

PROJECT DETAILS	
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ASSIGNMENT TITLE	Sevenoaks Council Playing Pitch Strategy
DATE OF REPORT	31/01/2017
PURPOSE OF REPORT	RUGBY FOOTBALL UNION DATA SIGN OFF

Summary update:

- All rugby sites visited
- Received responses from 4 rugby clubs (100%)
- Information gathered in 4 global online platform www.playingpitch.com
- Raw site assessment and demand consultation data is presented in the accompanying excel file.
- All supply and demand data in this datasheet is required to be signed off by the NGB before Stage B can be completed

Sign-off Process:

This datasheet is split into two sections;

- **Stage B Data** – Supply and demand data captured through site assessments and club consultations, to be signed off before Stage B is complete.
- **Stage C Data and site by site analysis** – This is the analysis undertaken per site showing capacity, key issues and club requirements. This version of the datasheets will include a basic capacity analysis of all rugby sites, with further detail to be added prior to stage C sign-off.

STAGE B DATA

Pitch supply

Quantity overview

The number of rugby pitches in Sevenoaks has been detailed in the table below. It is important to understand where there may be potential further supply should the capacity analysis inform us that there is overplay within Sevenoaks.

Table 1: Breakdown of sites and pitches

Site Name	Sub-area	Community use on site	Security of Use	Owners	Adult	Junior/Minis
Charcott Village Field	Edenbridge and the South	Available	Secured	Trust	1	0
Combe Bank School	Upper Darent Corridor	Not Available	N/A	Private	0	1
Lingfield Road Recreation Ground	Edenbridge and the South	Available	Secured	Parish Council	2	0
New Ash Green Sports Pavilion	North East	Available	Secured	Trust	2	0
Raleys	Sevenoaks and Surrounds	Available	Secured	Council	3	0
Sennocke Centre	Sevenoaks and Surrounds	Available	Secured	Private	4	2
Trinity School	Sevenoaks and Surrounds	Available	Unsecured	Council	0	1

Tenure/Management

The table below identifies the split in ownership of all rugby pitches in Sevenoaks. Table 2 shows that the majority of rugby pitches are council owned.

Table 2: Ownership and management summary of rugby sites in Sevenoaks

	Ownership	Management
Club	0	16
Council	4	0
Education	0	8
Parish Council	10	0
Private	7	0
Trust	3	0

*Where a long lease is provided to a club, the ownership is still assigned to the freeholder of the site.

Quality assessment

4 global has visited all sites and non-technical site assessments have been undertaken to provide an overall quality score that is in line with the RFU guidance provided below. The maintenance and drainage scores determine the capacity of a pitch in match equivalents.

Table 3: RFU pitch assessment guidance

Drainage	Maintenance		
	Poor (M0)	Standard (M1)	Good (M2)
Natural Inadequate (D0)	0.5	1.5	2
Natural Adequate (D1)	1.5	2	3
Pipe Drained (D2)	1.75	2.5	3.25
Pipe and Slit Drained (D3)	2	3	3.5

Table 4 below shows the number of pitches in Sevenoaks that fit into each of the RFU's pitch assessment guidance criteria (as shown in Table 3).

Table 4: Number of pitches fulfilling each category of the RFU pitch assessment guidance in Sevenoaks

Drainage	Maintenance		
	Poor (M0)	Standard (M1)	Good (M2)

Natural Inadequate (D0)	2	2	0
Natural Adequate (D1)	3	0	0
Pipe Drained (D2)	0	1	0
Pipe and Slit Drained (D3)	6	10	0

Table 5 below shows the pitch scores following a non-technical quality assessment of the pitches that are used by the community for rugby in Sevenoaks. This allows us to understand the capacity of each pitch from a community use perspective, using the capacity calculations in Table 3.

Table 5: Community sites and individual pitch capacity

Site Name	Type of pitch	Drainage Score	Pitch maintenance score	Pitch Capacity	Overall capacity of site
Charcott Village Field	Senior Rugby Union	D1	3 - Poor (M0)	1.5	1.5
Combe Bank School	Junior Rugby Union	D1	3 - Poor (M0)	1.5	1.5
Lingfield Road Recreation Ground	Senior Rugby Union	D3	9 - Adequate (M1)	3	6
Lingfield Road Recreation Ground	Senior Rugby Union	D3	9 - Adequate (M1)	3	
New Ash Green Sports Pavilion	Senior Rugby Union	D0	4 - Poor (M0)	0.5	1
New Ash Green Sports Pavilion	Senior Rugby Union	D0	4 - Poor (M0)	0.5	
Raleys	Senior Rugby Union	D0	9 - Adequate (M1)	1.5	5.5
Raleys	Senior Rugby Union	D0	9 - Adequate (M1)	1.5	
Raleys	Senior Rugby Union	D2	9 - Adequate (M1)	2.5	

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Site Name	Type of pitch	Drainage Score	Pitch maintenance score	Pitch Capacity	Overall capacity of site
Sennocke Centre	Senior Rugby Union	D3	6 - Poor (M0)	2	8
Sennocke Centre	Senior Rugby Union	D3	6 - Poor (M0)	2	
Sennocke Centre	Senior Rugby Union	D3	6 - Poor (M0)	2	
Sennocke Centre	Senior Rugby Union	D3	6 - Poor (M0)	2	
Sennocke Centre	Junior Rugby Union	D3	6 - Poor (M0)	2	4
Sennocke Centre	Junior Rugby Union	D3	6 - Poor (M0)	2	
Trinity School	Junior Rugby Union	D1	0 - Poor (M0)	1.5	1.5

Pitch Summaries

Charcott Village Field: A site with only 1 rugby pitch, which is in adequate condition.

Combe Bank School: An impressive school site, with current plans to expand their sports fields on the east of the site to allow further provision. School has had some drainage issues in the past, especially on the main school site.

New Ash Green Sports Pavilion: The clubhouse is a 1986 build and in need of improvements, the club would like to add more showers which is currently taken up by an old school plunge bath. The ladies showers are also very poor and in need of improvements, as ladies are often not wanting to use them. The clubhouse itself often works as a community hub/social centre for the village and would like to continue this and improve what they have on offer. There is adequate provision of sports pitches; although in the past have had drainage issues in the 2 low points on the site.

Raleys: Site has had some issues of poor drainage in recent years, new drainage system hasn't worked as expected. The club would like to have a full size AGP on site which would be able to host football and rugby, suggested to be done through removing some of the cricket pitches as they are underutilized. The parking facilities nearest to the pitch are of poor quality and not big enough to host the amount of cars on a busy day/event.

Sennocke Centre: A very good site with many pitches perfectly maintained. All pitches are very good, some with moderate slope. 1st rugby pitch is surrounded by 400m athletics track which is also hired out. Site is located and owned by Sevenoaks School.

Trinity School: A brand new school that opened in Sep 2016, providing a high quality new build. The AGP provision is of poor quality and in need of refurbishment, the grass pitches are of poor quality also.

Club breakdown

There are 4 rugby club that operate within the Sevenoaks area. The breakdown of teams in these clubs has been provided below. This table requires sign off from the Rugby Football Union.

Table 6: Team profile of clubs in Sevenoaks

Club	Home Ground	Adult teams	18-19 years youth teams	Junior teams (U13-17)	Mini / Midi teams (U7-12)	Totals
Sevenoaks RUFC	Raleys	4	1	7	7	19
New Ash Green RFC	New Ash Green Sports Pavilion	4	1	4	4	13
Leigh Rugby Club	Charcott Village Field	1	0	0	0	1
Edenbridge Rugby Club	Lingfield Road Recreation Ground	2	0	4	6	12

Key Club Consultation Summaries

The following is a summary of the consultations undertaken with 3 key clubs, focussing on their key issues and future plans. All pitch-rating comments are the opinions of the club and may differ from the impartial rating given by the site assessor.

Table 7: Summary of demand consultations from rugby clubs in Sevenoaks

Club	Consultation Summary
Sevenoaks RFC	<p>A total of 19 teams, with 4 adult sides that play on Saturday afternoon and a large junior section that play and train on Sundays throughout the day. No immediate plans to develop teams any further, with around 800 junior members and only 3 pitches available it would be difficult to accommodate more players.</p> <p>Their home ground is Raleys, a site owned by Sevenoaks Town Council, where they have a pay and play agreement for each pitch, and a yearly lease for the land in which the clubhouse is situated.</p> <p>They have recently extended the clubhouse to incorporate a viewing balcony, and stated that there is always potential for further development to the facilities but they currently have nothing planned for the immediate future. They have also just launched a campaign with the view to developing a 3G pitch to replace the old one or add to current provision – currently in conversation with District Council.</p> <p>They have rated the quality of the pitches and facilities at Raleys as good. Pitches are maintained by the club to a high standard but would hugely benefit from a 3G surface as they suffer from a lot of traffic throughout the week accommodating matches and training. They have recently completed work to improve the drainage to all pitches – through a grant given by the environmental trust – and have seen a vast improvement.</p>
New Ash Green RFC	<p>Teams : 3 senior mens 1 senior ladies U5-U16 Teams from U9 to U16</p> <p>Pitch Usage: 2 mens teams play SAT PM 1 plays SUN PM (play approx. 30 games – 15 to 16 at home) Ladies play SUN PM Juniors play SUN AM (friendly fixtures, dependent on how many are arranged but usually about 20- 10 at home) Senior teams train approx. 3 hours a week- not on pitches, separate training area Juniors train approx. 2 hours a week</p> <p>Club development: Moving forward the club wants to have a long term lease on pitches, currently rented from the village association but have no</p>

Club	Consultation Summary
	<p>guaranteed use of fields from year to year If they had a long-term lease they have the funds to develop floodlighting for a pitch and potential developments to clubhouse.</p>
Edenbridge RFC	<p>Teams: 2 senior mens (1st, 2nd) (used to have a 3rd team) - play Sat pm Youth: u17, u16, u14, u13 (play Sun throughout the day) -Mini: u12, u11, u10, u9, u8, u7</p> <p>Pitch Usage: Senior teams play Sat pm and train on average 4hours per week Junior teams play Sun throughout the day - U17 and U16 train 2 hours per week on Thurs - U14 and U13 train 2 hours per week on Tues Mini teams just train (don't play matches on a regular basis) Sun throughout the day Teams train on a floodlit training area during the winter (none of the pitches are floodlit)</p> <p>Home ground: Owned by Sevenoaks Town Council The club have a 25 year lease (control the clubhouse and all pitches including football and rugby) Stated that all pitches of a good standard (haven't had any cancellations this season)</p> <p>Facility/team development Main aim is to strengthen the senior teams (have recently lost players to larger clubs) - Recently spent 30k improving the clubhouse/changing rooms (10k RFU grant, the rest funded by club)</p>

STAGE C SITE-BY-SITE ANALYSIS

Supply and demand balance

Site-by-site balance figures

The table below details the site-by-site capacity analysis for all sites used by rugby clubs in Sevenoaks. Capacity analysis has not been carried out for sites where there is no demand for rugby. These sites have been detailed in Table 5 above.

Table 8: Rugby site capacity analysis

Site Name	Sub-area	Pitch type	Quantity of pitches	Supply (Total capacity of pitches)	Demand (matches + training in match equivalents)		Balance (Supply minus demand)	Balance in the peak period (measured in pitches)	
					SNR	JNR		Saturdays SNR Men and Colts	Sundays SNR Women, JNR and Minis
Raleys	Sevenoaks and Surrounds	Senior Rugby Union	3	5.5	6	7.5	-8	+0.5	At Capacity
New Ash Green Sports Pavilion	North East	Senior Rugby Union	2	1	2	4.5	-5.5	At Capacity	At Capacity
Lingfield Road Recreation Ground	Edenbridge and the South	Senior Rugby Union	2	6	1	2	3	+1	At Capacity
Charcott Village Field	Edenbridge and the South	Senior Rugby Union	1	1.5	0.5	0	1	+0.5	+1
Total			8	14	9.5	14	-9.5	+2	+1

*Peak-time demand is taken from half the number of teams in each category (assuming the other half are playing away from homes)

**Snrs and Colts expected to play on Saturdays and Jnrs and Minis on a Sunday

***A Jnr match demand is considered to take up 1 Snr pitch during peak period. A Midis and Minis match is considered to take up 0.5 of a senior pitch (with a match taking place in each half).

Table 8 shows that across the whole study area, there is a significant deficit of supply. If the pitch deficit is to be rectified, there need to be an additional 5 standard maintained / natural drainage pitches installed or 3 addition well maintained pitches with artificial drainage.

In addition, there is almost no capacity during peak times for clubs to expand in either their junior or senior sections. The only site with any significant capacity is Leigh RFC which is currently a one team club just beginning to establish itself within the community.

Future Demand Analysis

This section helps to forecast the estimated future demand for pitches in Sevenoaks based on the existing demand produced by the current population. This is known as a Team Generation Rate (TGR). The forecasted number of teams up until 2035 is forecasted using TGR in Table 9.

Table 9: Team Generation Rate for Sevenoaks

Sevenoaks TGR Analysis						
	Current popn. Within age group	No. Of teams	TGR (Teams generated by 1000 people)	Future population (2035) within age group	Predicted future number of teams	Additional teams required
Mini/Midi (6-12) - Mixed	36,281	17.0	0.5	44,273	20.7	3.7
Junior Rugby – Male (13-17)	15,366	15.0	1.0	18,856	18.4	3.4
Senior Rugby – Male (18-45)	93,362	12.0	0.1	101,518	13.0	1.0
Senior Rugby – Female (18-45)	98, 693	1	0.01	103562	1.0	N/A
Total Projected Additional Demand (Teams)						8.1

Table 9 shows that there will be a significant increase in the number of teams in the study area. For the purposes of the study, the results of the TGR calculation are rounded to the nearest whole number. Therefore, the results of the TGR are that by 2035 4 Minis/Midis teams, 3 Junior teams and 1 Men’s team will be added. This represents a total of 8 teams to be added to the existing pitch demand.

The impact of these future teams on the existing supply and demand balance for Rugby will be taken forward into the next section.

Total Capacity Analysis

This section presents the supply and demand balance findings for grass football pitches (both for current and future scenarios) for LB Southwark, both as a whole and by sub-area. Analysis and key findings have also been identified for each of the sub-areas.

Table 10: Overall Rugby balance figures for Sevenoaks

Balance per Pitch Type	Senior Rugby Union	Junior Rugby Union	Total
Supply – pitch capacity in match equivalents (For available sites only)	22	5.5	27.5
Demand – match equivalents for matches and training	9.5	14	23.5
Current Balance for all available sites only	12.5	-8.5	4
Current Balance for secured sites only	12.5	-8.5	4
Future additional latent demand	0	0	0
Future additional demand (from TGR)	1	3	4
Future balance for all available, secured sites	11.5	-11.5	0

Table 10 identifies the following key findings

- When all pitches are counted in the balance, not just those used for formal rugby by clubs, Sevenoaks is shown to have a capacity for an additional 12.5 adult match equivalents.
- When the junior demand that is not being met by junior rugby pitches is added to senior pitches, then a balance of +4 match equivalents occurs for across the borough
- This equates to 4 additional teams that are playing and training every week
- When the 4 additional teams produced by the TGR are added, this equates to a balance of supply and demand across the borough
- Table 10 also shows that all rugby pitches in the area are securely available to the community, however, only 4 sites are actually used by the community for rugby demand, hence the deficit in supply seen in Table 8.

Table 11: Rugby balance figures for Sevenoaks and Surrounds

Balance per Pitch Type	Senior Rugby Union	Junior Rugby Union	Total
Supply – pitch capacity in match equivalents (For available sites only)	13.5	4.0	16.5
Demand – match equivalents for matches and training	6	7.5	13.5
Current Balance for all available sites only	7.5	-3.5	+4
Current Balance for secured sites only	7.5	-3.5	+4
Future additional latent demand	-	-	-
Future additional demand (from TGR)	0.5*	0.5**	1
Future balance for all available, secured sites	7	-4	3

*100% of future adult demand given to this subarea. Senior teams are given a demand of 0.5 match equivalents as training takes place off the pitches.

**As the sub area has 46% of all Junior demand, demand generated by 1 of the 3 additional teams projected for 2035 has been allocated here. Junior demand is calculated at 0.5 match equivalents per team as training takes place off pitches.

Table 11 identifies the following key findings

- When all pitches are counted in the balance, not just those used for formal rugby by clubs, Sevenoaks and Surrounds is shown to have a capacity for an additional 7.5 adult match equivalents.
- When the junior demand that is not being met by junior rugby pitches is added to senior pitches, then a balance of +4 match equivalents occurs for across the sub-area
- This equates to 4 additional teams that are playing and training every week
- When the 2 additional teams produced by the TGR are added, this equates to small surplus of supply across the borough of 3 match equivalents
- Table 10 also shows that all rugby pitches in the area are securely available to the community, however, only 1 site is actually used by the community for rugby demand. This is the reason for the deficit of supply found in Table 8.

Table 12: Rugby balance figures for Edenbridge and the South

Balance per Pitch Type	Senior Rugby Union	Junior Rugby Union	Total
Supply – pitch capacity in match equivalents (For available sites only)	7.5	0	7.5
Demand – match equivalents for matches and training	1.5	2	3.5
Current Balance for all available sites only	6	-2	4
Current Balance for secured sites only	6	-2	+4
Future additional latent demand	-	-	-
Future additional demand (from TGR)	-	0.5	0.5
Future balance for all available sites	6	-2.5	3.5

*Demand generated by 1 of the 3 additional teams projected for 2035 has been allocated here. Junior demand is calculated at 0.5 match equivalents per team as training takes place off the pitches.

Table 12 identifies the following key findings:

- All pitches in Edenbridge and the South are used by the community
- Edenbridge has no junior pitches meaning all demand is placed onto senior pitches.
- Edenbridge and the South is shown to have a capacity for an additional 6 adult match equivalents.
- When the junior demand that is not being met by junior rugby pitches is added to senior pitches, then a balance of +4 match equivalents occurs for across the sub-area
- This equates to 4 additional teams that are playing and training every week
- When the additional team produced by the TGR are added, this equates to a surplus of supply across the borough of 3.5 match equivalents

Table 13: Rugby balance figures for North East

Balance per Pitch Type	Senior Rugby Union	Junior Rugby Union	Total
Supply – pitch capacity in match equivalents (For available sites only)	1	0	1
Demand – match equivalents for matches and training	2	4.5	6.5
Current Balance for all available sites only	-1	-4.5	-5.5
Current Balance for secured sites only	-1	-4.5	-5.5
Future additional latent demand	-	-	-
Future additional demand (from TGR)	-	0.5*	0.5
Future balance for all available, secured sites	-1	-5	-6

*Demand generated by 1 of the 3 additional teams projected for 2035 has been allocated here. Junior demand is calculated at 0.5 match equivalents per team as training takes place off the pitches.

Table 13 identifies the following key findings:

- All pitches in the North East are located at New Ash Green Sports Pavilion, are used by the community
- The North East has no junior pitches meaning all demand is placed onto two poor quality senior pitches
- The North East is shown to have a significant deficit of supply in the area.
- The site has significant junior demand and therefore is forecasted to increase its number of teams by 1 team.
- The site could be helped to increase the capacity of the its two pitches to meet current and future demand. This would entail installing pipe and slit drainage and increasing its maintenance regime to a “Good” rating.

Peak Demand Capacity Analysis

Using the Sport England 2013 guidance, the PPS has identified a small surplus of football pitches across the study area, based on the capacity analysis that assumes a set number of match equivalents per week, based on the quality of a site.

While this is valuable, it is also important to understand the capacity of pitch provision at the periods of highest (peak) demand. This will indicate whether there are enough pitches to satisfy the demand when a large amount of football is played at the same time.

Table 14 below shows the capacity analysis at peak demand for each peak demand slot.

Table 14: Peak demand capacity analysis by sub-area

Balance per Pitch Type (Peak Demand)	Adult +Colts (Sat)	Snr Women, Jnrs and Minis (Sun)	Total
Balance in the peak period - Sub-area Sevenoaks and Surronds	+0.5	No Capacity	0.5
Balance in the peak period - Sub-area Edenbridge and The South	+1.5	+1	+2.5
Balance in the peak period - Sub-area North East	No Capacity	No Capacity	No Capacity
Total			+3

Table 14 illustrates that there is a small surplus of supply at the peak period for 3 peak demand slots, 2 on a Saturday and 1 on a Sunday. The TGR calculation estimates there will be 4 additional team, 1 senior men’s team and 3 junior teams. This indicates that for junior rugby, additional pitches will be required to add peak-time capacity on Sundays.

The North East and Sevenoaks and Surrounds are both at capacity on Sundays but are projected to add one team each by the TGR. If these teams are to play at peak times then additional pitches will have to be found to service these two sites. For Sevenoaks this may involve redistributing some demand to the Sennocke Centre which already has dedicated junior pitches available to the community.

The 1 additional men’s team is projected to be added to Sevenoaks and Surrounds which should have capacity within its existing provision to accommodate this team.

Site by Site Summary

Site Name	Sub-area	Total No. of Pitches (all sizes)	Availability to the Community	Pitch assessment score	Current Operational Balance	Justification for Protection (PR), Enhancement (E) or Provision (PV)
Charcott Village Field	Edenbridge and the South	1x Senior Rugby	Secured	M0/D1	+1	PV: This site should be protected as playing pitches in the Local Plan. The site is home to Leigh RFC, which is currently just a one team club.
						E: The club is in its relative infancy but appears to be progressing well. It is recommended the RFU continues to support the club with additional coaching support and maintenance equipment as requested.
						PV: No further provision has been identified for this site. However, it is recommended that should such a provision be required by the club at a later date, that the Council and RFU supports the club where possible. This should be the case especially in reference to growing participation and team numbers at the club.
Lingfield Road Recreation Ground	Edenbridge and the South	2 x Senior Rugby	Secured	M1/D3	+3	PR: This site should be protected as playing pitches in the Local Plan. The site is home to Edenbridge RFC and hosts 12 teams, including 6 mini teams.
						E: No further enhancement to the provision has been identified for this site.

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						<p>PV: The club has a very strong minis section. Graduation of these players to Junior rugby will mean additional junior teams. The site is already at peak-time capacity for junior rugby and therefore, may have to install an additional pitch. The site's remaining spaces are used either for mini rugby or football (all age groups). It is therefore recommended that the RFU supports the club in setting up a potential pitch share with one of the existing football pitches, so that it can be used as an additional rugby pitch during peak per times for junior rugby.</p>
New Ash Green Sports Pavilion	North East	2x Senior Rugby	Secured	M0/D0	-5.5	<p>PR: The site should be protected as playing pitches in the Local Plan. The site is the home of New Ash Green RFC and hosts 13 teams.</p>
						<p>E: Although the site is secured for community sport. The club has little security of tenure from the playing field trust from which it effectively hires the pitches year to year. It is recommended the RFU and Council work support the club in negotiating a minimum of a 25 year lease on the site.</p>

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						<p>PV: The site is operating over capacity in terms of training and match supply and demand. The site is also operating with no-spare capacity during peak times meaning any future growth would have to be accommodated at other times. It is recommended that the club is supported by the RFU to increase the quality of drainage and maintenance on site.</p> <p>It is recommended that this site is provided with drainage and maintenance support to bring it to a carrying capacity of M2/D2 which would provide the site with enough capacity to host the number of fixtures it is required for.</p> <p>Should a long lease not be possible and the increase of capacity not be sufficient to adequately supply demand, it is recommended that the club, in partnership with the Parish Council, RFU and the District council identify a suitable alternative site for the club to move to so that it can gain the capacity it needs to continue to develop.</p>
Sennocke Centre	Sevenoaks and Surrounds	4x Senior Rugby 2x Junior Rugby	Secured	M0/D3	<p style="text-align: center;">+12</p> <p style="text-align: center;">+8 Snr</p> <p style="text-align: center;">+4 Jnr</p>	PR: The site should be protected as playing pitches in the Local Plan.
						E: There should be better engagement between the clubs and the site, especially in times of inclement weather to provide additional capacity to Sevenoaks RFC.
						PV: No further provision has been identified for this site. However, it is recommended that should such a provision be required by the site in order to accommodate more community use, then the Council and RFU should engage and support the site where possible. This should be the case especially in reference to adding carrying capacity to these pitches so that they can accommodate demand from both community and educational use.

Raleys	Sevenoaks and Surrounds	3 x Senior Rugby	Secured	1x M1/D2 2x M1/D0	-8	PR: The site should be protected as playing pitches in the Local Plan. The site is used by Sevenoaks RFC and hosts 19 teams. The site is currently operating well beyond it operational capacity.
						E: The site has a rolling 1 year agreement with the Council. Although the site is not perceived to be under any threat it is recommended that the club be given greater security of tenure over the use of the land, possibly in the form of a lease no less than 25 years in length.
						PV: This site is currently operating over capacity. It is recommended that the football pitch on the site is designated as a senior rugby pitch to provide additional capacity at peak-times. It is also recommended that the maintenance and drainage on the site be up graded to M2/D3 which would provide a carrying capacity capable of handling the 15.5 match equivalents currently placed on the site. Such is the extent of the over play on this site it is recommended that the Council and the RFU work with the club to discuss the possibility of installing a WR22 compliant 3G AGP, possibly to the north of the existing site or another area close by. Adding a WR22 compliant 3G AGP on this site would result in the loss of one of the cricket pitches. Consultation with the ECB would be required to confirm whether this is acceptable.