stand, Car park facilities			Additional 2-changing facility and 24=parking						⁸ AWP 3G pitch proposed as shared use with Rugby Club- land area taken in their figures.
	Ledbury Swifts Football Club (LSFC)	2x 11v11, 2x 7v7, 1x 5v5 pitches at Rugby Club site. 1x 9v9 pitch on Cricket Club site	Tenants only on two sites. John Masfield High School (JMHS) also use 2x 11v11 pitches at Rugby Club site (hire from LRFC)	6 acres (2.43 hectares)	⁸ 1x AWP 3G 11v11 full size pitch (For both LTFC and LSFC)	⁸ 1.75 acres (0.71 hectares)	As pitch allocation at LRFC and LCC sites, plus new clubhouse and parking provision (preferably shared with LTFC on new site)	7.0 acres (2.83 hectares)	2x 11v11 pitches for LSFC and JMHS		LSFC prioritising keeping pitch facilities together on a single site
		Small timber club hut- 1 changing							1x 9v9, 1x 7v7, 1x5v5 for LSFC		LSFC and LTFC prioritising a single football dedicated site to share club facilities
Rugby	Ledbury Rugby Football Club (LRFC)	5x senior rugby pitches, 3x large training grids, 4x small training grids	LSFC pitches as above, Rifle Club and Fitness Gymnasium, plus other clubs and societies using clubhouse facilities	15.5 acres (6.27 hectares) not including land allocated to football noted above	2x senior pitches including ⁸ 1x possible all-weather pitch, 2x large training grids, 2x small training grids plus additional car parking demand identified- 64 spaces (0.5 acres)	8.0 acres (3.24 hectares)	None- 4.5 acres (1.83 hectares) gained from ending tenancies and relocating football provision off site	0	7x Senior pitches including ⁸ 1x possible all-weather pitch, 5x large training grids, 6x small training grids, additional car parking, use existing clubhouse facilities	3.5 acres (1.42 hectares)	Existing site 20 acres (8.01 hectares), 3.5 acres shortfall.
											⁸ AWP 3/4G pitch proposed as shared use with football clubs. Land allocation still required for rugby as turf pitch if funding not immediately achievable, with resurfacing of JMHS astro an option to support evening and winter training for rugby and football



Area	Ward	Project	Details	Site ID	Own.	Prioritisation Criteria										Cost	Deliverability		Comment	Priority
						Dep Ind	PFS	AGP	FA	RFU	ECB	HA	Multi	Planning	Funding					
Football and Hockey																				
Ledbury Area (Ledbury)	Ledbury	Football and Hockey: Artificial Turf Pitch Provision for both football and hockey. existitng facility at John Masefield High School, Community Use sand based Artificial Turf Pitch: Issues of how to cater for both football and hockey and John Masefield School with no obvious solutions to provide a 3G pitch in Ledbury. Potential to improve facility at John Masefield High School Community Use Artificial Turf Pitch (Sand based) and upgrade to 3G Artificial Turf Ptich to allow football to be played. Football turf facility could potentially host much of the football for Ledbury in terms of training and playing provision. Hockey:Ledbury is not seen as a county priority to protect and maintain	senior football 50mm 3G refurbishment using FA costs											£	300,000.00			With limited opportunities to provide a bespoke grass facility to meet all of junior football deficiencies, a better quality facility with a more appropriate surface (upgrade) will provide additional facilities for both senior and junior football plus training given the existing pressures allowing growth in the sport and in doing so help to address deficiencies and service both training and match play needs. This surface can be played more regularly to a higher weekly usage particularly in winter months.	1 (FA) not a priority for Hockey: se Rugby priority below, this could be a better option but more costly	
Football																				
Ledbury Area (Ledbury)	Ledbury	FootballLedbury Swifts: New senior pitch required to mee tU13s junior football needs: identified deficiency and reduce overuse and congestion at existing sites . Provision of dedicated facility for Ledbury Swifts FC; improved capacity at Ledbury Rugby Union football club Land to be identified:	New Natural Turf Pitches to meet junior requirements (SE figures) 1 x senior to be configured as 2 x 7 v 7 or 4 x 5 v 5 + 20 % contingency (Balfor Beatty costs)											\$	90,000.00			Football: Rugby club space has been reduced putting a strain on two winter sports using the facility. This does not make it a long term option.	2 (FA)	
		Maintenance of new pitches	New facilities Natural Turf Pitches @ 15 years (£5000 per annum indexed linked at 3% per pitch)											\$	93,000.00					
		Football: Ledbury Town Football Club	Relocation of Football club															Should owners decided to develop the ground then like for like replacement would be required.	3 (FA)	
	Colwall	Football: Colwall Football Playing Fields: used by local clubs: no existitng changing and pitch below good standard, however query if there is enough land to accommodate changing facilities	2 team changing accomodation											\$	-				4 (FA)	
Cricket																				
	Ledbury	Cricket: Ledbury Town Cricket Club Relocation:3 year rolling lease on present ground: identified deficiency. Only one ptich with no room to expand, poor quality pavillion and no scope to improve due to short term lease and unceratin future. planning	Cricket Pitch with a 8 pitch square and 2 winter sports pitches: (SE figures)											\$	200,000.00	planning application received and approved: costs to be met by		High priority for the HCB: identified in their Facilities Development Plan	1 (ECB)	

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Ledbury Area (Ledbury)		permission for a new playing facility located across the road from the Rugby facility, Ross Road to accommodate two pitches (squares) and sufficient outfield, accompanied by a new pavilion incorporating 4 x changing rooms and a 3 lane net facility. Facility to be provided as part of planning requirements for developing the existing site for housing. Facility includes a junior football pitch which will bring the benefit of joined up use of facilities, sustainable business, summer/winter sports etc)	3 Bay Cricket Practice Cage: (ECB figures)											\$ 50,000.00	to be met by the developer			
			4 Team Changing Room and Club Room, Traditional Construction (SE figures)											£ 575,000.00				
Ledbury Area (Ledbury)		Cricket: Ledbury Town Cricket: Ledbury Cricket Club are working towards a 3rd Saturday side and expanding mid-week fixtures. This will require a 2nd full ground with an adequate quality square and outfield	Cricket Pitch with a 8 pitch square and 2 winter sports pitches: (SE figures)											£ 200,000.00			<p>There are a no. of options including</p> <p>Rent a pitch from the Ross Road facility (Rugby Club) if such a facility is available</p> <p>Rent a pitch from any new sports development in the environs of the town if such a facility is available: Consolidate relocation package with football relocation (if it happens). Other land options should be explored for a cricket/football facility. This would give the cricket club scope to develop a second cricket ground in the future</p> <p>Negotiate with landowner of adjacent land and expand on-site – this would require substantial cash investment to purchase land, level it, drain it, lay squares and outfield, expand changing facilities and relies on the owner being willing to sell.</p>	
Rugby																		
Ledbury Area (Ledbury)	Ledbury	Rugby: Ledbury Rugby Union Football Club. Community Asset Transfer complete, but site no longer adequate to provide for both rugby and football. Identified deficiencies. Additional land for pitches required: Farmer has recently withdrawn land previously used for pitches and club are now having to hire other facilities outside of local area (Hartpury College) at a significant cost. The club also require further land for pitches to meet their projected targets in the future. Flooding is also an issue and leads to problems making the pitches last a whole season	Natural Turf Pitch (155 x 80) (SE figures) + 20% contingency		Rugby club									\$ 156,000.00	Not achieved	RFU would consider part funding.		4 (RFU)

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Ledbury Area (Ledbury)		Existing floodlights need an up grade:Floodlights are of a poor quality and restricting development. To enable the club to train safely and to increase participation the floodlights will require updating.	Fixed Floodlights		Rugby club									£ 50,000.00	In place.	RFU would consider part funding.		4 (RFU)
		Additional Car Parking: Due to the growth of the club and the loss of an overspill car park, the rugby club require additional car parking spaces. At peak times the car park is unable to cope with the demand for spaces.	Car Parking		Rugby club									£ 15,000.00	TBC	TBC		1 (RFU)
		AGP - Due to the loss of pitches throughout the season and the demand for mid-week floodlit training venues there is sufficient demand for any AGP within Ledbury to be considered to be built to World Rugby 22 Specifications. This would save the wear and tear on pitches and provide a year round training venue for the club.	AGP - Ledbury		TBC									£ 650,000.00	TBC	RFU. S106. Sport England. FA plus other partners.	This could be a joint use with football if an appropriate surface can be found. This would be an alternative to the refurb and John Masfield High School which isn't a full size	1 (RFU)