

Local Plan Technical Report
Playing Pitch Strategy Update
January 2019

FINAL DRAFT

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1. St Albans City and District - A Playing Pitch Strategy 2005
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14. St Albans Health and Wellbeing Strategy 2018-2021
15. St Albans District Health-Profile 2017
16. St Albans Parks and Open Spaces Management Plan 2015
17. Herts Sport Partnership Strategic-Plan-2017-2021
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20. [Dacorum.gov.uk/sports-facilities-audit-report](http://dacorum.gov.uk/sports-facilities-audit-report)
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24. Guardian News 'Grassroots football in crisis due to bad weather and poor facilities'
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27. Telegraph 'rising costs excessive administration lack referees poor facilities'

EXECUTIVE SUMMARY

This technical report sets out how housing growth of the Local Plan 2018 will be supported through the provision of infrastructure and community facilities namely playing pitches for the main sports of football, rugby, cricket and hockey. This report takes into consideration the prevailing planning policy and guidance from Sport England to assess need. It establishes baseline data to assess deficiencies and surpluses of playing pitches and changes in sports participation. This data has been used alongside population estimates to predict additional playing pitches required throughout St Albans City and District (SADC/the District) and within geographical sub areas.

This report indicates a need for between 38-42 pitches over the local plan period until 2036. It concludes that the greatest need will be for junior football and greatest need for all sports provision within the proposed development at Hemel Hempstead.

This report can be used as evidence of the need for the specific form of playing pitches to inform future masterplanning at areas proposed for development and support and enhance the lives of communities across the District.

Sport	Existing pitches	Future need 2036
Football (grass pitches)	133	+32
Cricket	30	0
Rugby Union/League	44	+6
*Lacrosse, Rounders, Softball	32	N/A
Total Grass	239	277
Football (AGP's)	14	+8
Hockey (AGP's)	4	+2
Total AGP	18	10

Sub-Area	Need for sport pitches	Type
Hemel Hempstead	11	Junior Football & Junior Rugby
St Albans	1	Mini Rugby
Harpenden	3	Junior & Mini Rugby
Park Street	2	Junior Football
London Colney	2	Mini Rugby
Rest of District	19	Junior Football & Junior Rugby

1. PURPOSE OF DOCUMENT

The Council is responsible for planning the provision and protection of open space. Open space is essential for amenity and recreational purposes. This report examines recreational use for formal sport. Outdoor sports facilities are often a focal point of a local community, functioning as a recreational and amenity resource in addition to a formal sports facility. This is particularly true of pitches, which often have a secondary function for amenity use (e.g. walking and kick about area).

Grass pitches are the most provided for formal sport facility, followed by tennis courts and sports halls. This report focuses on outdoor playing pitch provision to provide a general overview of provision across the District in relation to quality, quantity and accessibility. Pitch provision strategy issues are identified. The report is an update of the 2005 Playing Pitches Strategy (Ref 1). The update provides a summary of evidence to establish a baseline position in 2018 and identifies the key issues that need to be addressed. There are important related matters and background evidence in other Local Plan evidence documents, including the 2005 Strategy. This is explained at relevant points in the report.

This report updates evidence that informs future decisions about the need for provision and funding of outdoor sports pitches and facilities in the District in the context of planned development and population/household growth under the Local Plan 2018 to 2036. The evidence will facilitate decisions on the best use of land earmarked for recreational open space and inform an approach to establishing future management arrangements and resources. It will play a vital role in shaping and delivering an agreed approach to future sports pitch provision at the local and wider level. The long term timescale of this strategy means that it provides a clear direction for accommodating future need and changing patterns of use.

Objectives

- To reassess playing pitch need (deficiencies and surpluses in provision over time, by main sports and across the District).
- To provide a strategic approach to playing pitch provision across the District to achieve a network of modern, quality facilities that are accessible to meet the needs of existing residents and future predicted growth in the population.
- To inform new investment in pitch provision and encourage the development of playing pitches of sufficient quality and distribution in the right locations to meet sporting needs.
- To provide good community access to playing pitches that support and enhance the lives of local communities.

2. DEFINITION OF PLAYING PITCHES

The glossary of the National Planning Policy Framework (NPPF) 2018 defines open space as all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. Planning Policy Guidance (PPG) from the Ministry of Housing, communities and Local Government states that open space can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 defines a playing field as the whole of a site which encompasses at least one playing pitch. The 2015 Order defines a playing pitch as 'a delineated area which together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounder's, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo. Sport England (Ref 1) consider that a delineated area is any marked out area of 0.2ha or more.

Outdoor sports facilities encompass a wide ranging category of open space, which includes both natural and artificial surfaces for sport and recreation that are either publicly or privately owned. Examples include playing pitches, athletics tracks, bowling greens and golf courses with the primary purpose of participation in outdoor sports.

Sport England applies its playing fields policy (Ref 4) to all parts of a playing field, not just those that happen to be laid out as pitches and all playing fields regardless of whether they are in public, private or educational ownership and regardless of the nature and level of use.

A playing pitch may have a natural or artificial grass surface. Tennis courts and bowling greens were not included in the prior study and therefore will not be included within this update. It is noted however that both may fall within the definition of a playing field where they form part of an overall playing field site.

British charity Fields in Trust (FIT) (Ref 5) encompass artificial and grass playing pitches within the wider definition of outdoor sport and recreation which also includes bowling greens, tennis courts, athletic tracks, golf courses and other facilities.

This update counts individual grass pitches and/or artificial grass pitches (as a delineated area) as the basic unit of supply.

3. REVIEW OF PLANNING POLICY AND GUIDANCE

This review looks at policy and guidance as a whole, applied to both plan making and decision taking. This is necessary to gain a full understanding of the role of Playing Pitch Strategy evidence.

National Planning Policy Framework (NPPF)

The Government introduced the National Planning Policy framework (NPPF) as 'the framework within which locally prepared plans for housing and other development can be produced' consolidating planning policy statements and replacing planning policy guidance notes such as PPG 17 Planning for Open Space, Sport and Recreation. The NPPF must be taken into account in preparing the development plan (local plan) and is a material consideration in planning decisions.

The NPPF para 92 states that planning policies should '*provide the social, recreational and cultural facilities and services that the community needs*' and should '*plan positively for the provision of open space*'. The NPPF clearly recognises the role of sport and recreation as a fundamental part of sustainable development through 'supporting strong, vibrant and healthy communities with accessible services and open spaces that reflect current and future needs and support well-being'. The protection and provision of opportunities to participate in sport is seen as fundamental to the sustainability and health and well-being of communities. Chapter 8 of the NPPF makes reference to the creation of healthy living environments, promoting health and reduction of inequalities, consideration of strategies for health improvements and opportunities for healthy lifestyles as promoted through the plan making process.

Paragraph 92 of the NPPF states that planning policies should '*guard against the unnecessary loss of valued facilities and services*' and that '*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*' (paragraph 96). Additionally paragraph 97 states that playing fields should not be built on unless one of three criterion met –

- *it has been demonstrated to be surplus;*
- *the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location and/or*
- *the development is for alternative sports and recreational provision the needs for which outweigh the loss.*

Para. 31 states that plan making should use a proportionate evidence base with each authority ensuring that the local plan is based on adequate, up-to-date and relevant evidence. In planning for sport Councils should undertake information gathering through up to date assessments of need, including existing and likely provision and demands, strategy development to guide the provision and policy development. This provision could be included in the infrastructure delivery plan, community infrastructure levy and in site allocations and therefore the Council can plan for the local population and expected future changes over the plan period.

Planning Practice Guidance (PPG)

The PPG adds some more detailed guidance to how authorities should assess open space and recreational need in order to meet the NPPF (REF 6)

Town and Country Planning (Development Management Procedures) (England) Order 2015

This states that a local planning authority shall consult Sport England on development which

- Is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field or
- Is on land which has been
 - Used as playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped or
 - Allocated for use as a playing field in a development plan or in proposals or such a plan or its alteration or replacement or
- Involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface

Government's 2015 Sports Strategy, 'Sporting Future: A New Strategy for an Active Nation' (REF 8)

This strategy is of particular note as it introduced requirement for Sport England as a statutory consultee and highlights the protection afforded to playing fields by the NPPF. It also priorities both informal and formal participation opportunities and the need to provide participation opportunities for both.

Sport England have a list of cases where the Local Council are expected to consult as a statutory consultee:-

- loss of, or loss of use for sport, of any major sports facility;
- proposals which lead to the loss of use for sport of a major body of water;
- creation of a major sports facility;
- creation of a site for one or more playing pitches;
- development which creates opportunities for sport (such as the creation of a body of water bigger than two hectares following sand and gravel extraction);
- artificial lighting of a major outdoor sports facility;
- a residential development of 300 dwellings or more.

Authorities should also consider whether there are planning policy reasons to engage other consultees.

Sport England have further defined terms within the NPPF. '**Prejudice the use**' is considered to mean any development which will adversely affect the use of any part of a playing field and any of its playing pitches. This may include development on the site or on adjacent nearby land. Likewise '**land which has last been used as a playing field**' is considered to mean land which is not currently but has been used as a playing field and remains undeveloped, including where a decision may have been taken to no longer mark out any playing pitch or pitches. Lack of use should not be taken as necessarily indicating an absence of need as retention can meet future potential need. Again '**land which has been allocated as a playing field**' is considered any non-playing

field that is set aside for future as a playing field in a development plan or in proposals.

St Albans City and District Draft Local Plan 2020-2036 (REF 2)

Draft Policy L28: Green space quantity and accessibility standards and new green space provision are set out in the draft Local Plan for a range of type of spaces including pitch provision. This indicates a quantity of 15sqm per person and 300 metres from new housing development for amenity green space which incorporates multi-functional space and pitches. It further states that where possible all green space should be multi-functional and provide for various types of users and should be provided in developments of over 30 dwellings.

The development strategy of the draft Local Plan 2020-2036 introduced 'broad locations for development' (Draft Policy S6) to contribute to meeting the housing, infrastructure and other development needs over the plan period. These areas provide opportunities for significant new open space, and potentially pitch, provision. The broad locations will therefore be used to as the basis of a more localised assessment of provision and future demand.

Harpenden Neighbourhood Plan 2018-2033 (REF 11)

On sport and leisure facilities provision Policy S14 supports, in particular for sports clubs that do not have a permanent venue such as Harpenden Hockey Club and Harpenden Colts Football Clubs. The position of such clubs is relevant to this study.

St Albans City and District Council (SADC) Corporate Plan 2018-2023 (REF 12)

The Council's vision, set out in the 2018/2023 Corporate Plan is of a thriving community, which is a great place to live and work and has a vibrant economy and a cost effective Council. To build a thriving community and a great place SADC are committed to:-

'working with local groups to improve recreation, sport and social opportunities for young people, including those with special needs and promote sporting activities across the District',

'developing cultural, sport, leisure and heritage facilities, supporting the development of local football clubs, improving children's play areas and open spaces' and 'deliver health and wellbeing strategy objectives to reduce obesity and improve mental health and well-being'.

Of relation to playing pitches key projects in the Corporate plan include:-

- Progression of the local plan
- Development of Harpenden leisure and cultural facilities
- Progression of options for an improved St Albans athletics track

St Albans City and District Inclusion Strategy 2017-2020 (REF 13)

This strategy has been produced with the aim of 'an inclusive community where everyone has the opportunity and support to take part in and contribute to community life'. A number of key objectives have been identified:-

- To understand our communities, the needs and concerns of local people, and respond to them
- To involve local people in decision making to ensure an active democracy
- To encourage and empower all local people to become involved in community projects and play an active role in community life

- To ensure access to information and feedback for local people and organisations

Sport and recreation provision is an important contributor to community development and inclusion, particularly in the context of significant population growth and socio-economic change.

St Albans City and District Health and Wellbeing Strategy 2018 – 2021 (REF 14)

Since 1st April 2013 local authorities have been given the responsibility of improving the health and wellbeing of their local populations under the Health and Social care Act 2012. The health and wellbeing partnership is between Council bodies and the voluntary and community sector. Key actions are the promotion of local parks and green spaces as attractive places to take part in physical activity and continued work with leisure contractors and facility providers.

Public Health England St Albans District Health Profile 2017 (REF 15)

The importance of sports development is paramount to the health and well-being of the population of the District. Health deprivation is included within the index for multiple deprivation and whilst SADC is ranked by the Office of National Statistics (ONS) as one of the least deprived authorities, in 2015 three super output areas Batchwood, Sopwell and Cunningham were within the top 40% most deprived areas in England.

Whilst levels of deprivation in the District are low, about 10% (2800) children live in low income families. Life expectancy is 6.6 years lower for men and 5 years lower for women in the most deprived areas. In year 6 13.7% (212) of children were classified as obese, better than average for England. Reducing the inequalities gap is a key focal area for Hertfordshire across the 9 protected characteristics. Local priorities include reducing excess weight in adults, reduced smoking and helping the growing older population maintain their health.

St Albans City and District Council Green Spaces Management Plan 2015-2019 (REF 16)

SADC are responsible for a wide portfolio of Parks and Green Spaces and their management. This plan acknowledges the contribution that green spaces make to the quality of life for residents and visitors on physical and mental health, child development, as meeting spaces and sense of place for communities. There are a number of action plans setting out the management, maintenance and development framework for parks including Rothamsted, Verulamium and Victoria that contain sports pitches. Of note is the potential redevelopment of the running track sited adjacent to Westminster Lodge leisure centre at Verulamium Park and the land constraints at Rothamsted Park inhibiting further sport pitch development.

Herts Sports Partnership (REF 17)

The Herts Sports Partnership is one of 45 county sports partnerships in the UK formed in January 2004. Their vision as from the Corporate Plan 2017-2021 is of more people, more active, more often through strategic objectives of

- Increased participation in sport and physical activity
- Improving health and wellbeing by reducing inactivity
- Demonstrating the economic and social value of sport and physical activity
- Strengthening the local delivery infrastructure

- Making partnership fit for the future

Of relevance to this updated strategy is the improvement of access to school and community facilities for the delivery of community sport under the objective of strengthening local infrastructure.

Hertfordshire FA Local Football Partnership 2002 (REF 18)

The Hertfordshire FA 2018/2019 handbook provides guidance on grass pitch sizes and artificial grass pitches to include design, materials and scale of adult pitches, youth pitches and mini-soccer pitches.

4. REVIEW OF PREVIOUS STUDIES

In 2005 the Council commissioned consultancy PMP to prepare inter-linked greenspace related strategies to include a Playing Pitch Strategy (REF 1). The key objectives were to analyse existing provision and assist Council in meeting requirements for playing pitches. The geographical spread of provision, the need for pitches and potential improvements to facilities were examined. This Strategy was based on policy and guidance that has since been updated.

On conclusion there were 268 playing pitches within the District of which 67% were full sized adult provision and 48% secured for community use of which the Council owned the majority. The Parish/Town Councils were the second largest owner, with 28% of all community use pitches. The Study demonstrated that overall needs were met, but that there were some deficiencies in youth provision. The quality of provision was also of some concern. Issues identified were limited all weather pitch provision, poor quality changing facilities, vandalism, poor drainage, un-level surfaces and resultant cancellations. This Study took account of estimated population growth and projected need to 2013. This Update is therefore needed to examine the impact of estimated population growth and household changes projected by the draft Local Plan 2018.

5. SPORT ENGLAND GUIDANCE

Sport England's main aim (REF 4) is to help places maximise opportunities for sport and physical activity for all, enabling the active to be more so and the inactive to become active. Supporting aims are to protect the right opportunities in the right places, to enhance opportunities through better use of existing provision and to provide new opportunities to meet the needs of current and future generations. Central to these objectives is an assessment of needs and developing a 'Playing Pitch Strategy'. The application of the PPS methodology to evidence studies will satisfy para 96 of the NPPF to base policies on robust and up-to-date assessments of the needs for open space, sport and recreation facilities and opportunities for new provision.

This assessment ought to include an audit of facilities (quantity and quality of provision), data on capacity and usage, and projections of fitness for purpose. Sport

England have developed guidance and tools to assist policy and decision makers in assessments of need for facilities and playing pitches which cover indoor and outdoor provision. These include:-

- Playing Pitch Strategy (PPS) Guidance (REF 21)
- Active Places Power database (REF 19)
- Sports facility calculator (SFC) (indoor) (REF 21)
- Facilities planning model (FPM) (indoor) (REF 21)

Sport England Playing Pitch Strategy Guidance 2013 (REF 21)

This guidance was developed in partnership with Sport England and the pitch sport national governing bodies outlining a 10 step approach to develop and deliver a PPS. This replaces the process outlined in 'Towards a level playing field' 2003 utilised by the previous SADC strategy 2005.



Figure 1 Developing and Delivery a Playing Pitch Strategy

Undertaking and applying needs assessments for sports facilities July 2014

This guide provides a step to step approach to undertake an assessment of needs. It can be equated to the first three stages of the ten step approach as listed below:-

Stage A – Prepare and tailor the approach.

This includes setting out the purpose and objectives with clear outcomes such as informing and implementing policy alongside any vision for the area. Planning policy and various strategies are important for setting the strategic planning context for sport and local and sporting context of the geographical scope of the study. The methodology utilised in this Study is streamlined to the resources available and makes best use of the still relevant detailed aspects of the previous 2005/6 research.

This Study is concerned only with playing pitches; and does not consider indoor facilities except where they relate to a support pitches.

Stage B – Gathering information supply and demand.

This is done through examining:

Supply – An audit of the quantity, quality, accessibility and availability of facilities supply. The quantity may be established through information on Sport England active places power website (see below) which gathers information on provision. Quantity of facilities should also include any planned new facilities, forthcoming closures and closed facilities. The quality audit should include the size and condition of the facility and its fitness for purpose. Accessibility includes provision within neighbouring Councils in proximity to boundary and catchments areas and ownership and management of the facility for example if it is in public use.

Demand – demand information includes the demographic and socio-economic profile of the study area including population trends and projections to forecast demand for pitches and to calculate team generation rates. There may also be local or sport specific priorities that may generate new demands.

Balance of demand and supply - By looking at the current relationship between supply and demand (including geographically) it will be possible to indicate the extent and location of any existing unmet demand.

Stage C – Assessment

This is an analysis of the quantity, quality, and accessibility, availability of facilities to identify surpluses or deficiencies, now and in the future.

Developing strategy

The needs assessment and evidence base can then be used to develop a strategy to inform policy, infrastructure delivery plans and developer funding allocation and coordinate activities within the Council and wider stakeholder groups.

Policy development

Sport England advocate a positive approach to provision of sports facilities that recognises the contribution of spatial planning and protects facilities from loss. Sport England would seek inclusion of pitch provision in new developments and neighbourhood plans, promoting good design integrated with an overall greenspace network.

Active Places Power

Active Places Power (REF 19) is a tool providing a national sport database holding information on sports facilities and clubs throughout England.

6. FIELDS IN TRUST GUIDANCE

Fields in Trust (FIT) is the established charity / special interest body (formerly known as the National Playing Fields Association - NPPA) responsible for the well-known advisory Six Acre Standard. FIT provides benchmarks to assist the development of local standards and similar to Sport England they conclude that quality, quantity and accessibility work together to reflect need.

FIT lists key principles including varying local needs according to socio-demographics; good quality planning and design, effective management; improving and enhancing accessibility and quality of facilities and the value of open spaces for the wider environment. Place-making, inclusive communities, multi-functionality, connectivity and landscaping are also advocated.

FIT's 2015 guidance (REF 5) acknowledges sustainability, neighbourhood planning and the role of developer funding in provision and notes a growing trend for individual participation sport. FIT detail design requirements and operational benchmarks for a range of different playing pitches for formal outdoor space of 1.2 ha per 1000 population and a walking distance of 1,200m walking distance (approx. 15 minutes) from housing (see figure 2 below). FIT recommend standards for provision of Multi-Use Games Areas (MUGAs) dependent of the scale of development. Overall benchmarks provide a starting point for determining local standards of provision, accessibility and quality.

In 2014 FIT undertook an online survey of 119 English and Welsh local authorities practises which indicated a median level of provision was 1.2ha per 1000 population which is comparable to FIT recommendations of 2008 and a median accessibility standard of 1,200m from dwellings, also on par with the FIT benchmark.

Table 1 Recommended Minimal Sizes Formal Outdoor Spaces

Open space typology	Minimum size		Minimum dimensions
Playing pitches	Football Adult	0.74ha	106m x 70m
	Mini U7/8	0.14ha	43m x 33m
	Mini U9/10	0.25ha	60m x 42m
	Rugby Union	0.7ha	100m x 70m
	Hockey	0.3ha	65m x 48m
	Lacrosse	0.66ha	100m x 60m
	Cricket	1.43ha	111.56 x 128.04m

7. METHODOLOGY

The previous study; SADC Playing Pitch Strategy 2005, was produced using the Playing Pitch Methodology (PPM) outlined in 'Towards a Level Playing Field: A Manual for the Production of a Playing Pitch Strategy' 2003. This methodology was an earlier version of the current recommended PPS (see above). The key differences between the guidance used in 2005 and the review of 2013 are:-

- The 2013 update derives the amount of play that a site can accommodate by reflecting differing carrying capacities, whilst the previous study assumed all pitches were able to undertake a standard two games per week. Natural grass pitches are calculated into match equivalent sessions per week, cricket pitches are calculated per season and artificial pitches are calculated through hours of use at peak periods.
- Whereas mini teams were previously excluded from the 2005 study these will be included as per guidance within the 2013 PPM update.
- The 2013 also allows for separation of need into matches undertaken, training and causal or other demand. This is hard to quantify given levels of informal play, where pitches may not be cordoned off in the case of grass pitches, but not as relevant to AGPs. The update also reflects need for educational pitches for external use by the community. For straightforwardness this update reflects matches only.
- Quality scoring, ancillary score and rating.

The PPS, then and currently measures need at peak times in terms of teams requiring pitches and then compares this with pitches available. This approach also set out the concepts of 'team equivalents', team generation rates and refined quantitative audits of pitches based on availability/accessibility, quality and carrying capacity. The previous study involved questionnaires and interviews with clubs, schools to gather quantitative information. The previous study also included numerical stages which assessed the carrying capacity of the pitches and developed issues and solutions.

The current report relies on the 2005 study's detailed investigation of sports clubs, teams and participation rates as a baseline. It does not incorporate any additional questionnaires or interviews with sports clubs. All the evidence is updated with information from the Councils Community Services Department and a range of online sources.

The methodology used within this update is based on the current PPS guidance from Sport England and comprises the following stages:

1. Prepare and tailor the approach

- Project plan based on PPS stages and tailored to make best use of the previous survey undertaken
- Policy review and review of relevant strategies of the study and wider area

- Establish objectives
- Establish profile of district demography and socio-economic profile currently and projected over the study period to 2036 (based on Local Plan period)

2. Gather supply information

- Quantity through Sport England Active Places database and SADC internal information
- Quality including the size, condition and fitness for purpose through 2005 Study baseline, desktop study and SADC internal information
- Quantity/accessibility audit of relevant neighbouring Councils sport pitch provision studies (focus on East Hemel Hempstead, because subject to cross / near administrative boundary development)
- Availability to include ownership and management
- Proposals and closures

3. Gather demand information

- Identifying clubs and teams
- Apply participation rates
- Estimate pitch demand using PPM
- Assess relevant use of educational sites
- Assess demand indicators from SADC internal information
- Assess Key trends (general and local) from published sources and literature and SADC internal information

4. Understand the current provision

- Deficiency/surplus comparison with previous study

5. Develop the current and future (2036) pictures of provision

- Estimate 2036 population and age structure (pyramid) from ONS population 2016 pyramid
- Apply Team generation Rates and PPM to population estimates
- Apply district wide and within sub-areas across the district
- Use Team generation rates on projected estimated population growth to identify additional playing pitches required
- Incorporate trends and predicted changes in sports

6. Identify the key findings and issues

- Main characteristics of existing and future supply and demand
- Future deficiencies and surpluses
- Joint community use options
- Accessibility conclusions
- Quality conclusions
- Translate evidence base and assessment of needs to support Local Plan 2036 proposals and outline of future detailed approach to provision including funding and management plans

8. PROFILE OF ST ALBANS CITY AND DISTRICT

District context

St Albans lies within Hertfordshire and is part of the South West Joint Strategic Plan area which covers the administrative areas of SADC, Dacorum, Hertsmere, Three Rivers and Watford. The District is made up of three main urban settlements classified as towns under the Draft Local Plan 2020-2036 to include St Albans, Harpenden and London Colney. A fourth town Hemel Hempstead is relevant as expansion into the District is planned. It also comprises seven large villages of Bricket Wood, Chiswell Green, How Wood, Park Street and Frogmore, Redbourn, Wheathampstead and planned village of Park Street garden village. There are also nine green belt settlements which are sizeable settlements within the District. SADC' PPS2005 divided the district into the following subareas: - Redbourn, East Harpenden and Wheathampstead, West Harpenden, Sandridge, Central, Colney heath, London Colney, Park Street and St Stephens. Central included the wards of St Peters, Clarence, Ashley, Batchwood, Verulam, Sopwell and Cunningham. A similar sub area approach is employed for this study (see details below).

Demographic analysis

The population of St Albans City and District Council area based on ONS 2016 Mid-Year Estimates 148,800 persons. The future population level is planned to be 173,162. This is an SADC internal estimate based on the level of housing growth over the plan period to 2036, which is results in 76,369 households based on a 2.26 person household. This compares to ONS projections of 2014 which indicate a population of 162,100 in 2036 equivalent to 71,848 households.

Table 2 Population and Household Estimate (SADC internal)

SADC Local Plan 2018 Population and Household Estimates		Pre-Plan Period		Plan Period					
Year	2018	2019	2020	2026	2027	2028	2029	2030	2036
Population (ONS 2016-based projections)	148,800	149,900	150,900	156,200	156,800	157,400	158,000	158,600	162,100
Households (ONS 2014-based projections)	60,383	61,063	61,719	65,565	66,197	66,827	67,462	68,097	71,848
Additional households p/yr (ONS)		680	656	642	632	630	635	635	622
Additional p/yr (SADC Local Plan Trajectory)		469	513	1223	1307	1264	1276	1191	786

Add est. by SADC		-211	-143	581	675	634	641	556	164
Pop per household (ONS)	2.46	2.45	2.44	2.38	2.37	2.36	2.34	2.33	2.26
Population (SADC)		149,955	150,641	157,888	160,160	162,234	164,325	166,188	173,162
Households (SADC)		60,852	61,365	65,920	67,227	68,491	69,767	70,958	76,369

Table 3 details the projected population by age group for 2036 as proportional to the ONS population structure figures of 2018. The percentage proportions of the population pyramid will be used later in the study to calculate team generation rates.

Table 3 Population pyramid based on SADC 2036 estimates

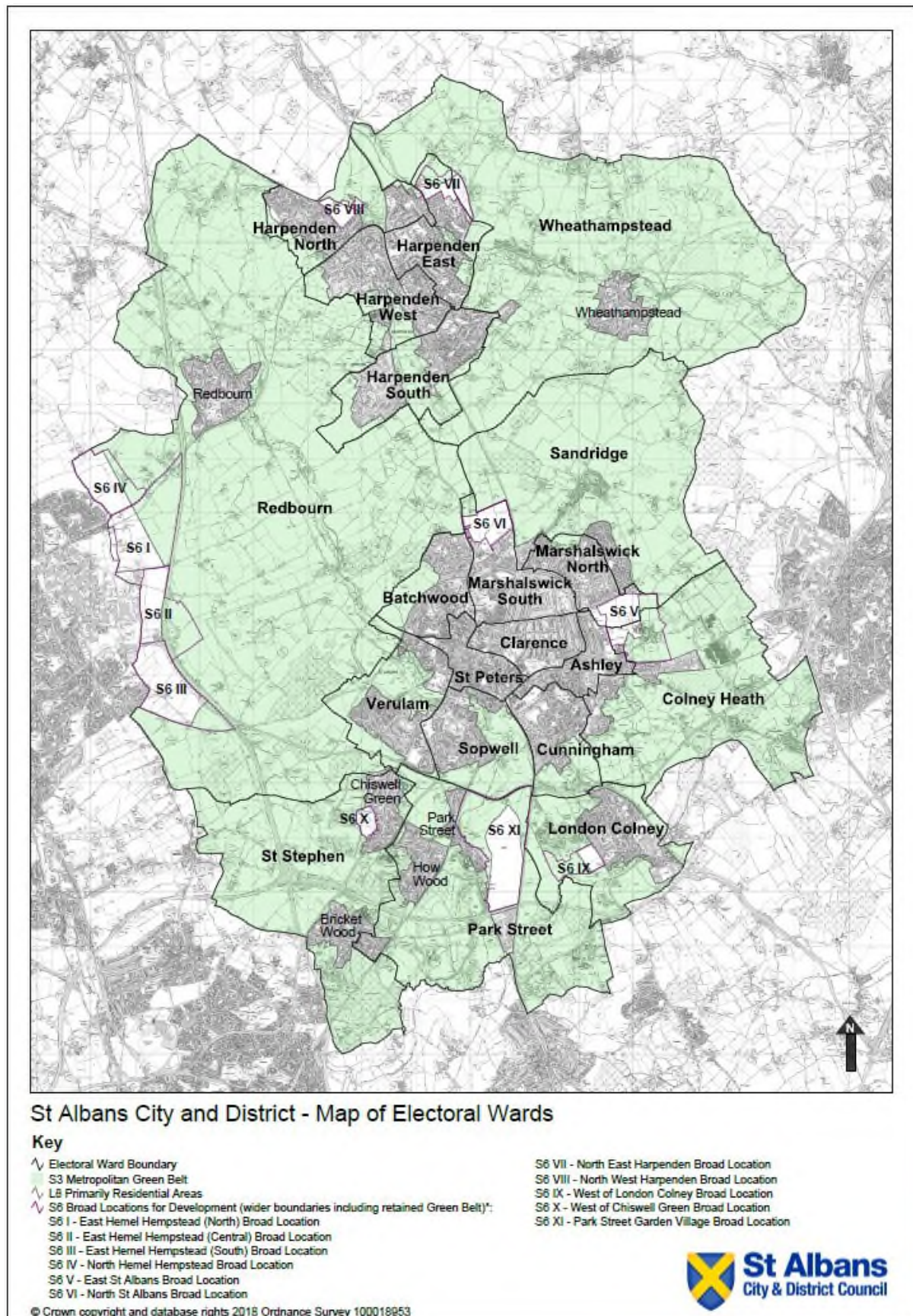
Age bracket	2018 Population (ONS based 1000's)	2036 Population (ONS 2016 based projections 1000's)	% of total population	SADC projected population 2036
0-4	10.10	9.70	6	10,389
5-9	11.1	10.70	6.6	11,428
10-14	9.6	11.10	6.9	11,948
15-19	8.10	9.40	5.8	10,043
20-24	5.90	5.60	3.4	5,887
25-29	8.00	7.70	4.8	8,311
30-34	9.00	8.10	5	8,658
35-39	11.10	10.50	6.5	11,255
40-44	11.90	11.90	7.4	12,814
45-49	11.30	12.10	7.5	12,987
50-54	10.60	11.60	7.2	12,467
55-59	8.60	10.20	6.3	10,909
60-64	7.20	9.40	5.8	10,043
65-69	7.10	8.50	5.2	9,004
70-74	5.70	7.40	4.6	7,965
75-79	4.40	5.60	3.5	6,060
80-84	3.50	4.90	3	5,195
85-89	2.30	3.90	2.4	4,156
90.00	1.40	2.50	1.6	2,771
Total	147.00	161.00	100	173,162

Policy S2 of the draft Local Plan 2020-2036 states that ‘all category 1 settlements (which include St Albans, Harpenden, London Colney, and Hemel Hempstead) and Chiswell Green will be expanded at ‘Broad Locations for development’. In addition there is a proposed new settlement, ‘Park Street Garden Village’. Table 1 sets out the estimated distribution of additional dwellings at each of the main areas of growth shown in relation to electoral wards within Table 4 below.

Table 4 Area based estimates of dwellings

Location	Estimated number of dwellings
East Hemel Hempstead Includes Broad Locations at: East Hemel Hempstead (North) [East Hemel Hempstead (South) [North Hemel Hempstead and Spencer’s Park Phase 2	4490 28% of total (1600 east HH North; 2195 East HH South; 575 North HH; 120 Spencer’s Parkphase 2
St Albans (Includes Broad Locations at East St Albans and North St Albans	5249 (1248 East Broad location; 1000 Broad location North; 361 City Centre; 2640 resultant) 9 wards
Harpenden (Includes Broad Locations at North East Harpenden and North West Harpenden	2584 (760 NE Broad Location; 580 NW Broad location; 1244 resultant) 4 wards
Park Street Garden Village	1670
London Colney ward (Includes Broad Location at West of London Colney and Land at Harperbury Hospital site	864 (440 West Broad location; 206 Harperbury hospital, resultant 218)
Chiswell Green (Includes Broad Location at West of Chiswell Green Broad	423 (365 broad location west of Chiswell green, 58 resultant)
Bricket Wood (Includes sites at: HSBC Training Centre [], Building Research Establishment and Smug Oak Green Business Centre	323 (138 HSBC training centre, 100 BRE, 48 Smug Oak Green Business Centre, 37 resultant)
Rest of district	714 (redbourn ward 160, wheathampstead ward 130, How Wood 23, colney Heath ward 170, Sandridge ward 126, Park Street ward 82, St Stephen ward 23)
Windfall estimate	3790 – locations unidentified

Figure 2 Map of Electoral Wards



A number of general observations from the demographic analysis are relevant to the study:

- The District has an established and growing older population. Almost a quarter of the households within the district are aged 65 and over. The SADC average life expectancy in 2014-2016 was 82 which largely reflects the UK average of 82 years for males and 86 for females. The aging factors of the core population will be a significant driver in the type of sports facilities for which there will be most demand. It is likely that demand will be high for informal activities as walking. Understanding how older persons can be encourage and supported to be more active is key at improving health at a local level. The level of participation for mid-life and older persons is of note. Those aged 65 years and older are twice as likely not to take part in sport (68.7%) as those aged 16-25 (33.5%).
- Within the District SADC there are higher proportions of older persons in areas of Wheathampstead, Verulam and Redbourn.
- Households with one or more dependent children based on the ONS population projections are set to rise from 20,748 to 23,995 by 2036 over the plan period. At present these households make up 29% of the total households whilst they are set to increase to 33% of all households in 2036. The population projection models indicate that couples with no dependent children will make up the majority of households followed by households with two dependent children at the end of the plan period. This is likely to increase need for youth sport facilities.
- 20% resident population 2017 non-UK born. 88% of the population is white and of the ethnic minority groups the biggest is Asian (8%). (SADC AMR 2016/2017). This may be relevant to preferences for some types of sport provision.
- SADC has an above average economically active and in employment population profile and above average earnings and greater percentage of persons within managerial, director and senior official positions. Average weekly income of residents within the district are £785 per week (SADC AMR 2016/2017). This makes it likely that expectations about the level and quality of sports provision are likely to be high and disposable income to support participation is also relatively high. However high income residents may also be 'time poor' and this could influence the level and type of sports participation.
- Car ownership is high with 43% households owning one car and 44% owning two or more. The relatively high level of personal mobility supports access to specialist sport facilities with longer travel distances. This can include special youth provision. However public transport remains important for increasing the accessibility of facilities and services across the District.

SADC Investment Programme for Sport and Culture

SADC has identified issues affecting existing sports facilities and operations to include ageing facilities, limited capital investment, fragmented maintenance, absence of co-ordinated objectives and visions and limited engagement with the Community (REF 22). The Council has therefore embarked on a major capital investment programme with three new leisure centres completed in the District since 2012; at Verulamium, Batchwood and Cotlandswick. Leisure centres provide primarily for indoor sport, but are often associated facilities that support outdoor sport, as described below.

Westminster Lodge in Verulamium Park was completed 2012 to include a range of indoor provision with future potential redevelopment of the associated outdoor athletics track.

Batchwood Sports Centre and a Lawn Tennis Association Tennis Centre opened in 2014 containing six indoor and three outdoor tennis courts, judo dojo, 48 station gym, squash courts and strength and conditioning suite with golf course and bowls green also on site.

Cotlandswick Leisure Centre in London Colney was opened in June 2015 to include 60 station gym, exercise studio, children's play area and seven 5-a-side & one 7-a-side 4G football pitches.

Refurbishment is a corporate priority for Harpenden Pool and Sports centre. The Swimming Pool built in 2001, lies 100m from Harpenden Sports Centre and the current split site model is inefficient. There is opportunity to consolidate and create one facility. The ambition is for one modern integrated leisure centre for a variety of sports and activities to contain swimming pool, learner pool, new gym, sports hall and café.

New Leisure Centre and Arts and Cultural Centre in Harpenden represents significant investment in Harpenden and the north of the District. The project has been informed by community consultation and revisions directly incorporated into the concept designs. Travel plans and traffic impacts assessments have sought to minimize the use of private vehicles. Learner pool has increased in size with moveable floor to satisfy future need.

Rothamsted Park, Harpenden comprises a 3G AstroTurf pitch adjacent to the Rothamsted Research Centre. SADC Green Space Action Plan 2017-2022 for Rothamsted Park indicates that the topography of the park prevents an increase in the number of pitches.

Other relevant facilities development

In 2012/13 St Albans City Youth FC developed a grass pitch complex at Highfield, St Albans.

In 2014/15 Oakland College St Albans redeveloped part of their Hatfield Road site to include indoor and outdoor sports facilities, including two AGP pitches; to be used

primarily for hockey. In 2015 Beaumont School, St Albans developed a new sports hall complex complete with new sports fields, all weather pitch and multi-games area.

In 2015 Roundwood Park School, Harpenden developed a new full size AGP sports pitch. This has supported Harpenden Colts (Youth) FC development.

In the same year planning permission was granted for residential development at the former Harperbury Hospital, St Albans. This will affect playing pitches where St Albans Rangers (youth football) train and play.

FINAL DRAFT

9. SUPPLY

This section outlines the current situation in the District in terms of pitch provision for football, cricket, rugby and hockey. Supply figures were derived from Active Places Power database (REF 19) and SADC data from 1Life (SADC's leisure management provider) and grounds maintenance contractors John O'Conner. The overall supply is analysed taking into account quantity, ownership (as an indicator of availability) and location (as an indicator of accessibility).

There are 354 playing pitches of which 21 are artificial grass. Junior and mini football and rugby account for 102 of these pitches. Football accounts for 198 of all pitches provided, cricket 35 pitches and rugby 56. This reflects the relative popularity of these three sports. The majority of pitches that are in community ownership are grass pitches for soccer. See Table 5 below and full details within Appendix A. Table 5 below further elaborates on ownership of grass and artificial pitches for each of the main sports of football, cricket, hockey and rugby. 118 or 33% of all pitches are in local authority (including Parish) control, 198 or 56% in educational control, 24 or 6.5% in private/voluntary sport club control and held by community organisation or other control.

SADC owns and operates (in partnership with John O'Conner (Grounds Maintenance) Ltd) a number of indoor and outdoor sporting facilities including playing pitches and associated facilities at Clarence Park, Cunningham open space, Fox Croft open space, William Bird, Marlborough club open space, Cotlandswick and Verulamium Park. Parish Councils of Sandridge, St Stephen, Colney Heath, Redbourn, Wheathampstead, London Colney and the Town Council of Harpenden are also responsible for the management and maintenance of a number of sporting/playing pitch facilities.

Not all pitches offer the same level of access to the community. Ownership or management influences actual availability for community use. Sport England state that pitches available for community use are those which are available for hire, or leased to the community and currently in use by community teams, for example an educational pitch or a company sports ground. Appendix A sets out those pitches available for community use highlighting AGP's.

The Active Places database (REF 19) states 257 or 73% of pitches are available for public access (See table 1 summarising Appendix A) in comparison with the previous study which reported that 48% of the total pitches in 2005 were secured community pitches (see Table 5 below). This difference may be accounted for by extensions to opening hours and days of use since the previous study in 2005 and the increased availability, and thus changed categorisation, of educational related provision.

The ratio of pitches per 1000 adults within the District as based on the current population of 148,800 (ONS 2016 Mid-Year Estimate) is 2.3 pitches per 1000 population. However the supply of public pitches is 1.6 pitches per 1000 population

Table 5 Total Private and Public Pitches

Grass Pitches		
Type	Private	Public Access
Cricket	5	30
Full sized Football	16	73
Hockey	2	0
Junior Football	11	34
Junior Rugby Union	2	4
Lacrosse	2	4
Mini Rugby	0	8
Mini Soccer	17	26
Rounders	25	26
Senior Rugby League	2	0
Senior Rugby Union	8	32
Softball	4	2
Total	94	239
Artificial Pitches		
Type	Private	Public access
Sand Dressed	1	0
Sand Filled	2	4
Rubber crumb pile	0	14
Total	3	18
Type	Private	Public Access
Total Pitches	97	257

Table 6 Pitch Supply by Ownership

Facility Type	Sub Facility Type	Commercial	Education	Local Authority	Sport Club	Community Organisation	Other	Total
Artificial Grass Pitch	Rubber crumb pile (3G)	0	2	12	0	0	0	14
Artificial Grass Pitch	Sand Dressed	0	1	0	0	0	0	1
Artificial Grass Pitch	Sand Filled	0	4	1	0	1	0	6
Grass Pitches	Cricket	1	18	14	2	0	0	35

Grass Pitches	Full sized Football	3	33	52	0	1	0	89
Grass Pitches	Hockey	0	2	0	0	0	0	2
Grass Pitches	Junior Football	0	21	20	0	2	2	45
Grass Pitches	Junior Rugby Union	0	6	0	0	0	0	6
Grass Pitches	Lacrosse	0	6	0	0	0	0	6
Grass Pitches	Mini Rugby	7	0	1	0	0	0	8
Grass Pitches	Mini Soccer	0	23	12	0	8	0	43
Grass Pitches	Rounders	0	51	0	0	0	0	51
Grass Pitches	Senior Rugby League	0	2	0	0	0	0	2
Grass Pitches	Senior Rugby Union	5	23	6	6	0	0	40
Grass Pitches	Softball	0	6	0	0	0	0	6
Total		16	198	118	8	12	2	354

In total 97 pitches (both grass and artificial) are not in public/community use and so are removed from the supply analysis. Of the pitches registered as private the majority are associated with educational facilities, but with no joint community use. It is clear that educational facilities place great value on sports pitches, as can be seen from investment in school pitches over recent years. This can help children to adopt an active lifestyle through curricular and extra-curricular activity and sustain this lifestyle beyond the school gates. This is an important background factor in considering future pitch needs and joint use provision opportunities.

Table 7 below indicates the supply of playing pitches for community use within sub-areas of the District, related to the emerging Broad Locations for development in the Local Plan 2018 (Figure 2). These figures indicate the supply of grass and AGP pitches for the main sports of football, rugby, cricket and hockey whilst the figures in brackets indicate total pitches to account for rounders, softball and lacrosse.

Table 7 Private and Public Supply of Pitches by Sub Area Taking Account of Broad Locations for Development (Local Plan 2018)

Location	Existing supply Public and private	Public/community use
East of Hemel Hempstead (Includes Broad Locations at: East Hemel Hempstead (North) , East Hemel Hempstead (South) , North Hemel Hempstead and Spencer's Park Phase 2)	0	0
St Albans (Includes Broad Locations at East St Albans and North St Albans)	147	(92) 78
Harpenden (Includes Broad Locations at North East Harpenden and North West Harpenden)	57	(56) 38
Park Street Garden Village (proposed new village) *Part of St Stephens Parish	0	6
London Colney ward (Includes Broad Location at West of London Colney and Land at Harperbury Hospital site)	26	24
Chiswell Green (Includes Broad Location at West of Chiswell Green Broad) *Part of St Stephens ward	0	0
Bricket Wood (Includes development sites at: HSBC Training Centre , Building Research Establishment and Smug Oak Green Business Centre) *Part of St Stephens ward	0	0
Rest of district Redbourn ward, Wheathampstead ward, How Wood, Colney Heath ward, Sandridge ward, St Stephen ward	124	79
Total	354	(257) 225

The majority of the pitch stock was created in the 1970's in line with the wave of the first indoor sports centres in the UK in the late 1960's and new approaches to health and fitness. Due to the history of the area some stock was constructed prior to 1900's; such as Harpenden Cricket Club, Harpenden Town Football Club, Redbourn Cricket Club, St Albans City Football Club and St Georges School. Table 8 sets out a number of facilities which have been closed since the prior study in 2005/6.

Table 8 Closed Facilities since Previous Study

Site Name	Address	Pitch Type	Date closed
Bricket Wood Sports centre	Smug Oak Lane, Bricket Wood	Full sized football	2010
Cotlandswick Playing field	London Colney	Full sized football	2013
Harperbury hospital	Harper Lane, Shenley, Radlett	Junior and Full sized football	2015
King Harry Playing Fields	Abbey Gateway	Full sized and Junior football	2012
The Wick	Marshalswick Lane	Junior Football	2013
Toulmin Drive	St Albans	Cricket	2018

As previously mentioned SADC undertook a major investment in leisure at Verulamium, Batchwood and Cotlandswick. Relevant facilities are incorporated into the audit and analysis.

Neighbouring Council's facilities

Local planning authorities should have regard to the duty to cooperate on issues that cross administrative boundaries. Given the local community nature of much sporting activity and mobility issues it would not be usual for cross boundary use of sporting pitches in either direction to occur, except where there are marked deficiencies in provision, particular strengths or preferences. Generally there are no known cross boundary issues for the District at present. However in respect of future development and population growth this report examines the cross boundary issues in respect of the neighbouring authority of Dacorum. The District has a significant spatial relationship with Hemel Hempstead, due to the proposed growth at east and north Hemel Hempstead, which is an expansion of the town into the District (Local Plan 2018).

Dacorum Borough Council

Active Places (REF 19) evidence indicates that there are 401 artificial and grass pitches in Dacorum. Full sized football pitches make up the majority of this number. 17 of these are artificial pitches. The majority of the provision lies within Hemel Hempstead and Kings Langley. Dacorum Sports Facility Audit 2012 (REF 20) indicated that there was a deficit in existing supply of synthetic turf pitches. As a result, in looking at future provision for the growth of Hemel Hempstead within St Albans City and District, this study concentrates on new pitch needs generated by the new development areas and the opportunity to improve AGP provision.

10. DEMAND

This section uses the supply information gathered to analyse the adequacy of the current provision and to assess future need (potential deficiency or over provision), taking into account demand (identified through Team Generation Rates TGRs) and capacity of existing pitches.

Demand for pitches is calculated by applying the TGR to the population in each of the relevant age groups to assess whether there is likely to be enough provision to meet current and future demand. The Local Plan 2018 has been used as a basis for estimating future population figures for the District, which have been disaggregated into sub areas (see section above). TGR's have been applied to each of the sub areas (as defined in Figure 2 and Table 7) to assess any spatial differences within the District.

Participation

Table 9 below sets out sports participation rates across the district in comparison with neighbouring Councils, Hertfordshire County and national trends.

Table 9 Participation Rates

Local Authority Area	Participation (once per week)	Participation (three per week)
St Albans	36%	22%
Watford	37%	22%
Dacorum	41%	20%
Hertsmere	35%	20.5%
Three Rivers	38%	23%
Hertfordshire	38%	22%
National	35%	22%

Active Places data (REF 19) indicates that 22% of persons in St Albans participate in at least 30 minutes of sport and recreation three times per week and 36% of persons participate in sport once a week in 2010/2012, which is comparable to the national average and surrounding areas.

National data from Sport England (REF 4) indicates that between 2016-2017, 61.8% of people in England aged 16 years and over were active. This means that they did 150 or more minutes of sport per week at moderate intensity. This is not all formal sport with facility or pitch requirements. Walking remains the most popular activity for leisure and is increasing as a mode of travel. Older persons are getting more active, with most choosing the outdoors including hill walking, and mountain walking.

Teams and Clubs

The following tables indicate the number of clubs within each of the four main pitch sports, but unlike the previous study the number of adult teams has not been separated into the number of male and female teams. The previous study also excluded mini teams which may have had implications on Team Generation Rates, given the large proportion of these groups within the total teams. The 2013 PPM updates to include mini teams, which this study will reflect.

Table 10 Football Clubs and Teams

	Clubs	Adult teams	Junior	Mini
Total	54	63	212	53

Table 11 Cricket Clubs and Teams

	Clubs	Adult teams	Junior	Mini
Total	19	58	58	0

Table 12 Rugby Football Union and League Clubs and Teams

	Clubs	Adult teams	Junior	Mini
Total	5	25	19	25

Table 13 Hockey Clubs and Teams

	Clubs	Adult teams	Junior	Mini
Total	2	31	31	0

Analysis is based on the best available current information from a range of sources. It builds on the detailed survey information on teams and clubs contained within the 2005 study, using information on the internet, such as lists on the non-governing bodies for sport websites, for verification. There may be omissions due to a range of factors and small team's non-affiliations with sporting bodies.

Football is the main pitch sport. Of note (see Table 10) is the marked change in adult football teams since the previous study (down from 121 teams to 64) which indicates declining popularity in comparison with junior teams, which have risen in number from 113 to 212 teams. Sunday league football reports a reduction in adult participation. Recent national research indicates that in England the number of adults playing football has gone down from 2.02m to 1.8m since 2005 (REF 23).

The Hertfordshire County Football Association is the primary organisation responsible for development of football. They state one of their key focus areas as continuing to develop the local infrastructure including facilities, leagues, clubs and workforce. Headline statistics and general feedback from the grassroots football

survey 2018 (REF 26) indicate only 35% of participants find it easy to access an AGP. This would indicate that different types of football participation have developed (e.g. small side games and informal or commercially organised leagues) creating a need for higher quality / all-weather facilities. Participation of all groups except adult males is still expected to increase.

St Albans City FC's ground, Clarence Park Stadium, is a public recreation ground, and is available for public hire outside of designated matches, training and maintenance times. The stadium is suitable for playing football and as a practice and training ground. However it has limited capacity and the Club is seeking relocation from this constrained site to provide greater community use opportunities.

Grass pitch capacity

The amount of play a pitch can accommodate and how much play takes place needs to be established. How much play takes place at a site is derived from matches, training and any other use.

The PPM assumes that on natural grass pitches for football, rugby and cricket one match equals one equivalent session and the previous study assumed that all football and rugby teams play a home match every fortnight (a pitch capacity figure of 0.5). However for cricket teams it is assumed that many teams play home matches more than every fortnight (i.e. mid-week matches), hence the pitch capacity figure of 0.7.

The PPM converts the amount of play on differing pitches into comparable units. Natural grass pitches for football, rugby union and league are calculated into match equivalent sessions per week. The comparable unit of cricket is match equivalent sessions per season. Hockey pitches have been excluded from this calculation as grass pitches are in very limited use and the main pitches are sand filled AGP. AGP pitches are considered separately.

The 2005 study assumed a carrying capacity of standard two games per week i.e. the number of games that pitches are adequately able to sustain per week without their quality deteriorating and their use being adversely affected and this is continued in this update.

The PPM includes a standard carrying capacity for mini football of 4 matches per week which this update will now include. It is thought appropriate to record the use as a quarter (0.25) of a match equivalent session per week as mini teams would encompass half a standard pitch.

The analysis of football and rugby has been subdivided into adult and junior football whereas there has not been the same subdivision of junior and adult cricket, as teams play on pitches of similar dimensions hence the same figure for 'home games per week'.

PPM establishes temporal demand by identifying teams and calculating games to define how many pitches are currently used and therefore establishing availability.

Temporal demand has been based on the previous study determined by a combination of questionnaire responses, telephone interviews and discussions with leagues. This update assumes similar temporal demand to the previous study and where mini teams have now been included similar demand to junior teams is assumed.

Table 14 below indicates the PPM calculations undertaken to determine the current surplus/deficit of grass pitches across the District. Stage 2 and Stage 4 assumes a similar number of home games per week and temporal demand as the previous study. Artificial pitch provision is considered separately.

Table 14 PPM Calculation 2018

		Football	Cricke t	Rug by
Stage 1 Identifying teams	Adult	63	58	25
	Junior	212	58	19
	Mini	53	0	25
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1 Teams x S2 Games per week)	Adult	32	40.6	12.5
	Junior	106	40.6	9.5
	Mini	13.25	-	6.25
Stage 4 Establishing temporal demand (previous study)				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15
	Junior	60%	40%	100 %
	Mini	60%	-	100 %
Midweek	Adult/ Junior/Mini	10%	10%	Nil
Stage 5 Defining pitches used each day (S3 Total home games x S4 Temporal demand)				
Saturday	Adult	9.6	20.3	10.6
	Junior	31.8	20.3	8
	Mini	4	-	2.8
Sunday	Adult	22.4	16.2	1.8
	Junior	63.6	16.2	9.5
	Mini	8	-	6.25
Mid week	Adult	3.2	4	-
	Junior	10.6	4	-
	Mini	1.3		
	Adult	73	30	32

Stage 6 Establishing grass pitches currently available (community use see Table 1)	Junior	34		4
	Mini	26	-	8
Stage 7 Identifying shortfall and oversupply (S6 Community pitches - S5 Pitches used)				
Saturday	Adult	63.4	9.7	21.4
	Junior	2.2	9.7	-4
	Mini	22	-	5.2
Sunday	Adult	50.6	14	30.2
	Junior	-29.6	14	-5.5
	Mini	18	-	1.75
Midweek	Adult	69.8	26	-
	Junior	23.4	26	-
	Mini	24.7	-	-

Artificial Grass Pitch capacity

The PPM assumes that the carrying capacity for artificial pitches relates to the number of hours available in the peak period for community use and that the pitches are used primarily for football and hockey. The peak supply and demand analysis excludes smaller AGPs not suitable for full adult matches and also excludes those not available to the general community during peak operational hours. However such pitches do make a significant contribution to small side matches, training and youth football in particular.

The peak period for AGPs as set down in PPM are Monday – Thursday 17.00-21.00 (16 hours), Friday 17.00-19.00 (2 hours) and weekends 09.00-17.00 (16 hours) or 34 hours per week. Table 15 below indicates 18 full sized AGPs available. Analysis indicates a total of 612 hours of operation for community use and it is assumed that there is no spare capacity (i.e. all pitches are being fully used during the peak period).

Table 15 AGP supply in hours

	Sand dressed	Sand Filled (hockey only)	Rubber Crumb Pile 3G	Total Supply
Total AGP's	0	4	14	18
Hours	0	136 (4 x 34 hrs)	476 (14 x 34 hrs)	612

Training capacity/demand:

The FA suggest each full sized pitches can be divided into thirds or quarters for training purposes meaning that (on this FA ratio) they can accommodate 3 or 4 teams per hour and therefore either 102 (34 hours per pitch x3) or 136 teams per week using the FA's suggested ratio. Therefore an average of 119 teams (team slots – assuming 1 hour per week training sessions) could be accommodated on one

AGP; but in practice this level of intensive use is impractical and unlikely to occur at all times. Currently there are 328 teams (adult, junior and mini) football teams playing in the District, this indicates need for 3 full size AGP's for football training.

It appears therefore that there is a significant surplus of training capacity, particularly when taking account of the existence of some small size AGPs which are used for your / mini football training.

However in reality there is an overlap of training demand with the popularity of semi organised / casual small side matches, which also take up AGP capacity and use (i.e. pitch subdivision) is much less concentrated / intensive than the maximum capacity calculation above implies. Also some training sessions will last longer than a typical 1 hour.

There are 62 hockey teams. Assuming hockey teams will normally require a full size pitch for 1 hour per week for training, this indicates need for 2 full size AGPs for training purposes.

Match capacity / demand:

There is no simple equation which equates AGP to football match provision, because most full, team matches are still played on grass. This is likely to be a key issue for the future of 'grass roots' football participation, where traditional grass pitch use and quality issues (discussed elsewhere in the report) will increasingly be considered against the option of playing more matches on AGPs. However in terms of peak time capacity it could be assumed that 2 matches could be played each on a weekend morning and afternoon. It is therefore assumed either 8 adult matches or 16 junior/mini matches per week per AGP. A theoretical calculation on match demand / capacity is set out in Table 16. This is very theoretical for the reasons noted above, as it implies all teams want to play on AGPs. Football AGP match demand is in practice determined more by the popularity of small size game leagues and the FA have future aspirations that junior/mini matches are to be played on AGP's. It is nevertheless reasonable to conclude that there are still considerable benefits to the sport in further expansion of AGP capacity.

Hockey England indicates that an AGP cannot typically accommodate more than 4 matches on a peak day or 6 hours. For the purposes of this study it is assumed 6 matches (9 hours) per week per AGP.

Table 16 AGP Demand

	Teams	Matches (AGP required)	Existing AGP	Spare capacity/Deficiency/Oversupply
Football	328	20 AGP (328/2 + 164 home games per week/8 team slots available per week)	14	-6

Hockey	62	5 AGP (62/2 + 31 home games per week/6 team slots available per week)	4	-1
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Key supply and demand issues

It is important to note that conclusions drawn from the above are 'theoretical'. The calculations should be taken as general indicators of current playing pitch supply and demand.

The over-supply of adult football (63.4) and rugby pitches (30.2) on peak days (Sunday), in theory indicates that these are well provided for. This contrasts with under-supply of junior pitches (-29.6 football and -5.5 rugby) for these two sports on a Sunday, which indicates that these are overused and possibly that junior games will be played on adult pitches. If there is no spare, purpose designed, capacity this may force use of sub-optimal pitch types, thus reducing the quality of the sport experience. It may also prevent junior teams expanding, or new clubs being formed or may force some clubs to play outside the District.

It is also likely that adult football team need is underestimated because casual 'pub' football activity is not fully recorded in the study as mentioned above. This inflates the theoretical oversupply. Nevertheless the study clearly shows that there is evidence of a fall-off in need for traditional adult football and that there is likely to be growing over provision. This should be set in the context of the relatively poor quality of pitch supply of this type as discovered in the 2005 study. However there may be opportunities for conversion of space for junior use. Junior clubs have successfully expanded and provide improved facilities in recent years (e.g. St Albans City and Harvesters), but It is known that some junior clubs (e.g. Harpenden Colts) are still seeking their own dedicated junior facilities).

For rugby, there are significant private / educational facilities not generally open to the community and in practice these assist with youth demand.

There appears to be oversupply of cricket pitches (9.7) on peak day (Saturday) in contrast with previous report in 2005 which indicated a small undersupply.

For hockey there are four sand filled AGP's available for community/public use 146 hours per week and two grass hockey pitches in private/educational use. Although there are just two hockey clubs within the District, they comprise 62 teams in total, evenly split between adult and junior teams..

Analysing pitch provision in the District as a whole disguises the patterns of supply and need within different geographical areas of the District. For pitches there is an accepted need for players to travel to games and this research does not take into account cross-boundary issues. Localised pitches and transport are vital for junior pitches, as players are usually unable to travel to matches themselves. As discussed in the supply section above, sub areas of the District based on electoral wards and the Broad Locations for Development identified in the Local Plan 2018 have been used as appropriate sub-areas within which to assess future pitch provision needs.

This analysis is set out below and is particularly useful as a basis for considering the opportunities for new pitch provision within greenspace areas created as part of proposed major developments.

Team Generation Rates

Team generation rates (TGR) use general sport participation research and local information on teams to indicate how many people in a specified age group are required to generate one team. They can provide a different way of considering current need and supply and thus act as check on the local club information based method (PPM) used above. More importantly, they are used to assess future provision needs as the population changes.

TGR's are derived from dividing the appropriate population age band in the area by the number of teams playing in that area in that age band. Population information is contained within Table 3.

By dividing the estimated population of 173,162 for 2036 of those aged 6-44 (estimated 80,344) by the number teams playing each sport within an area, the number of teams that would be generated in the future can be projected. The estimated population is further divided into mini (age 6-9), junior (10-15) and adult (16-44) brackets. Table 16 below applies this team generation rate method across the District.

For SADC this shows that within football there is medium – high TGR and low unmet demand; for cricket there is medium TGR with some unmet demand; for rugby and hockey there is low TGR with high unmet demand. This set out in Table 16 below.

The following example helps clarify what TGR indicates:-

1:100 – high TGR – relatively high participation and low latent (unmet) demand

1:1000 – low TGR – relatively low participation and high latent (unmet) demand

Figures in Table 17 are rounded which means that the figures do not total.

Table 17 TGR per sport

Sport	2005/6 (TGR from previo us study)	2018 Pop ONS	Actual numb er of teams 2018 (Table s 6-9)	2018 TGR	2036 Pop SAD C	Likely number of teams requirin g pitches 2036	Likely number of teams requirin g pitches 2036 TGR	Addition al Teams 2036
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						(2005/ 6 TGR)		
Football	1:132	74,700	329	1:227	80,344	608	354	25
Adult		54,000	63	1:844	56,968		68	5
Junior		9,600	212	1:45	11,948		266	54
mini		11,100	53	1:209	11,428		55	2
Cricket	1:424	74,700	116	1:644	80,344	189	125	9
Adult		54,000	58	1:931	56,968		61	3
Junior		9,600	58	1:165	11,948		72	14
Rugby	1:703	74,700	69	1:1082	80,344	114	74	5
Adult		54,000	25	1:2160	56,968		26	1
Junior		9,600	19	1:505	11,948		24	5
Mini		11,100	25	1:444	11,428		26	1
Hockey	1:1237	74,700	62	1:1204	80,344	65	66	4
Adult		54,000	31	1:1742	56,968		33	2
Junior		9,600	31	1:310	11,948		39	8

It is particularly evident that TGRs for junior sports (football and cricket) are quite high, indicating low levels of latent demand. However there appears to be some unmet demand for junior rugby and hockey. The popularity of mini football and rugby is evident and there is some latent demand for this age group. The TGR for adult rugby and hockey appears quite low indicating low participation and high latent demand. The TGR for adult football also appears quite low, particularly in comparison with the TGR from the 2005 study.

As a comparison the likely number of teams requiring pitches in 2036 is established by applying the 2005/6 and 2018 TGRs to the estimated future population. The 2018 TGRs indicate lower participation and pitch need than in 2005/2006, despite the increase in population. In the case of Football this may be explained by the particular decline of adult participation and ad hoc nature of team's not recorded (See section 10 above).

Table 18 below sets out the number of teams required within defined sub-areas to indicate any spatial differences. As before the estimated active population within

each of the sub-areas at the end date of the draft Local Plan 2018 is further divided into mini (age 6-9), junior (10-15) and adult (16-44) brackets and the 2018 TGR is applied to estimate the likely number of teams arising in each sub-area. Figures in Table 17 takes into account the total district wide estimated population in 2036 whilst Table 18 below takes into account only the estimated additional population within the broad locations for development in 2036 and therefore the additional teams/likely number of teams differ. Appendix G sets out the base estimates of dwelling growth within each of the Broad Locations of the Local Plan 2036 and the estimated population based on ONS household size.

It can be seen from Tables 17 and 18 that the greatest number of additional teams required are within junior football and junior cricket. It would be expected that the majority of provision would lie within the Broad Locations for development where future growth is concentrated, which is confirmed within Table 18 which indicates greatest number of teams arising are within the Hemel Hempstead expansion, St Albans, Harpenden and Park Street Garden Village.

Table 18 Geographical spread of additional teams

	2018 TGR	Hemel Hempstead	St Albans	Harpenden	Park St	London Colney	Chiswell Green	Bricket Wood	Rest of District	Likely Number of teams
Total Additional Population by Age Groups		1014 7 5-9 (670) 10-15 (700) 15-44 (3348)	1186 2 5-9 (783) 10-15 (818) 15-44 (3914)	5839 5-9 (385) 10-15 (402) 15-44 (1,927)	377 4 5-9 (250) 10- 15 (260) 15- 44 (124 1)	195 2 5-9 (129) 10- 15 (135) 15- 44 (642)	956 5-9 (63) 10- 15 (66) 15- 44 (314)	730 5-9 (48) 10- 15 (50) 15- 44 (240)	161 4 5-9 (106) 10- 15 (111) 15- 44 (531)	
Football	1:227									
Adult	1:844	4	4	2	1	1	0	0	0	12
Junior	1:45	15	18	9	5	3	1	1	2	54
Mini	1:209	3	3	1	1	0	0	0	0	8
Cricket	1:644									
Adult	1:931	3	4	2	1	0	0	0	0	10
Junior	1:165	4	5	2	1	0	0	0	0	12
Rugby	1:108 2									

Adult	1:216 0	1	2	1	0	0	0	0	0	4
Junior	1:505	1	1	0	0	0	0	0	0	2
Mini	1:444	1	1	0	0	0	0	0	0	2
Hockey	1:120 4									
Adult	1:174 2	2	2	0	0	0	0	0	0	4
Junior	1:310	2	2	0	0	0	0	0	0	4

Table 18 and Appendix G details the effect of the estimated population increase on team numbers in different sports for the defined sub areas of the District where there is significant growth. Because TGRs are applied to age categories separately by sport for these growth areas only, this more detailed analysis of additional team generation in 2036 does not equate exactly to the whole district (by sport) analysis in Table 17.

Future Pitch Demand

Appendix G details the application of the PPM to each sub-area which combines the existing supply and likely number of teams required at the end of the Local Plan period 2036 to indicate the over/under supply of pitches.

This area analysis confirms that the greatest need for additional pitches will be within junior football, junior rugby and mini rugby. Analysing this further, in St Albans there will be a particular need for /undersupply of mini rugby pitches. In Harpenden there will be a particular need for junior and mini rugby. This is because the additional demand position exacerbates an existing deficiency.

In Park Street there will be a particular need for junior football (1 pitch) again through exacerbation of a marginal deficiency. This can be seen in the context of the sub-area; 'rest of district' which generates the greatest current deficiency for junior football and junior rugby, but where growth makes little difference to the existing situation.

London Colney generates a particular need for mini rugby (of at least two pitches) reflecting a general unmet need throughout the District, as with the existing situation.

It is clear that the Hemel Hempstead expansion; as a very sizable location for development, will require the most pitch development, with particular emphasis on junior football and adult and junior cricket. However as noted above the pitch requirements to be met in this area will ultimately need to be considered in the context of the pitch provision in Hemel Hempstead as a whole.

Table 19 indicates very marginal impact of the TGR on the need for AGP's in the future.

Table 19 AGP Demand 2036

	Teams	Training (AGP required)	Matches (AGP required)	Existing AGP	Spare capacity/Deficiency/ Oversupply
Football	328 + 25	3 AGP (353 teams/119)	22 AGP	14	-8
Hockey	62 +4	2 AGP (66 teams/34)	6 AGP	4	-2

Tables 20 and 21 below summarise the PPM results to indicate the surpluses / deficiencies of grass pitches across the district and within the sub-areas in 2036 in comparison with PPM for 2018 within Table 14. (Further breakdown of the calculations can be found in Appendix E). As for the TGR calculations between District and by sub area, the overall pitch numbers for sub areas do not equate exactly to the whole District estimates because they focus on the population change in the specific growth areas only.

Table 20 Summary of PPM results – surplus / deficiency - within the district 2018 and 2036

	Adult 2018	Adult 2036	Junior 2018	Junior 2036	Mini 2018	Mini 2036	Total additional need by 2036
Football	50	50	-30	-34	18	17	34
Cricket	14	13	14	10	-	-	
Rugby	30	30	-5.5	-8	1.75	1.5	8
							42 (all junior football)

Table 21 Summary of PPM results by sub-area 2036

PPM Summary table (pitch over supply / deficiency)	Adult Football	Junior Football	Mini Football	Adult Cricket	Junior Cricket	Adult Rugby	Junior Rugby	Mini Rugby	Total
Hemel Hempstead	-1.1	-4.8	-0.5	-1.5	-1.5	-0.7	-0.6	-0.45	-11.15
St Albans	23.4	6	2.09	8	7	15.5	2.55	-0.22	64.32
Harpenden	7.6	2	3.62	3.1	5	2.5	-0.7	-1.85	21.27
Park St	0.85	-1.1	1.5	0.3	0.8	0	0	0	2.35

London Colney	3.5	1.5	2	1	1	3.29	0	-2.2	10.0
Rest of district	19.8	-13.3	12	3.3	3.75	3.75	-6.4	4.7	27.6
Total	54.05	-9.7	20.71	14.2	16.05	24.34	-5.15	1.58	114 / 107

The summary of results may be marginally skewed by the 'Rest of District' position, which incorporates a large semi-rural area of the District where there are playing pitches used by teams/clubs from the urban areas. The totals within the table may appear high as they reflect the existing surplus pitch provision within certain sports (adult football).

It should also be noted that the PPM was not calculated for Chiswell Green and Bricket Wood due to the small numbers of existing and estimated teams and existing pitches located there, making any results insignificant. Totals across sports and sub-areas within Table 21 do not correlate due to rounding.

Future pitch needs based on current provision levels

A general check and different perspective on the results of the PPM above can be made by applying simple population/pitch ratio to estimated future population. Table 22 demonstrates that based on SADC estimated population for 2036 of 173,162 persons and the existing pitch to person ratio of 1.6 per 1000 persons, there will be a need for 277 public pitches by 2036 which is 38 additional pitches (excluding AGP).

Table 22 Ratio based overall pitch need 2036 (SADC 2036 estimates by age)

2036 Population (ONS 2016 based projections 1000's)	SADC projected population 2036	Projected total pitch need (based on 1.6 pitches per 1000)
161,000	173,162	277

Within Table 23 the additional pitches required have been distributed among the sub areas within the local plan as per the estimated number of dwellings within each area. It is inevitable that the greatest need would therefore be contained within the sub areas of Hemel Hempstead and St Albans, as they have the largest estimated population increase.

Table 23 Ratio based additional pitch need 2036 per sub area

Location	Percentage of overall growth in households / population (rounded to nearest whole number)	Additional public pitch need

Adjacent to Hemel Hempstead	28%	11
St Albans	32%	12
Harpenden	16%	6
Park Street Garden Village	10%	4
London Colney ward	5%	2
Chiswell Green	3%	1
Bricket Wood	2%	1
Rest of district	4%	1
Total	100%	38

Whilst this is a good general indication of need based on estimated population, the PPM results are more refined as they indicate the type of sporting pitch need and suggest geographical spread of need based on TGR's.

The PPM model when applied throughout the District (Table 20 and Appendix E) indicated that there was an additional need for approx. 34 junior football pitches and approx. 8 junior rugby pitches or 42 grass pitches in total.

When the PPM model was applied geographically (Table 21) there was need for 11 pitches across all sports within Hemel Hempstead, 1 mini rugby pitch in St Albans, approx. 3 junior/mini rugby pitches in Harpenden, 1-2 junior football pitches in Park Street, 2-3 mini rugby pitches in London Colney and 13 junior football and 6-7 junior rugby pitches in the 'rest of district' or approx. 37- 40 grass pitches across the District.

Key issues

This analysis has taken into account the need for sport pitch provision across the District to 2036 for community/public use within football, rugby, cricket and hockey. The PPM indicated that there is an existing oversupply of adult football and rugby pitches and existing undersupply of junior pitches for both these two sports. This is a similar position to the previous study in 2005. Taking the median of the district and geographical PPM from Sport England would indicate a need for 38 pitches to 2036.

Table 24 Additional grass pitch requirement

	Current Provision	2036 Need	Additional pitches
PPM (median) (Table 20 above)	239	281	42
Ratio Method (Table 22 above)	239	277	38

This suggests that plans should aim for grass pitch provision of approx. 40 additional pitches. The ratio method indicates the minimum requirement. The PPM information on pitch types needed and geographical distribution provides more

information on the type of provision. In detailed planning, qualitative local needs and opportunities and in particular the future of junior football (where most of the additional demand arises) and the role of AGPs should also be addressed. Some general issues that need to be taken in to account in detailed planning are discussed below.

11. Conclusion

Team Generation

The TGRs and PPM analysis indicates that the greatest future need will be for junior football, similar to the outcome of the 2005 PPM Strategy / study. Overall, in comparison with the previous study TGRs have decreased in many sports, in particular adult football and adult rugby, indicating lower participation rates. It is uncertain whether this will be a sustained and long term trend. This is a reason to plan provision with the flexibility that can be provided by higher quality facilities, including AGPs and multi-use education based pitches.

Football

The broad context of football would appear that there is a boom in junior participation such as seen at St Albans City and Harvesters. Nationally there appears to be a drive to improve grassroots facilities and increase the affordability of football participation through means such as the sale of Wembley Stadium. News articles report that pitch costs are a mounting issue for all clubs, grass facilities are often deemed poor and AGP are more expensive.

The PPM indicates that in 2018 across the District there is an oversupply of adult football pitches (of 63 pitches) in contrast with junior football which has an undersupply of nearly 34 pitches indicating scope for qualitative improvements and conversion of adult to junior pitches to utilise spare capacity to account for the estimated need in junior football.

Rugby

The broad context of rugby would appear to be the decrease in adult participation and increase in junior participation and demand. The PPM indicates that across the District there is an oversupply of adult rugby pitches of 30 pitches in contrast with junior pitches which has an undersupply of approx. 5 pitches. Again this could indicate scope for conversion of adult pitches to junior pitches as a way to overcome deficiencies and address estimated need in junior and mini rugby.

Cricket

The PPM indicates that across the District there is an oversupply of approx. 10 pitches on peak day. However the TGRs showed high need for junior cricket pitches which may be a theoretical need, as adult and junior teams play on similar sized pitches and there are no 'mini' teams as in football and rugby.

Hockey

The broad issue with hockey is that provision at Oaklands FE College, Clarence Park and Woolams Playing Fields provide the total supply which represents a significant improvement since 2005. There are currently 2 hockey clubs with 62 hockey teams and need is met through 4 sand filled AGP's. Some teams are playing on poor grass pitches not of competitive quality. The TGRs for adult hockey were quite high, indicating low levels of need in contrast with junior hockey which indicates unmet demand. Given that TGR indicate a further 8 teams over the plan period, analysis indicates a need for 2 further sand filled/dressed AGP's to meet hockey needs.

Type and Geographical spread of future provision

It is useful to consider the geographical spread of existing pitches, clubs and teams and future needs within the four sporting categories, in the context of the Local Plan 2018. It is recommended that new playing pitch provision is made in the proposed broad locations for development in accordance with the priority provision set out Local Plan Policy L28 Table 23 below. The study suggests this approach can be detailed in terms of the scale and type of provision needed using the evidence of this study.

Table 25 Local Plan 2018 Provision

Broad location	Priority provision LP	<i>Suggested Priority PPM</i>
East / North Hemel Hempstead	Playing pitches for adult and junior football, junior rugby and cricket	<i>Junior Football and Junior Rugby</i>
East St Albans	Playing pitches: adult and junior football	<i>Mini Rugby</i>
North St Albans	Playing pitches: adult and junior football	<i>Mini Rugby</i>
North East Harpenden	Playing pitches for junior football and junior rugby	<i>Junior Rugby and Mini Rugby</i>
North West Harpenden	Playing pitches for junior football and junior rugby	<i>Junior Rugby and Mini Rugby</i>
Park Street Garden Village	Playing pitches: adult and junior football	<i>Junior Football</i>
<i>London Colney</i>	<i>None</i>	<i>Mini Rugby</i>
<i>Rest of District</i>	<i>None</i>	<i>Junior Football and Junior Rugby</i>

The PPM for Hemel Hempstead indicated the need for 11 new pitches across all sports which is inevitable given that this is a new area for development. Although this would correlate with the indicated priority provision within Table 23 the PPM does not indicate need for cricket pitches at this location. Therefore it is recommended that the main provision is AGP/multi-surfaced games areas to cater for multiple sports. These could be linked to new schools to provide maximum benefit and user flexibility. There are opportunities for further joint working with Dacorum Borough Council to consider needs in relation to planned provision in Hemel Hempstead as a whole. SADC recognise the need to create a partnership approach in respect of development and maintenance of facilities.

The largest settlement in the District St Albans comprises nine wards and two broad locations for development totalling 5249 dwellings which is approximately 32% of the total planned housing development. Master planning for the new development at the broad locations may incorporate the bulk new pitch provision for the remainder of the District, due to the urban nature and space constraints of the other areas wards.

There are particular opportunities at Oaklands College, within the east St Albans Broad Location to support sport academy programmes and further growth. The PPM for St Albans indicated a need for 1 mini rugby pitch reflecting the growing participation of mini sports. The Local Plan 2018 indicates pitches for adult and junior football pitches however, as demonstrated throughout this report participation of adult football is falling and there is a relative oversupply of pitches within St Albans and therefore it is suggested that this could be refined within detailed master planning.

Within the second largest settlement Harpenden there are approx. 2,500 dwellings proposed. The planned new developments are to the north of the town and provide the necessary opportunities for new local pitches, particularly alongside schools. Given the estimated growth of the younger population it is likely that junior pitches should form some of this provision which would correlate with the PPM for Harpenden which indicated a need for 1 junior and 2 mini rugby pitches. The Local Plan 2018 indicates a need for adult and junior football however as previously stated adult participation in football is falling and it is apparent that rugby is popular in Harpenden. It is suggested that the approach could be refined through master planning to concentrate on qualitative improvements to adult football facilities and junior sport.

The new allocated garden village of Park Street of approx. 3700 persons would require new playing pitches to cater for the planned level of growth. Like Hemel Hempstead it is recommended that these are AGP/multi-surfaced games areas to cater for a range of sporting requirements. The PPM for Park Street/Garden Village indicated a need for 1-2 junior football pitches which would correlate with the outlined priority provision outlined in the Local Plan 2018.

The other broad locations of Chiswell Green and London Colney may require a small allocation of playing pitches given the needs of the additional populations planned for these areas. Although the Local Plan 2018 does not indicate any priority provision for sports pitches in these areas the PPM for London Colney indicated a need for 2-3 mini rugby pitches.

Although no pitch provision has been indicated for the 'rest of the district' in the Local Plan 2018, it was here that the PPM indicated the greatest theoretical need (13 for junior football and 6-7 junior rugby pitches). Wards such as Redbourn and Wheathampstead encompass many clubs, teams and pitches which may have skewed the PPM results. Although the estimated population over the plan period is small, given the lower density and geographical spread of these wards it is possible that a number of playing pitches could be accommodated, possibly as an expansion to existing facilities.

Private pitches and AGP's

There are 3 private AGP's , 1 sand dressed and 2 sand filled pitches within the District which could possibly fulfil a local need alongside more intensive use of the existing AGP's through extended opening hours for example. Whilst the provision of additional AGP's would surely be welcomed by sports especially hockey, in the wider context greater AGP provision is not a remedy for all teams and clubs particularly at grassroots level due to match preferences for grass football pitches, the costs of hire and rising costs for provision and maintenance.

Green Infrastructure Context

The new local plan sets out green open space standards and provision as dependent on the scale of development.

There may be opportunities for use of multi-functional pitches planned with relation to educational facilities or private facilities for public use or hire. Larger spaces are preferable which are multi-functional to provide variety of types of sporting use.

The Local Plan 2018 Infrastructure Delivery Plan will support delivery of infrastructure and related facilities to meet identified needs arising from new planned development including open space playing pitches. Infrastructure delivery in this respect will take account of the results of this Study.

This update can be used as supporting additional evidence when negotiating the specific form of provision of green space in relation to future need, funding and maintenance of facilities.

Glossary

Term	Abbreviation (where relevant)	Explanation
Alban Radial Greenway (Green Ring)		Continuous walking and cycling route encircling St Albans City
Artificial Grass Pitch	AGP	Surface of synthetic fibres made to look like natural grass
Broad Location	BL	Planned areas for development within the draft Local Plan 2018 for housing, infrastructure and other development needs
Green infrastructure		A network of multi-functional greenspace both new and existing both rural and urban which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities
Multi-use games area	MUGA	Any sport or games surface from a single court or play area to a full size synthetic sports pitch
Open Space	OS	All space of public value, land and water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as visual amenity
Office for National Statistics	ONS	The UK's largest independent producer of official statistics and the recognised national statistical institute of the UK
Playing Pitch		A delineated area which together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounder's, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo
Pitch capacity		The amount of play a pitch can accommodate derived from matches, training and any other use.
Sand dressed pitch		High specification synthetic sports surface designed specifically for hockey where play takes place on the sports carpet not the sand infill

Sand filled pitch (AstroTurf)		Synthetic grass surface where play takes place on the sand as opposed to the turf
Team generation rates	TGR	How many people in a specified age group are required to generate one team
3G/4G		Surface synthetic technology designed for football and rugby whereby the pile (artificial grass) is supported by a thin base layer of sand and by an infill of rubber crumb

Appendix A - Playing pitches and condition within SADC

Site Name	Thoroughfare	Post Town	Facility Type	Facility Sub Type	No	Ward Name	Year Built	Refurb	AGP Details
ABBEY VIEW GOLF & TRACK	HOLYWELL HILL	ST. ALBANS	Grass Pitches	Full sized Football	1	Verulam	1971	N	
ABOYNE LODGE SCHOOL PLAYING FIELD	NORMANDY ROAD	ST. ALBANS	Grass Pitches	Rounders	1	St Peters	1950	n	
ABOYNE LODGE SCHOOL PLAYING FIELD	NORMANDY ROAD	ST. ALBANS	Grass Pitches	Junior Football	1	St Peters	1950	n	
ALDWICKBURY SCHOOL	Wheathampstead Road	Harpenden	Grass Pitches	Full sized Football	1	Wheathampstead	1948	n	
ALDWICKBURY SCHOOL	Wheathampstead Road	Harpenden	Grass Pitches	Senior Rugby Union	1	Wheathampstead	1948	n	
ALDWICKBURY SCHOOL	Wheathampstead Road	Harpenden	Grass Pitches	Cricket	1	Wheathampstead	1948	n	
BAMVILLE CRICKET CLUB	EAST COMMON	HARPEN DEN	Grass Pitches	Cricket	1	Harpenden South	1920	n	
BEAUMONT SCHOOL	Oakwood Drive	St. Albans	Grass Pitches	Full sized Football	3	Ashley	1997	n	
BEAUMONT SCHOOL	Oakwood Drive	St. Albans	Grass Pitches	Senior Rugby Union	1	Ashley	1997	n	
BEAUMONT SCHOOL	Oakwood Drive	St. Albans	Grass Pitches	Rounders	3	Ashley	1997	n	
BEAUMONT SCHOOL	Oakwood Drive	St. Albans	Grass Pitches	Junior Rugby Union	1	Ashley	1997	n	
BEAUMONT SCHOOL	Oakwood Drive	St. Albans	Artificial Grass Pitch	Sand Dressed	1	Ashley	2015	n	134x62 8308sqm

									No hours at peak time
BUTTERFIELD ROAD	Butterfield Road	St. Albans	Grass Pitches	Full sized Football	2	Wheathampstead	NK	n	
BUTTERFIELD ROAD	Butterfield Road	St. Albans	Grass Pitches	Junior Football	1	Wheathampstead	NK	n	
BUTTERFIELD ROAD	Butterfield Road	St. Albans	Grass Pitches	Mini Soccer	3	Wheathampstead	NK	n	
CLARENCE PARK	Clarence Road	St. Albans	Grass Pitches	Cricket	1	Clarence	NK	n	
CLARENCE PARK	Clarence Road	St. Albans	Artificial Grass Pitch	Sand Filled	1	Clarence	1989	Y 2004	99.5m x61m 6069.5 sqm Every day 9.00-21.00 34hours
COLNEY HEATH RECREATION GROUND	High Street	St. Albans	Grass Pitches	Full sized Football	1	Colney Heath	1953	n	
COLNEY HEATH RECREATION GROUND	High Street	St. Albans	Grass Pitches	Full sized Football	1	Colney Heath	1953	n	
COTLANDSWICK LEISURE CENTRE	HIGH STREET	ST. ALBANS	Artificial Grass Pitch	Rubber crumb pile (3G)	8	London Colney	2015	n	30mx20m 600sqm
COTLANDSWICK LEISURE CENTRE	HIGH STREET	ST. ALBANS	Artificial Grass Pitch	Rubber crumb pile (3G)	1	London Colney	2015	n	Availa

									ble M-F 6.30-22.30 Sat 8.00-20.00 Sun 8.00-21.00 306 hours
CRABTREE JUNIOR SCHOOL	CRABTREE LANE	HARPEN DEN	Grass Pitches	Mini Soccer	1	Harpenden East	NK	n	
CUNNINGHAM HILL JUNIOR SCHOOL	CELL BARNES LANE	ST. ALBANS	Grass Pitches	Junior Football	1	Cunningham	NK	n	
CUNNINGHAM HILL JUNIOR SCHOOL	CELL BARNES LANE	ST. ALBANS	Grass Pitches	Rounders	2	Cunningham	NK	n	
CUNNINGHAM HILL JUNIOR SCHOOL	CELL BARNES LANE	ST. ALBANS	Grass Pitches	Mini Soccer	1	Cunningham	NK	n	
CUNNINGHAM HILL PLAYING FIELDS	Cunningham Hill Road	St. Albans	Grass Pitches	Full sized Football	3	Cunningham	NK	n	
FLEETVILLE JUNIOR SCHOOL	HATFIELD ROAD	ST. ALBANS	Grass Pitches	Rounders	1	Clarence	NK	n	
FLEETVILLE JUNIOR SCHOOL	HATFIELD ROAD	ST. ALBANS	Grass Pitches	Junior Football	2	Clarence	NK	n	
FOLLY FIELD	Folly Fields	St. Albans	Grass Pitches	Full sized Football	1	Wheathampstead	NK	n	
FOXCROFT PLAYING FIELD	FOXCROFT	ST. ALBANS	Grass Pitches	Full sized Football	1	Cunningham	NK	n	
GARDEN FIELDS JMI SCHOOL	Townsend Drive	St. Albans	Grass Pitches	Junior Football	3	Batchwood	1977	n	

GREENWOOD PARK	Tippendell Lane	St. Albans	Grass Pitches	Full sized Football	3	St Stephen	NK	n	
GREENWOOD PARK	Tippendell Lane	St. Albans	Grass Pitches	Junior Football	1	St Stephen	NK	n	
GREENWOOD PARK	Tippendell Lane	St. Albans	Grass Pitches	Mini Soccer	1	St Stephen	NK	n	
GREENWOOD PARK	Tippendell Lane	St. Albans	Grass Pitches	Cricket	1	St Stephen	NK	n	
HARPENDEN CRICKET CLUB	Harpenden Common	Harpenden	Grass Pitches	Cricket	1	Harpenden West	1863	n	
HARPENDEN RUFC	Redbourn Lane	Harpenden	Grass Pitches	Senior Rugby Union	4	Redbourn	1962	n	
HARPENDEN RUFC	Redbourn Lane	Harpenden	Grass Pitches	Senior Rugby Union	1	Redbourn	1962	n	
HARPENDEN RUFC	Redbourn Lane	Harpenden	Grass Pitches	Mini Rugby	7	Redbourn	1962	n	
HARPENDEN SPORTS CENTRE	LEYTON ROAD	HARPEN DEN	Artificial Grass Pitch	Rubber crumb pile (3G)	1	Harpenden West	2011	n	30mx20m 600sqm M-F 6.00-23.00 W/E 8.00-21.00 34 hours
HARPENDEN TOWN FOOTBALL CLUB	Amenbury Lane	Harpenden	Grass Pitches	Full sized Football	1	Harpenden West	1902	n	
HARVESTERS FOOTBALL CLUB	Oaklands Lane	St. Albans	Grass Pitches	Full sized Football	1	Colney Heath	1989	n	

HARVESTERS FOOTBALL CLUB	Oaklands Lane	St. Albans	Grass Pitches	Junior Football	4	Colney Heath	1989	n	
HARVESTERS FOOTBALL CLUB	Oaklands Lane	St. Albans	Grass Pitches	Mini Soccer	2	Colney Heath	1989	n	
HARVESTERS FOOTBALL CLUB	Oaklands Lane	St. Albans	Artificial Grass Pitch	Rubber crumb pile (3G)	1	Colney Heath	NK	Y 2011	64mx44m 2816sqm Dawn til dusk 34 hours
HEATHLANDS SCHOOL FOR DEAF CHILDREN	Heathlands Drive	St. Albans	Grass Pitches	Junior Football	1	Marshalswick South	NK	n	
HEATHLANDS SCHOOL FOR DEAF CHILDREN	Heathlands Drive	St. Albans	Artificial Grass Pitch	Sand Filled	1	Marshalswick South	NK	NK	45mx25m 1125sqm no operational hours available
HIGH BEECHES PRIMARY SCHOOL	ALDWICKBURY CRESCENT	HARPEN DEN	Grass Pitches	Mini Soccer	2	Harpندن East	NK	n	
HIGHFIELD OVAL	AMBROSE LANE	HARPEN DEN	Grass Pitches	Junior Football	2	Harpندن North	1913	n	
HIGHFIELD PARK	Hill End Lane	St. Albans	Grass Pitches	Mini Soccer	8	Colney Heath	1993	Y 2013	

HIGHFIELD PARK	Hill End Lane	St. Albans	Grass Pitches	Full sized Football	1	Colney Heath	1993	y 2005	
HIGHFIELD PARK	Hill End Lane	St. Albans	Grass Pitches	Junior Football	2	Colney Heath	1993	y 2005	
KILLIGREW JUNIOR SCHOOL	EAST CLOSE	ST. ALBANS	Grass Pitches	Junior Football	1	St Stephen	1957	Y 2006	
LONDON COLNEY FOOTBALL CLUB	North Orbital Road	St. Albans	Grass Pitches	Full sized Football	1	London Colney	1976	n	
LORETO COLLEGE	Upper Lattimore Road	St. Albans	Grass Pitches	Rounders	1	St Peters	NK	n	
MANDEVILLE PRIMARY SCHOOL	MANDEVILLE DRIVE	ST. ALBANS	Grass Pitches	Mini Soccer	2	Sopwell	NK	n	
MAPLE PRIMARY SCHOOL	TOWNSEND AVENUE	ST. ALBANS	Grass Pitches	Rounders	1	Clarence	1969	n	
MAPLE PRIMARY SCHOOL	TOWNSEND AVENUE	ST. ALBANS	Grass Pitches	Junior Football	1	Clarence	1969	n	
MARFORD FIELD	Marford Road	St. Albans	Grass Pitches	Full sized Football	2	Wheathampstead	2002	n	
MARFORD FIELD	Marford Road	St. Albans	Artificial Grass Pitch	Rubber crumb pile (3G)	1	Wheathampstead	2014	n	90mx60m 5400sqm M-F 8.00-21.00 W/E 8.00-20.00

									34 hours
MARGARET WIX PRIMARY SCHOOL	High Oaks	St. Albans	Grass Pitches	Rounders	1	Batchwood	195 5	n	
MARGARET WIX PRIMARY SCHOOL	High Oaks	St. Albans	Grass Pitches	Junior Football	1	Batchwood	195 5	n	
MARLBOROUGH OPEN SPACE	Cottonmill Lane	St. Albans	Grass Pitches	Full sized Football	1	Sopwell	NK	n	
MORRIS PLAYING FIELDS	White Horse Lane	St. Albans	Grass Pitches	Full sized Football	2	London Colney	NK	n	
MORRIS PLAYING FIELDS	White Horse Lane	St. Albans	Grass Pitches	Junior Football	1	London Colney	NK	n	
MOUNT PLEASANT LANE SCHOOL	Mount Pleasant Lane	St. Albans	Grass Pitches	Rounders	1	St Stephen	193 3	n	
MOUNT PLEASANT LANE SCHOOL	Mount Pleasant Lane	St. Albans	Grass Pitches	Mini Soccer	2	St Stephen	193 3	n	
NAPSBURY PARK	BENINGFIELD DRIVE	ST. ALBANS	Grass Pitches	Full sized Football	1	London Colney	200 9	n	
NAPSBURY PARK	BENINGFIELD DRIVE	ST. ALBANS	Grass Pitches	Junior Football	1	London Colney	200 9	n	
NAPSBURY PARK	BENINGFIELD DRIVE	ST. ALBANS	Grass Pitches	Cricket	1	London Colney	200 9	n	
NAPSBURY PARK	BENINGFIELD DRIVE	ST. ALBANS	Grass Pitches	Senior Rugby Union	1	London Colney	200 9	n	
NICHOLAS BREAKSPEAR ROMAN CATHOLIC SCHOOL	Colney Heath Lane	St. Albans	Grass Pitches	Rounders	3	Colney Heath	196 4	y 20 09	
NICHOLAS BREAKSPEAR ROMAN CATHOLIC SCHOOL	Colney Heath Lane	St. Albans	Grass Pitches	Full sized Football	4	Colney Heath	196 4	y 20 09	

NICHOLAS BREAKSPEAR ROMAN CATHOLIC SCHOOL	Colney Heath Lane	St. Albans	Grass Pitches	Cricket	1	Colney Heath	196 4	y 20 09	
NICHOLAS BREAKSPEAR ROMAN CATHOLIC SCHOOL	Colney Heath Lane	St. Albans	Grass Pitches	Senior Rugby Union	2	Colney Heath	196 4	y 20 09	
NICHOLAS BREAKSPEAR ROMAN CATHOLIC SCHOOL	Colney Heath Lane	St. Albans	Artificial Grass Pitch	Rubber crumb pile (3G)	1	Colney Heath	201 1	n	105mx 70m 7350s qm M-F 17.00- 21.00 W/E 09.00- 17.00 34 hours
NOMANSLAND COMMON	Nomansland	St. Albans	Grass Pitches	Cricket	1	Sandridge	NK	n	
OA SPORT	Harpenden Road	St. Albans	Grass Pitches	Senior Rugby Union	2	Marshalswi ck South	200 2	y 20 16	
OA SPORT	Harpenden Road	St. Albans	Grass Pitches	Senior Rugby Union	4	Marshalswi ck South	200 2	y 20 16	
OA SPORT	Harpenden Road	St. Albans	Grass Pitches	Cricket	2	Marshalswi ck South	200 2	y 20 16	
OAKLANDS COLLEGE (SMALLFORD CAMPUS)		St. Albans	Grass Pitches	Full sized Football	3	Colney Heath	201 3	n	

OAKLANDS COLLEGE (SMALLFORD CAMPUS)		St. Albans	Grass Pitches	Senior Rugby League	2	Colney Heath	192 1	n	
OAKLANDS COLLEGE (SMALLFORD CAMPUS)		St. Albans	Artificial Grass Pitch	Sand Filled	2	Colney Heath	201 1	n	60mx40m 2400sqm M-F 19.00-22.00 W/E 8.30-18.00 68 hours
OLD VERULAMIANS RUFC	NORTH ORBITAL ROAD	ST. ALBANS	Grass Pitches	Senior Rugby Union	3	London Colney	194 8	n	
OLD VERULAMIANS RUFC	NORTH ORBITAL ROAD	ST. ALBANS	Grass Pitches	Mini Rugby	1	London Colney	201 2	n	
PARK STREET PRIMARY SCHOOL	BRANCH ROAD	ST. ALBANS	Grass Pitches	Mini Soccer	2	Park Street	189 0	n	
PARK STREET RECREATION GROUND	Park Street Lane	St. Albans	Grass Pitches	Cricket	1	Park Street	NK	y 20 17	
PARK STREET RECREATION GROUND	Park Street Lane	St. Albans	Grass Pitches	Full sized Football	1	Park Street	NK	n	
PARK STREET RECREATION GROUND	Park Street Lane	St. Albans	Grass Pitches	Junior Football	1	Park Street	NK	n	
PRAE WOOD PRIMARY SCHOOL	KING HARRY LANE	ST. ALBANS	Grass Pitches	Mini Soccer	1	Verulam	NK	n	

REDBOURN CRICKET CLUB	THE COMMON	ST. ALBANS	Grass Pitches	Cricket	1	Redbourn	1823	y 2009	
REDBOURN JUNIOR SCHOOL	LONG CUTT	ST. ALBANS	Grass Pitches	Mini Soccer	3	Redbourn	NK	n	
REDBOURN LEISURE CENTRE	Dunstable Road	St. Albans	Grass Pitches	Full sized Football	3	Redbourn	1990	n	
REDBOURN LEISURE CENTRE	Dunstable Road	St. Albans	Grass Pitches	Junior Football	3	Redbourn	1990	n	
REDBOURN LEISURE CENTRE	Dunstable Road	St. Albans	Grass Pitches	Mini Soccer	3	Redbourn	1990	n	
REDBOURN LEISURE CENTRE	Dunstable Road	St. Albans	Grass Pitches	Cricket	1	Redbourn	1990	n	
ROTHAMSTED PARK	Leyton Road	Harpenden	Grass Pitches	Full sized Football	2	Harpenden West	NK	n	
ROTHAMSTED PARK	Leyton Road	Harpenden	Grass Pitches	Junior Football	4	Harpenden West	NK	n	
ROTHAMSTED PARK	Leyton Road	Harpenden	Grass Pitches	Cricket	2	Harpenden West	NK	n	
ROTHAMSTED RESEARCH	WEST COMMON	HARPEN DEN	Grass Pitches	Cricket	1	Harpenden West	NK	n	
ROTHAMSTED RESEARCH	WEST COMMON	HARPEN DEN	Grass Pitches	Full sized Football	2	Harpenden West	NK	n	
ROUNDWOOD PARK SCHOOL	ROUNDWOOD PARK	HARPEN DEN	Grass Pitches	Senior Rugby Union	1	Harpenden North	1956	n	
ROUNDWOOD PARK SCHOOL	ROUNDWOOD PARK	HARPEN DEN	Grass Pitches	Junior Rugby Union	2	Harpenden North	1956	n	
ROUNDWOOD PARK SCHOOL	ROUNDWOOD PARK	HARPEN DEN	Grass Pitches	Rounders	5	Harpenden North	1956	n	
ROUNDWOOD PARK SCHOOL	ROUNDWOOD PARK	HARPEN DEN	Grass Pitches	Full sized Football	2	Harpenden North	1956	n	

ROUNDWOOD PARK SCHOOL	ROUNDWOOD PARK	HARPEN DEN	Grass Pitches	Mini Soccer	2	Harpenden North	1956	n	
									100mx60m 6000sqm M-F 17.00 - 21.00 Sat 09.00-13.00 26 hours
ROUNDWOOD PARK SCHOOL	ROUNDWOOD PARK	HARPEN DEN	Artificial Grass Pitch	Rubber crumb pile (3G)	1	Harpenden North	2018	n	
SAMUEL RYDER ACADEMY	Drakes Drive	St. Albans	Grass Pitches	Senior Rugby Union	1	Cunningham	NK	n	
SAMUEL RYDER ACADEMY	Drakes Drive	St. Albans	Grass Pitches	Cricket	1	Cunningham	NK	n	
SAMUEL RYDER ACADEMY	Drakes Drive	St. Albans	Grass Pitches	Rounders	2	Cunningham	NK	n	
SAMUEL RYDER ACADEMY	Drakes Drive	St. Albans	Grass Pitches	Full sized Football	4	Cunningham	NK	n	
SAMUEL RYDER ACADEMY	Drakes Drive	St. Albans	Grass Pitches	Mini Soccer	1	Cunningham	NK	n	
SANDRIDGE SCHOOL	WOODCOCK HILL	ST. ALBANS	Grass Pitches	Mini Soccer	2	Sandridge	NK	n	
SANDRINGHAM SCHOOL	THE RIDGEWAY	ST. ALBANS	Grass Pitches	Full sized Football	2	Marshalswick North	1975	n	
SANDRINGHAM SCHOOL	THE RIDGEWAY	ST. ALBANS	Grass Pitches	Senior Rugby Union	2	Marshalswick North	1975	n	
SANDRINGHAM SCHOOL	THE RIDGEWAY	ST. ALBANS	Grass Pitches	Rounders	4	Marshalswick North	1975	n	

SANDRINGHAM SCHOOL	THE RIDGEWAY	ST. ALBANS	Grass Pitches	Softball	1	Marshalswick North	1975	n	
SANDRINGHAM SCHOOL	THE RIDGEWAY	ST. ALBANS	Grass Pitches	Cricket	1	Marshalswick North	1975	n	
SHENLEY LANE PLAYING FIELD	Shenley Lane	St. Albans	Grass Pitches	Full sized Football	1	London Colney	NK	n	
SHENLEY LANE PLAYING FIELD	Shenley Lane	St. Albans	Grass Pitches	Mini Soccer	2	London Colney	NK	n	
SIR JOHN LAWES SCHOOL	Manland Way	Harpenden	Grass Pitches	Cricket	1	Harpenden East	1935	n	
SIR JOHN LAWES SCHOOL	Manland Way	Harpenden	Grass Pitches	Junior Football	1	Harpenden East	1935	n	
SIR JOHN LAWES SCHOOL	Manland Way	Harpenden	Grass Pitches	Softball	1	Harpenden East	1935	n	
SIR JOHN LAWES SCHOOL	Manland Way	Harpenden	Grass Pitches	Rounders	4	Harpenden East	1935	n	
SIR JOHN LAWES SCHOOL	Manland Way	Harpenden	Grass Pitches	Full sized Football	1	Harpenden East	1935	n	
SKYSWOOD PRIMARY SCHOOL	Chandlers Road	St. Albans	Grass Pitches	Rounders	1	Marshalswick North	1960	n	
SKYSWOOD PRIMARY SCHOOL	Chandlers Road	St. Albans	Grass Pitches	Junior Football	1	Marshalswick North	1960	n	
SPENCER MEADOW	HOPKINS CRESCENT	ST. ALBANS	Grass Pitches	Full sized Football	2	Sandridge	1920	y 2006	
SPENCER MEADOW	HOPKINS CRESCENT	ST. ALBANS	Grass Pitches	Cricket	1	Sandridge	1920	n	
ST ALBANS CITY FOOTBALL CLUB	York Road	St. Albans	Grass Pitches	Full sized Football	1	Clarence	1908	y 2012	
ST ALBANS GIRLS SCHOOL	Sandridgebury Lane	St. Albans	Grass Pitches	Junior Football	1	Marshalswick South	1925	n	

ST ALBANS GIRLS SCHOOL	Sandridgebury Lane	St. Albans	Grass Pitches	Hockey	2	Marshalswick South	1925	n	
ST ALBANS GIRLS SCHOOL	Sandridgebury Lane	St. Albans	Grass Pitches	Rounders	4	Marshalswick South	1925	n	
ST ALBANS HIGH SCHOOL FOR GIRLS GRASS PITCHES	TOWNSEND DRIVE	ST. ALBANS	Grass Pitches	Lacrosse	2	Batchwood	NK	n	
ST ALBANS HIGH SCHOOL FOR GIRLS GRASS PITCHES	TOWNSEND DRIVE	ST. ALBANS	Grass Pitches	Rounders	2	Batchwood	NK	n	
ST ALBANS RFC	Oaklands Lane	St. Albans	Grass Pitches	Senior Rugby Union	1	Colney Heath	1983	y 20 15	
ST ALBANS RFC	Oaklands Lane	St. Albans	Grass Pitches	Senior Rugby Union	1	Colney Heath	1983	y 20 06	
ST ALBANS SCHOOL (WOOLLAMS PLAYING FIELDS)	Harpenden Road	St. Albans	Artificial Grass Pitch	Sand Filled	1	Marshalswick South	2001	y 20 17	98mx62m 6075sqm M-F 17.00-21.00 W/E 09.00-21.00 34 hours
ST ALBANS SCHOOL (WOOLLAMS PLAYING FIELDS)	Harpenden Road	St. Albans	Grass Pitches	Full sized Football	3	Marshalswick South	2002	n	

ST ALBANS SCHOOL (WOOLLAMS PLAYING FIELDS)	Harpenden Road	St. Albans	Grass Pitches	Junior Football	2	Marshalswi ck South	200 2	n	
ST ALBANS SCHOOL (WOOLLAMS PLAYING FIELDS)	Harpenden Road	St. Albans	Grass Pitches	Senior Rugby Union	4	Marshalswi ck South	200 2	n	
ST ALBANS SCHOOL (WOOLLAMS PLAYING FIELDS)	Harpenden Road	St. Albans	Grass Pitches	Junior Rugby Union	2	Marshalswi ck South	200 2	n	
ST ALBANS SCHOOL (WOOLLAMS PLAYING FIELDS)	Harpenden Road	St. Albans	Grass Pitches	Cricket	5	Marshalswi ck South	200 2	n	
ST BERNADETTE CATHOLIC PRIMARY SCHOOL	WALSINGHAM WAY	ST. ALBANS	Grass Pitches	Rounders	1	London Colney	197 4	n	
ST BERNADETTE CATHOLIC PRIMARY SCHOOL	WALSINGHAM WAY	ST. ALBANS	Grass Pitches	Junior Football	1	London Colney	197 4	n	
ST COLUMBAS COLLEGE	King Harry Lane	St. Albans	Grass Pitches	Cricket	1	Verulam	195 5	n	
ST COLUMBAS COLLEGE	King Harry Lane	St. Albans	Grass Pitches	Softball	3	Verulam	195 5	n	
ST COLUMBAS COLLEGE	King Harry Lane	St. Albans	Grass Pitches	Junior Rugby Union	1	Verulam	195 5	n	
ST COLUMBAS COLLEGE	King Harry Lane	St. Albans	Grass Pitches	Senior Rugby Union	2	Verulam	195 5	n	
ST COLUMBAS COLLEGE	King Harry Lane	St. Albans	Grass Pitches	Full sized Football	1	Verulam	195 5	n	
ST COLUMBAS COLLEGE	King Harry Lane	St. Albans	Grass Pitches	Junior Football	1	Verulam	195 5	n	
ST GEORGES SCHOOL	Sun Lane	Harpende n	Grass Pitches	Cricket	2	Harpenden East	190 0	n	

ST GEORGES SCHOOL	Sun Lane	Harpenden	Grass Pitches	Senior Rugby Union	3	Harpenden East	1900	n	
ST GEORGES SCHOOL	Sun Lane	Harpenden	Grass Pitches	Rounders	4	Harpenden East	1900	n	
ST GEORGES SCHOOL	Sun Lane	Harpenden	Grass Pitches	Lacrosse	4	Harpenden East	1900	n	
ST LUKES SCHOOL	Crouch Hall Lane	St. Albans	Grass Pitches	Cricket	1	Redbourn	1984	n	
ST LUKES SCHOOL	Crouch Hall Lane	St. Albans	Grass Pitches	Full sized Football	1	Redbourn	1984	n	
ST LUKES SCHOOL	Crouch Hall Lane	St. Albans	Grass Pitches	Junior Football	1	Redbourn	1984	n	
ST LUKES SCHOOL	Crouch Hall Lane	St. Albans	Grass Pitches	Rounders	2	Redbourn	1984	n	
ST PETER'S SCHOOL	COTTONMILL LANE	ST. ALBANS	Grass Pitches	Junior Football	1	Sopwell	NK	n	
ST STEPHENS PARISH CENTRE	Station Road	St. Albans	Grass Pitches	Junior Football	1	Park Street	Nk	n	
THE ACRE	Acres Corner	Harpenden	Grass Pitches	Full sized Football	2	Harpenden South	1981	y 2001	
THE MARLBOROUGH SCIENCE ACADEMY	Watling Street	St. Albans	Grass Pitches	Full sized Football	2	Verulam	1975	n	
THE MARLBOROUGH SCIENCE ACADEMY	Watling Street	St. Albans	Grass Pitches	Junior Football	1	Verulam	1975	n	
THE MARLBOROUGH SCIENCE ACADEMY	Watling Street	St. Albans	Grass Pitches	Senior Rugby Union	1	Verulam	1975	n	
THE MARLBOROUGH SCIENCE ACADEMY	Watling Street	St. Albans	Grass Pitches	Rounders	5	Verulam	1975	n	
THE MARLBOROUGH SCIENCE ACADEMY	Watling Street	St. Albans	Grass Pitches	Cricket	1	Verulam	1975	n	

THE MARLBOROUGH SCIENCE ACADEMY	Watling Street	St. Albans	Grass Pitches	Mini Soccer	1	Verulam	1975	n	
TOULMIN DRIVE	Toulmin Drive	St. Albans	Grass Pitches	Full sized Football	9	Redbourn	NK	NK	
TOWNSEND SCHOOL POOL	High Oak	St. Albans	Grass Pitches	Full sized Football	2	Redbourn	1975	n	
TOWNSEND SCHOOL POOL	High Oak	St. Albans	Grass Pitches	Senior Rugby Union	1	Redbourn	1975	n	
TOWNSEND SCHOOL POOL	High Oak	St. Albans	Grass Pitches	Rounders	3	Redbourn	1975	n	
TOWNSEND SCHOOL POOL	High Oak	St. Albans	Grass Pitches	Cricket	1	Redbourn	1975	y2013	
VERULAM SCHOOL PLAYING FIELDS	Sandpit Lane	St. Albans	Grass Pitches	Senior Rugby Union	4	Ashley	1938	n	
VERULAM SCHOOL PLAYING FIELDS	Sandpit Lane	St. Albans	Grass Pitches	Cricket	2	Ashley	1938	n	
VERULAM SCHOOL PLAYING FIELDS	Sandpit Lane	St. Albans	Grass Pitches	Softball	1	Ashley	1938	n	
VERULAM SCHOOL PLAYING FIELDS	Sandpit Lane	St. Albans	Grass Pitches	Full sized Football	4	Ashley	1938	n	
VERULAM IUM PARK	ST. MICHAELS	ST. ALBANS	Grass Pitches	Full sized Football	10	Verulam	NK	y2004	
VERULAM IUM PARK	ST. MICHAELS	ST. ALBANS	Grass Pitches	Junior Football	2	Verulam	NK	y2004	
VERULAM IUM PARK	ST. MICHAELS	ST. ALBANS	Grass Pitches	Cricket	2	Verulam	NK	n	
VICTORIA PLAYING FIELDS	FOLLY LANE	ST. ALBANS	Grass Pitches	Mini Soccer	1	St Peters	NK	n	

WESTFIELD RECREATION GROUND	WESTFIELD ROAD	HARPEN DEN	Grass Pitches	Junior Football	1	Harpenden North	NK	n	
WHEATFIELDS JUNIOR MIXED SCHOOL	DOWNES ROAD	ST. ALBANS	Grass Pitches	Mini Soccer	2	Marshalswick North	NK	n	
WINDERMERE PRIMARY SCHOOL	WINDERMERE AVENUE	ST. ALBANS	Grass Pitches	Mini Soccer	1	Cunningham	NK	n	
YMCA ST ALBANS	RUSSET DRIVE	ST. ALBANS	Artificial Grass Pitch	Sand Filled	1	Colney Heath	2005	n	35mx30m 1050sqm M-F 07.00-22.00 W/E 09.00-17.00 34 hours

Appendix B - Ownership of pitches St Albans City and District

Type	Commercial	Education	Local Authority	Sports Club	Community Organisation	Others	Total
Cricket	1	18	14	2	0	0	35
Full sized Football	3	33	52	0	1	0	89
Hockey	0	2	0	0	0	0	2
Junior Football	0	21	20	0	2	2	45
Junior Rugby Union	0	6	0	0	0	0	6
Lacrosse	0	6	0	0	0	0	6
Mini Rugby	7	0	1	0	0	0	8
Mini Soccer	0	23	12	0	8	0	43
Rounders	0	51	0	0	0	0	51
Senior Rugby League	0	2	0	0	0	0	2
Senior Rugby Union	5	23	6	6	0	0	40
Softball	0	6	0	0	0	0	6
Artificial Grass - rubber crumb pile (3G)	0	2	12	0	0	0	14
Artificial Grass - sand dressed	0	1	0	0	0	0	1
Artificial Grass - sand filled	0	4	1	0	1	0	6
Total	16	198	118	8	12	2	354

Appendix C – Lists of sporting teams and clubs

FINAL DRAFT

Football Clubs	Adult male	Adult female	Junior	Mini	Home Ground	Broad Location Ward
Harpenden Colts	1	0	27	0	Rothamsted Park, Harpenden	Harpenden West
Elite Feet FC	0	0	2	0	Watling Street Roundwood Park, Harpenden Greenwood Park	Various
Harpenden Rovers FC	4	0	0	0	Acres Corner Harpenden	Harpenden
AFC London Road	1	0	0	0	Foxcroft Playing Fields, St Albans	Cunningham
AFC Rangers	0	0	11	5	Toulmin Drive, St Albans	Redbourn
Blackberry Jacks FC	1	0	0	0	Cunningham Hill Playing Fields	Cunningham
Blacksmiths	3	0	0	0	Woollams Playing fields	Redbourn
BWSC	1	0	0	0	Foxcroft Playing Fields, St Albans	Cunningham
CHL	1	0	0	0	Toulmin Drive, St Albans	Redbourn
Colney Heath	2	1	5	2	Colney Heath Recreation Ground	Colney Heath
EDSV FC	0	0	1	0	Oaklands College Academy Smallford	Colney Heath
Facelad	1	0	0	0	Toulmin Drive, St Albans	Redbourn
Hanburys FC	1	0	0	0	Toulmin Drive, St Albans	Redbourn

Harpenden Town	1	0	0	0	Amenbury Lane, Harpenden,	Harpenden
Harvesters	7	1	18	18	Oaklands Lane, Smallford	Colney Heath
Kinsbourne Youth FC	0	0	1	0	Townsend School Pool, High Oak	Batchwood
London Colney FC	2	0	0	0	Cotlandswick North Orbital Road	London Colney
London Colney Colts & Cougars	0	0	8	9	SAMUEL RYDER ACADEMY, Drakes Drive, St. Albans	Cunningham
Marshalswick Rovers	1	0	0	0	MARLBOROUGH OPEN SPACE, Cottonmill Lane, St. Albans	Sopwell
Mermaid FC	1	0	0	0	TOULMIN DRIVE, Toulmin Drive, St. Albans	Redbourn
New Greens FC	1	0	0	0	TOULMIN DRIVE, Toulmin Drive, St. Albans	Redbourn
Oaklands Wolves FC	0	0	3	0	OAKLANDS COLLEGE (SMALLFORD CAMPUS), Oaklands, St. Albans	Colney Heath
The Oak Tree	1	0	0	0	ROTHAMSTEAD PARK, Leyton Road, Harpenden	Harpenden West
Parkbury FC	1	0	0	0	TOULMIN DRIVE, Toulmin Drive, St. Albans	Redbourn
Phoenix	2	0	0	0	MORRIS PLAYING FIELDS, White Horse Lane,	London Colney

					London Colney	
Pinewood	1	0	0	0	VERULAMIU M PARK, Blue House Hill, St. Albans	Verulam
Pioneer Selection (Blacksmiths)	1	0	0	0	NAPSURY PLAYING FIELDS, Dendron Drive, London Colney	London Colney
Redbourn Football Club	1	0	0	1	REDBOURN leisure centre	Redbourn
Royston Rangers	1	0	0	0	MORRIS PLAYING FIELDS, White Horse Lane, London Colney	London Colney
Sandridge Rovers	2	0	1	0	SPENCER MEADOW, High Street, Sandridge	Sandridge
Six Bells (Sunday)	1	0	0	0	VERULAMIU M PARK, Blue House Hil	Verulam
Skew Bridge	1	0	0	0	ROTHAMSTE D RESEARCH, West Common, Harpenden,	Harpenden West
Skew Bridge Rothamsted	1	0	0	0	ROTHAMSTE D RESEARCH, West Common, Harpenden,	Harpenden West
St Albans City [EJA	0	0	1	0	Clarence Park, St. Albans	Clarence
St Albans City Disability [0	0	4	0	NICHOLAS BREAKSPEA R ROMAN CATHOLIC SCHOOL, Colney Heath Lane, St. Albans,	Colney Heath

St Albans City FC	1	0	0	0	Clarence Park, York Road, St. Albans,	Clarence
St Albans City Youth	0	0	80	0	HIGHFIELD PARK, Hill End Lane, St. Albans	Colney Heath
St Albans Ladies FC	0	1	0	0	Oaklands Lane, Smallford, St Albans	Colney Heath
St Albans Ladies Youth	0	0	1	0	Oaklands Lane, Smallford, St Albans	Colney Heath
St Albans Rangers Youth	0	0	11	5	HARPERBURY HOSPITAL, Harper Lane, Shenley	Park Street
St Albans Romans	2	0	0	0	ST ALBANS GIRLS' SCHOOL, Sandridgebury Lane, St. Albans	Marshalswick South
St Albans Warriors	1	0	0	0	NAPS BURY PLAYING FIELDS, Dendron Drive, London Colney	London Colney
The Beehive FC	1	0	0	0	Cunningham Hill Playing Fields, park view, St Albans	Cunningham
The Engineer Harpenden	1	0	0	0	ROTHAMSTEAD PARK, Leyton Road, Harpenden	Harpenden West
The Snug Bar	1	0	0	0	TOULMIN DRIVE, Toulmin Drive, null, St. Albans	Redbourn
TNF	1	0	0	0	Toulmin Drive, St. Albans	Redbourn
VP FC	0	0	0	5	VICTORIA PLAYING FIELDS,	

					FOLLY LANE, ST. ALBANS	
Wheathampstead 89	2	0	0	0	MARFORD FIELD, Marford Road, Wheathampstead	Wheathampstead
Wheathampstead Wanderers (HSCL)	1	1	33	8	MARFORD FIELD, Marford Road, Wheathampstead,	Wheathampstead
Harpenden Town	1	0	0	0	Rothamsted, Harpenden	Harpenden West
St Peters School	0	0	2	0	William Bird, St Michael	St Peters
Brookmans Park	3	0	0	0	Verulamium Park	Verulam
St Albans Romans	2	0	0	0	Sandridgebury Lane	Marshalswick South
Park Street Village	0	0	3	0	Bricket Wood, Park Street, St Albans	Park Street

From directory of FA affiliated clubs 2018-2019

Rugby clubs

Rugby Clubs	Adult Male	Adult Female	Junior	Mini	Home Ground	Broad Location Ward
Old Albanian RFC	5	4	6	8	Woollam Playing Fields	Redbourn
Verulamian RFR	3		6	7	Cotlandswick London Colney	London Colney
Harpenden RFC	5	0	5	8	Redbourn Lane	Harpenden West
Centurions Rugby League	2	0	1	0	Toulmin Drive	Redbourn
St Albans RUFC	6	0	1	2	Oaklands, Smallford	Colney Heath
Total	25		19	25		

Cricket teams

Cricket Clubs	Adult male	Adult female	Junior	Mini	Home Ground	Broad Location Ward
St Albans CC	9	1	16	0	Clarence	Clarence
Marshalswicket CC	2	0	0	0	Sandridge & Verulamium	Sandridge & Verulam
Old Albanians CC	6	0	0	0	Woollams	Redbourn
Greenwood Park	1	0	0	0	Greenwood Park	Chiswell Green
Frogmore CC	2				Park Street Lane	Park Street
Bamville CC	1	0	0	0	East common Harpenden	Harpenden South
Sou'Westers' CC	1	0	0	0	Hogg End Lane	Redbourn
Killigrew Dragons CC	1	0	0	0	Chiswell Green	Chiswell Green
SFDWP CC	1	0	0	0	None	None
Garden Fields CC	1				Verulamium Park	Verulam
Redbourn Cricket Club	6	0	7	0	Redbourn Common	Redbourn
Harpenden Dolphins CC	1	0	0	0	Rothamsted Park	Harpenden West
Harpenden CC	13	0	25		Harpenden Common	Harpenden
Holly Bush Cricket club	1	0	0	0	Rothamsted Park	Harpenden West
Carpenters Arms CC	2	0	0	0	None various Rothamsted Park	Harpenden West
Players and Jesters CC	1	0	0	0	None various inc Rothamsted Park	Harpenden West

Wheathampstead Cricket Club	4	0	10	0	Nomansland Common	Wheathampstead
Sandridge Cricket Club	3	0	0	0	Spencer Meadows Playing Fields	Sandridge
St John Fishers Cricket Club	1	0	0	0	Spencer Recreation Ground	Sandridge
Total	58		58			

Hockey teams and Clubs

Hockey clubs	Male Adult	Female Adult	Junior	Home Ground	Broad Location? Ward ?
St Albans HC	13	9	24	Oaklands	Colney Heath
Harpenden HC	5	4	7	Woollams	Redbourn
Total	31		31		

Appendix D - Geographical Spread of Sports Clubs

Location	Football	Rugby	Cricket	Hockey	Total
Hemel Hempstead					
St Albans	15		3		17
Harpenden	8	1	6		14
Park Street	2		1		3
London Colney	5	1			6
Chiswell Green			2		2
Bricket Wood					0
Rest of District	23	3	7	2	35

Appendix E – PPM District 2036

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	63+5	58+3	25+1
	Junior	212+54	58+14	19+5
	Mini	53+2	0	25+1
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1 Teams xS2 Games per week)	Adult	34	42.7	13
	Junior	133	50.4	12
	Mini	13.75	-	6.5
Stage 4 Establishing temporal demand (previous study)				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/ Junior/ Mini	10%	10%	Nil
Stage 5 Defining pitches used each day (S3 Total home games x S4 Temporal demand)				
Saturday	Adult	11.3	21.3	11
	Junior	44	25.2	11
	Mini	4.1	-	5.5
Sunday	Adult	22.7	17	2
	Junior	53.2	20	12
	Mini	8.25	-	6.5
Mid week	Adult	3.4	4.2	-
	Junior	13.3	5	-
	Mini	1.3	-	-
Stage 6 Establishing grass pitches currently available (community use see Table 1)	Adult	73	30	32
	Junior	34		4
	Mini	26	-	8
Stage 7 Identifying shortfall and oversupply (S6 Community pitches - S5 Pitches used)				
Saturday	Adult	62	8	21
	Junior	-10	5	-7
	Mini	22	-	2.5
Sunday	Adult	50	13	30
	Junior	-34	10	-8
	Mini	17.7	-	1.5
Midweek	Adult	70	26	-
	Junior	21	25	-
	Mini	25	-	-

Appendix F – PPM per sub-area 2018
Hemel Hempstead - EXISTING teams

*In this instance the average TGR 2018 for the District has been applied as there are no existing teams

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	4	4	2
	Junior	16	4	1
	Mini	3	0	1
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1xS2)	Adult	2	2.8	1
	Junior	8	2.8	0.5
	Mini	0.75	-	0.25
Stage 4 Establishing temporal demand				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/Junior/Mini	10%	10%	NK
Stage 5 Defining pitches used each day (S3xS4)				
Saturday	Adult	0.6	1.4	0.85
	Junior	2.4	1.4	0.4
	Mini	0.2	-	0.2
Sunday	Adult	1.4	1.1	0.15
	Junior	4.8	1.1	0.5
	Mini	0.45	-	0.25
Mid week	Adult	0.2	0.28	-
	Junior	0.8	0.28	-
	Mini	0.07		
Stage 6 Establishing pitches currently available (community use)	Adult	0	0	0
	Junior	0		0
	Mini	0	-	0
Stage 7 Identifying shortfall and oversupply (S6-S5)				
Saturday	Adult	-0.6	-1.4	-0.85
	Junior	-2.4	-1.4	-0.4
	Mini	-0.2	-	-0.2
Sunday	Adult	-1.4	-1.1	-0.15
	Junior	-4.8	-1.1	-0.5
	Mini	-0.45		-0.25
Midweek	Adult	-0.2	-0.28	-
	Junior	-0.8	-0.28	-
	Mini	-0.07		

St Albans – 92 existing pitches (minus 1 softball & 13 rounder's) 78 (minus 2 AGP) **76**

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	15	13	0
	Junior	12	16	0
	Mini	9	0	0
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1xS2)	Adult	7.5	9.1	0
	Junior	6	11.2	0
	Mini	2.25	-	0
Stage 4 Establishing temporal demand				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15%
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/Junior/Mini	10%	10%	NK
Stage 5 Defining pitches used each day (S3xS4)				
Saturday	Adult	2.25	4.5	0
	Junior	1.8	5.6	0
	Mini	0.6	-	0
Sunday	Adult	5.25	3.6	0
	Junior	3.6	4.4	0
	Mini	1.35	-	0
Mid week	Adult	0.75	0.9	-
	Junior	0.6	1.1	-
	Mini	0.2	-	-
Stage 6 Establishing pitches currently available (community use)	Adult	32	12	16
	Junior	11		2
	Mini	3		0
Stage 7 Identifying shortfall and oversupply (S6-S5)				
Saturday	Adult	29.7	7.5	16
	Junior	9.2	6.4	2
	Mini	2.4	-	0
Sunday	Adult	26.7	8.4	16
	Junior	7.4	7.6	2
	Mini	1.65	-	0
Midweek	Adult	31.2	11.1	-
	Junior	10.4	10.9	-
	mini	2.8	-	-

Harpenden – 56 existing pitches (minus 1 softball, 4 lacrosse, 13 rounder's)
38 (minus 2 AGP) **36**

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	11	19	5
	Junior	27	25	5
	Mini	0	0	0
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1xS2)	Adult	5.5	13.3	2.5
	Junior	13.5	17.5	2.5
	Mini	0	-	0
Stage 4 Establishing temporal demand				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/Junior/Mini	10%	10%	NK
Stage 5 Defining pitches used each day (S3xS4)				
Saturday	Adult	1.65	6.6	2.1
	Junior	4	8.7	2.1
	Mini	0	-	0
Sunday	Adult	3.85	2.6	0.3
	Junior	8.1	2.6	2.5
	Mini	0	-	0
Mid week	Adult	0.5	1.3	-
	Junior	1.3	1.7	-
	Mini	0	-	-
Stage 6 Establishing pitches currently available (community use)	Adult	10	8	4
	Junior	8		2
	Mini	4	-	0
Stage 7 Identifying shortfall and oversupply (S6-S5)				
Saturday	Adult	8.35	1.4	1.9
	Junior	4	-0.7	-0.1
	Mini	4	-	0
Sunday	Adult	4.15	5.4	3.7
	Junior	-0.1	5.4	-0.5
	Mini	4	-	0
Midweek	Adult	8.5	6.7	-
	Junior	6.7	6.3	-
	Mini	0	0	-

Park Street – 6 existing pitches

Existing Teams – Cricket – 2 adult, football adult 0, junior 14, mini 5

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	0	2	0
	Junior	14	0	0
	Mini	5		0
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1xS2)	Adult	0	1.4	0
	Junior	7	0	0
	Mini	1.2	-	0
Stage 4 Establishing temporal demand				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/Junior/Mini	10%	10%	NK
Stage 5 Defining pitches used each day (S3xS4)				
Saturday	Adult	0	0.7	0
	Junior	2.1	0	0
	Mini	0.36	-	0
Sunday	Adult	0	0.56	0
	Junior	4.2	0	0
	Mini	0.72	-	0
Mid week	Adult	0	0.1	-
	Junior	0.7	0	-
	Mini	0.1	-	
Stage 6 Establishing pitches currently available (community use)	Adult	1	1	0
	Junior	2		0
	Mini	2	-	0
Stage 7 Identifying shortfall and oversupply (S6-S5)				
Saturday	Adult	1	0.3	0
	Junior	-0.1	0	0
	Mini	1.64	-	0
Sunday	Adult	1	0.44	0
	Junior	-2.2	0	0
	Mini	1.28	-	-0
Midweek	Adult	1	0.9	0
	Junior	1.3	0	0
	Mini	1.9	-	0

London Colney – 24 existing pitches (minus 9 AGP) 15

Existing Teams – Cricket 0 adult, 0 junior Football – Adult 7, Junior 0, Mini 0 Rugby – adult 3, junior 0, mini 7

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	7	0	3
	Junior	0	0	0
	Mini	0	0	7
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1xS2)	Adult	3.5	0	1.5
	Junior	0	0	0
	Mini	0	-	3.5
Stage 4 Establishing temporal demand				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/Junior/Mini	10%	10%	NK
Stage 5 Defining pitches used each day (S3xS4)				
Saturday	Adult	1.3	0	1.2
	Junior	0	0	0
	Mini	0	-	2.9
Sunday	Adult	2.7	0	0.3
	Junior	0	0	0
	Mini	0	-	3.5
Mid week	Adult	0.3	0	-
	Junior	0	0	-
	Mini	0	-	-
Stage 6 Establishing pitches currently available (community use)	Adult	5	1	4
	Junior	2		0
	Mini	2	-	1
Stage 7 Identifying shortfall and oversupply (S6-S5)				
Saturday	Adult	0.7	1	2.8
	Junior	2	1	0
	Mini	2		-1.9
Sunday	Adult	2.3	1	3.7
	Junior	0	1	0
	Mini	0		-2.5
Midweek	Adult	4.7	1	-
	Junior	0	1	-
	Mini	0		-

Rest of District – 79 existing pitches (minus 5 AGP) 74

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	30	20	17
	Junior	145	17	14
	Mini	34	-	10+0
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1xS2)	Adult	15	14	8.5
	Junior	72.5	11.9	7
	Mini	8.5	-	2.5
Stage 4 Establishing temporal demand				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/Juni or/Mini	10%	10%	NK
Stage 5 Defining pitches used each day (S3xS4)				
Saturday	Adult	4.5	7	7.2
	Junior	21.7	5.95	5.95
	Mini	2.5	-	2.1
Sunday	Adult	10.5	5.6	1.3
	Junior	43.5	4.7	7
	Mini	5.1	-	2.5
Mid week	Adult	1.5	1.4	-
	Junior	7.2	1.1	-
	Mini	0.8	-	-
Stage 6 Establishing pitches currently available (community use)	Adult	25	8	8
	Junior	11		0
	Mini	15	-	7
Stage 7 Identifying shortfall and oversupply (S6-S5)				
Saturday	Adult	21.5	1	0.8
	Junior	-10.7	1.05	-5.95
	Mini	12.5	-	4.9
Sunday	Adult	14.5	2.4	6.7
	Junior	-32.5	3.3	-7
	Mini	9.5	-	4.5
Midweek	Adult	23.5	6.6	-
	Junior	3.8	6.9	-
	Mini	14.2	-	-

Appendix G -PPM Based on existing teams per sub-area and additional teams required 2036

Hemel Hempstead *In this instance the average TGR 2018 for the District has been applied as there are no existing teams

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	4+4	4+3	2+1
	Junior	16+15	4+4	1+1
	Mini	3+3	0	1+1
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1xS2)	Adult	4	4.9	1.5
	Junior	15.5	4.9	1
	Mini	1.5	-	0.5
Stage 4 Establishing temporal demand				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/Junior/Mini	10%	10%	NK
Stage 5 Defining pitches used each day (S3xS4)				
Saturday	Adult	1.2	2.45	1.2
	Junior	4.65	2.45	0.85
	Mini	0.45	-	0.4
Sunday	Adult	2.8	1.9	0.2
	Junior	9.3	1.9	1
	Mini	0.96	-	0.5
Mid week	Adult	0.4	0.4	-
	Junior	1.5	0.4	-
	Mini	0.15		
Stage 6 Establishing pitches currently available (community use)	Adult	0	0	0
	Junior	0		0
	Mini	0	-	0
Stage 7 Identifying shortfall and oversupply (S6-S5)				
Saturday	Adult	-1.2	-2.45	-1.2
	Junior	-4.65	-2.45	-0.85
	Mini	-0.45	-	-0.4
Sunday	Adult	-2.8	-1.9	-0.2
	Junior	-9.3	-1.9	-1
	Mini	-0.96		-0.5
Midweek	Adult	-0.4	-0.4	-
	Junior	-1.5	-0.4	-
	Mini	-0.15		

St Albans – 92 existing pitches (minus 1 softball & 13 rounders) 78 (minus 2 AGP)
76

Existing Teams – Cricket – 13 Adult, 16 Junior, Rugby Adult 0, Junior 0, Mini 0
Football – Adult 15, Junior 12, Mini 9

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	15+4	13+4	0+2
	Junior	12+18	16+5	0+1
	Mini	9+3	0	0+1
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1xS2)	Adult	9.5	11.9	1
	Junior	15	14.7	0.5
	Mini	3	-	0.25
Stage 4 Establishing temporal demand				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15%
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/Junior/Mini	10%	10%	NK
Stage 5 Defining pitches used each day (S3xS4)				
Saturday	Adult	2.85	5.95	0.85
	Junior	4.5	7.35	0.4
	Mini	0.9	-	0.2
Sunday	Adult	6.65	4.76	0.15
	Junior	9	5.88	0.5
	Mini	1.8	-	0.25
Mid week	Adult	0.95	1.1	-
	Junior	1.5	1.4	-
	Mini	0.03	-	-
Stage 6 Establishing pitches currently available (community use)	Adult	32	12	16
	Junior	11		2
	Mini	3		0
Stage 7 Identifying shortfall and oversupply (S6-S5)				
Saturday	Adult	29.15	6.05	15.15
	Junior	6.5	4.65	3.6
	Mini	2.1	-	-0.2
Sunday	Adult	25.35	7.24	15.85
	Junior	2	6.12	1.5
	Mini	1.2	-	-0.25
Midweek	Adult	31.05	10.9	-
	Junior	9.5	10.6	-
	mini	2.97	-	-

Harpenden – 56 existing pitches (minus 1 softball, 4 lacrosse, 13 rounder's) 38 (minus 2 AGP) **36**

Existing Teams – Cricket – 19 Adult, 25 Junior, Rugby Adult 5, Junior 5, Mini 8, Football – Adult 11, Junior 27, Mini 0

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	11+2	19+2	5+1
	Junior	27+9	25+2	5+0
	Mini	0+1	0	8+0
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1xS2)	Adult	6.5	14.7	3
	Junior	18	18.9	2.5
	Mini	0.25	-	2
Stage 4 Establishing temporal demand				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/Junior/Mini	10%	10%	NK
Stage 5 Defining pitches used each day (S3xS4)				
Saturday	Adult	1.95	7.35	2.55
	Junior	5.4	9.45	2.1
	Mini	0.07	-	1.7
Sunday	Adult	4.55	5.88	0.45
	Junior	10.8	7.56	2.5
	Mini	0.15	-	2
Mid week	Adult	0.65	1.4	-
	Junior	1.8	1.8	-
	Mini	0.025	-	-
Stage 6 Establishing pitches currently available (community use)	Adult	10	8	4
	Junior	8		2
	Mini	4	-	0
Stage 7 Identifying shortfall and oversupply (S6-S5)				
Saturday	Adult	8.05	0.65	1.45
	Junior	2.6	-1.45	-0.9
	Mini	3.03	-	-1.7
Sunday	Adult	5.45	2.22	3.55
	Junior	-2.8	0.44	-0.5
	Mini	3.85	-	-2
Midweek	Adult	9.35	6.6	-
	Junior	6.2	6.2	-
	Mini	3.98	-	-

Park Street – 6 existing pitches, 1 adult football, 2 junior football, 2 mini football and 1 cricket

Existing Teams – Cricket – 2 adult, football adult 0, junior 14, mini 5

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	0+1	2+1	0+0
	Junior	14+5	0+1	0+0
	Mini	5+1	0	+0
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1xS2)	Adult	0.5	2.1	0
	Junior	9.5	0.7	0
	Mini	1.5	-	0
Stage 4 Establishing temporal demand				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/Junior/Mini	10%	10%	NK
Stage 5 Defining pitches used each day (S3xS4) Saturday	Adult	0.1	1	0
	Junior	2.8	0.3	0
	Mini	0.4	-	0
Sunday	Adult	0.3	0.8	0
	Junior	5.7	0.2	0
	Mini	0.9	-	0
Mid week	Adult	0.05	0.2	-
	Junior	0.9	0.07	-
	Mini	0.1		
Stage 6 Establishing pitches currently available (community use)	Adult	1	1	0
	Junior	2		0
	Mini	2	-	0
Stage 7 Identifying shortfall and oversupply (S6-S5)				
Saturday	Adult	0.9	0	0
	Junior	-0.8	0.7	0
	Mini	1.6	-	0
Sunday	Adult	0.7	0.2	0
	Junior	-3.7	0.8	0
	Mini	1.1	-	-
Midweek	Adult	1.95	0.8	-
	Junior	1.1	0.93	-
	mini	1.9	-	-

London Colney – 24 existing pitches (minus 9 AGP) 15

Existing Teams – Cricket 0 adult, 0 junior Football – Adult 7, Junior 0, Mini 0 Rugby – adult 3, junior 0, mini 7

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	7+1	0+0	3+0
	Junior	0+3	0+0	0+0
	Mini	0+0	0	7+0
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1xS2)	Adult	4	0	1.5
	Junior	1.5	0	0
	Mini	0	-	1.75
Stage 4 Establishing temporal demand				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/ Junior /Mini	10%	10%	NK
Stage 5 Defining pitches used each day (S3xS4)				
Saturday	Adult	1.2	0	1.2
	Junior	0.45	0	0
	Mini	0	-	1.48
Sunday	Adult	2.8	0	0.22
	Junior	0.9	0	0
	Mini	0	-	1.75
Mid week	Adult	0.4	0	-
	Junior	0.15	0	-
	Mini	0	-	-
Stage 6 Establishing pitches currently available (community use)	Adult	5	1	4
	Junior	2		0
	Mini	2	-	1
Stage 7 Identifying shortfall and oversupply (S6-S5)				
Saturday	Adult	3.8	1	2.8
	Junior	1.55	1	0
	Mini	2	-	-0.48
Sunday	Adult	2.2	1	3.78
	Junior	1.1	1	0
	Mini	2	-	-0.75
Midweek	Adult	4.6	1	-
	Junior	1.85	1	-
	Mini	2	-	-

Rest of district – 79 existing pitches (minus 5 AGP) 74

Existing teams – Cricket adult 20, junior 17; Rugby adult 17, junior 14, mini 10

Football adult 30, junior 145, mini 34

		Football	Cricket	Rugby
Stage 1 Identifying teams	Adult	30+0	20+0	17+0
	Junior	145+1	17+0	14+0
	Mini	34+0	-	10+0
Stage 2 Calculate home games per week	Adult	0.5	0.7	0.5
	Junior	0.5	0.7	0.5
	Mini	0.25	-	0.25
Stage 3 Assessing total home games per week (S1xS2)	Adult	15	14	8.5
	Junior	73	11.9	7
	Mini	8.5	-	2.5
Stage 4 Establishing temporal demand				
Saturday	Adult	30%	50%	85%
	Junior	30%	50%	85%
	Mini	30%	-	85%
Sunday	Adult	70%	40%	15
	Junior	60%	40%	100%
	Mini	60%	-	100%
Midweek	Adult/ Junior /Mini	10%	10%	NK
Stage 5 Defining pitches used each day (S3xS4) Saturday	Adult	4.5	7	7.2
	Junior	21.9	5.95	5.95
	Mini	2.5	-	2.1
Sunday	Adult	10.5	5.6	1.3
	Junior	43.8	4.7	7
	Mini	5.1	-	2.5
Mid week	Adult	1.5	1.4	-
	Junior	7.3	1.1	-
	Mini	0.8	-	-
Stage 6 Establishing pitches currently available (community use)	Adult	25	8	8
	Junior	11		0
	Mini	15	-	7
Stage 7 Identifying shortfall and oversupply (S6-S5)				
Saturday	Adult	21.5	1	0.8
	Junior	-10.9	1.05	-5.95
	Mini	12.5	-	4.9
Sunday	Adult	14.5	2.4	6.7
	Junior	-32.8	3.3	-7
	Mini	9.5	-	4.5
Midweek	Adult	23.5	6.6	-
	Junior	3.7	6.9	-
	Mini	14.2	-	-

Appendix H – Summary of PPM per sub area – existing and estimated

Existing

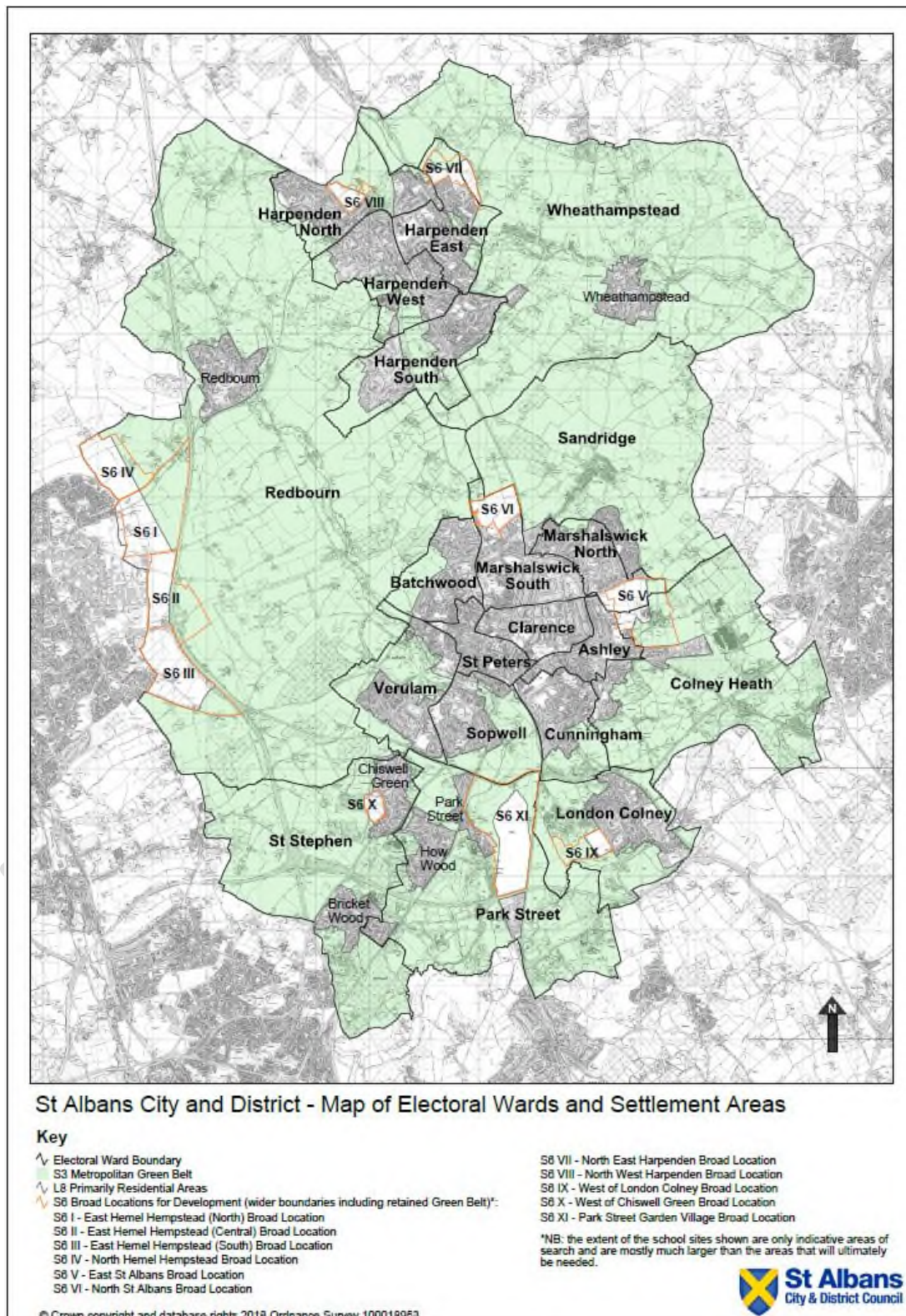
PPM Summary table	Adult Football	Junior Football	Mini Football	Adult Cricket	Junior Cricket	Adult Rugby	Junior Rugby	Mini Rugby	Total Pitches
Hemel Hempstead	-0.7	-2.6	-0.24	0.9	-0.9	-0.5	0.45	0.2	6.49
St Albans	20.3	9	2.2	9	8.3	16	2	0	66.8
Harpenden	7	3.5	2.6	4.5	3.6	2.8	-0.3	0	23.7
Park St	1	-0.3	1.6	0.5	0	0	0	0	2.8
London Colney	2.5	0.6	0.6	0.6	0.6	3.2	0	2.2	5.9
Rest of district	19.8	-	12	3.3	3.75	3.75	-6.4	4.7	27.8
Total	49.9	-2.9	18.7	17	15.3	25.2	-	2.3	

Estimated

PPM Summary table	Adult Football	Junior Football	Mini Football	Adult Cricket	Junior Cricket	Adult Rugby	Junior Rugby	Mini Rugby	Total Pitches
Hemel Hempstead	-1.1	-4.8	-0.5	-1.5	-1.5	-0.7	-0.6	0.45	11.15
St Albans	23.4	6	2.09	8	7	15.5	2.55	0.22	64.32
Harpenden	7.6	2	3.62	3.1	5	2.5	-0.7	1.85	21.27
Park St	0.85	-1.1	1.5	0.3	0.8	0	0	0	2.35
London Colney	3.5	1.5	2	1	1	3.29	0	-2.2	10.09
Rest of district	19.8	-	12	3.3	3.75	3.75	-6.4	4.7	27.6
Total	54.0	-9.7	20.7	14.2	16.0	24.3	-	0.02	

Appendix I - Geographical areas

The map below displays electoral wards within St Albans City and District to illustrate the spatial distribution of development, as set out in this paper. Proposed Broad Locations in the Local Plan are illustrated with wider boundaries in orange, along with white shading indicating land to be released from the District's Metropolitan Green Belt. Primarily residential areas are illustrated with boundaries in grey.



St Albans area

Comprises the 9 wards below:

- Batchwood
- Marshalswick South
- Marshalswick North
- St Peters
- Clarence
- Ashley
- Verulam
- Sopwell
- Cunningham

N.B. St Albans area also includes two Broad Locations at East St Albans (S6 V on map) and North St Albans (S6 VI on map). For East St Albans, there is an overlap of this area into Colney Heath ward.

Harpenden area

Comprises the 4 wards below:

- Harpenden North
- Harpenden East
- Harpenden West
- Harpenden South

N.B. Harpenden area also includes two Broad Locations at North East Harpenden (S6 VII on map) and North West Harpenden (S6 VIII on map). For North East Harpenden, there is an overlap into Wheathampstead ward.

Adjacent to Hemel Hempstead area

Comprises the 3 Broad Locations below:

- East Hemel Hempstead (North) (S6 I on map)
- East Hemel Hempstead (South) (S6 III on map)
- North Hemel Hempstead (S6 IV on map)

N.B. Adjacent to Hemel Hempstead area excludes the Broad Location at East Hemel Hempstead (Central) (S6 II on map), as it is a future location planned primarily for employment uses.

Park Street Garden Village

Comprises the Broad Location below:

- Park Street Garden Village (S6 XI on map)

London Colney ward

- Comprises entire residential area of London Colney (located in the east of London Colney ward)
- Comprises entire area of London Colney ward

N.B. London Colney ward also includes the Broad Location at West of London Colney (S6 IX on map).

Chiswell Green

- Comprises entire residential area of Chiswell Green (located in northeast of St Stephen ward)

N.B. Chiswell Green also includes the Broad Location at West of Chiswell Green (S6 X on map).

Bricket Wood

- Comprises entire residential area of Bricket Wood (located in south of St Stephen ward, but also partly in Park Street ward)

Redbourn ward

- Comprises entire residential area of Redbourn (located in north of Redbourn ward)
- Comprises area of Redbourn ward

N.B. Redbourn ward excludes three Broad Locations at East Hemel Hempstead (North) (S6 I on map), East Hemel Hempstead (South) (S6 III on map) and North Hemel Hempstead (S6 IV on map), as these have been included separately (see 'Adjacent to Hemel Hempstead area' above).

Wheathampstead ward

- Comprises entire area of Wheathampstead ward (excluding a small part of the Broad Location at North East Harpenden [S6 VII on map])
- Comprises entire residential area of Wheathampstead (located in south of Wheathampstead ward)

How Wood

- Comprises entire residential area of How Wood (located in west of Park Street ward).

Colney Heath ward

- Comprises area of Colney Heath ward

N.B. Colney Heath ward excludes the Broad Location at East St Albans (S6 V on map), as this has been included separately as part of the St Albans area (see 'St Albans area' above).

Sandridge ward

- Comprises entire area of Sandridge ward

Park Street ward

- Comprises entire residential area of Park Street (located in northwest of Park Street ward)
- Comprises area of Park Street ward

N.B. Park Street ward excludes the Broad Location at Park Street Garden Village (S6 XI on map), as this has been included separately (see 'Park Street Garden Village' above). Additionally, Park Street ward excludes How Wood as this settlement has also been categorised individually (see 'How Wood' above).

St Stephen ward

- Comprises area of St Stephen ward

N.B. St Stephen ward excludes the residential area of Chiswell Green and Broad Location at West of Chiswell Green (S6 X on map), as they have been included separately (see 'Chiswell Green' above). In addition, the residential area of Bricket Wood is excluded from St Stephen ward as this settlement has also been categorised individually (see 'Bricket Wood' above).

FINAL DRAFT

Appendix J - Housing Trajectory

HOUSING TRAJECTORY: St Albans District Council 1 April 2018 (Indicative Draft)																					
Description	Land Supply - To 1 April																			Total	
	5 Year Land Supply					2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36		
	2017/18	2018/19	2019/20	2020/21	2021/22																
Under construction	150	142	49	18	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	367
With planning permission (full or reserved matters covering whole site)	10	27	95	212	215	170	18	10	0	0	0	0	0	0	0	0	0	0	0	0	757
Small Sites with permission	90	38	16	10																	154
Conversions with permission	36	34	14	8																	92
With outline permission with part(s) covered by reserved matters																					0
Outline only	0	0	0	47	70	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171
Where full, Outline or reserved matters at post committee resolution or subject to S106 negotiations	0	0	50	56	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	206
With application submitted	0	0	0	25	25	24	24	24	0	0	0	0	0	0	0	0	0	0	0	0	122
With pre-application discussions occurring	0	0	49	40	45	92	65	0	0	0	0	0	0	0	0	0	0	0	0	0	291
Allocation only	0	0	0	0	0	18	11	11	0	0	0	0	0	0	0	0	0	0	0	0	40
SHLAA Sites and other sites	0	0	0	40	70	94	45	16	0	8	0	0	0	0	0	0	0	0	0	0	273
Garage Sites Program	13	7	8	18	20	2	5	3	7	6	0	0	0	0	0	0	0	0	0	0	89
Windfall Allowance	53	79	89	95	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	1,891	
Office to Residential Prior Approval 10%discount	142	156	113	48	12	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	480
Council Owned Sites							20	20	20	20	20	20	20	20	20	20	20	20	20	260	
Unanticipated delay factor*	-62	-57	-55	-73	-71	-73	31	30	30	30	30	30	30	30	30	30	30	30	30	0	
Total	432	426	428	544	541	553	324	219	162	169	155	155	155	155	155	155	155	155	155	5,193	
*Discount is applied to unstarted permissions only																					
Local Plan / NPPF Policies - Delivering Urban Optimisation																					
Intensification / Conversion of Employment Land					0	0	0	0	40	40	40	40	40	40	40	40	40	40	40	440	
Council Owned Sites							0	0	20	20	20	20	20	20	20	20	20	20	20	220	
Increased Density in Higher Buildings						0	0	0	20	20	20	20	20	20	20	20	20	20	20	220	
Total	0	0	0	0	0	0	0	0	80	80	80	80	80	80	80	80	80	80	80	880	
Local Plan - Inc. Broad Locations																					
	Pre plan period			Plan Period																Post plan	
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36		Total
Current known/expected delivery (2020-2036)	432	426	428	544	541	553	324	219	162	169	155	155	155	155	155	155	155	155	155	3,906	
EHH North (1,600 not inc. 120 at Spencers Park PII)							75	140	180	180	180	180	180	180	140	100	65			1,600	
North Hemel (1,500)															75	125	125	125	125	575	
EHH South (2,400)							75	140	180	180	180	180	180	180	180	180	180	180	180	2,195	
NW Harpenden (580)						75	75	75	75	75	75	75	55							580	
East St Albans (900 + 348 already permitted)							75	100	100	100	100	100	100	100	100	25				900	
N St Albans (1,100)						75	120	120	120	120	120	120	120	85						1,000	
NE Harpenden (760)										75	75	75	75	75	85	75	75	75	75	760	
W of London Colney (440)									75	75	75	75	75	65						440	
Chiswell Green (365)								75	75	75	75	65								365	
Park Street Garden village 2,300										80	150	180	180	180	180	180	180	180	180	1,670	
LP / NPPF - Delivering Urban Optimisation									80	80	80	80	80	80	80	80	80	80	80	880	
Trajectory Total	432	426	428	544	541	703	744	869	1047	1209	1265	1285	1200	1100	995	920	860	795	795	14,871	
NB: Trajectory Average 2020-2025; 2025-2030; 2030-2036																					
NB: Housing Requirement/Target - inc. 20% buffer for 2020-2025 and remainder averaged over 2025-2036																					