

SECTION 8 – Synthetic Turf Pitches

8.1 Synthetic Turf Pitch Provision

Synthetic Turf Pitches (STPs) are primarily used for hockey matches and training and football training. There are several different surface types dependant on whether the primary use is hockey or football. This report looks at the needs of both hockey and football.

League hockey is now played entirely on sand dressed or sand filled synthetic turf pitches, although a few clubs play on water based STPs. However, nationally, many clubs across the country still do not have access to STPs.¹

Over the last few years there have been developments in the surfaces of STPs resulting in a new third generation (rubber crumb) surface, with longer pile, which has been developed specifically for football. Competitive hockey use of 3G pitches is only allowed on a small minority of 3G pitches and has to be officially approved by the Federation for International Hockey and is dependant on the length of the pile and size of the pitch. Many 3G pitches are also not the equivalent of full size hockey 3G pitches and are increasingly being installed on school sites to cater for school sports. The use of either sand based or 3G STPs for football is particularly beneficial for winter training and reduces pitches the wear and tear on grass pitches.

Hockey

Nationally, 100, 000 adults (age 16 and over) have participated in hockey at least once a week, which represents no significant change since 2005/6, although there has been a slight increase in female participation. Hockey is the one sport that 0.4% of all adults who would like to do more sport and active recreation said they would like to participate in, or participate in more often. 123,000 adults are members of a club where they participate in hockey.² Hockey also remains as one of the top five most popular games in schools.

Football

Football has the highest participation of any team sport in the country, with more than 125,000 affiliated football teams in England in 2008/09. National trends in football show an increase in 5-a-side football, which may increase the need for indoor and synthetic pitches.

8.2 Identifying Local Needs and Opportunities

Local needs for each SSDC Area are detailed below. These have been assessed in relation to each sport and will help determine the STP surfaces required for that sport, in each area.

Hockey

There are 3 Hockey clubs in South Somerset. Yeovil and Sherborne Hockey Club have 5 mens teams, 4 ladies teams and a thriving junior section, with 8 teams. Chard Hockey Club have 3 mens teams, 3 ladies teams and 1 junior team, and Wincanton Ladies Hockey Club have 1 ladies team.

Area South:

Consultation associated with this strategy, identified the need for a new STP in Yeovil.³ Yeovil and Sherborne Hockey Club are the largest club in the district, who used to be based at Yeovil Town Football Club STP in Yeovil. Due to the poor condition of this pitch, the Club are currently playing their matches and

¹ Draft Playing Pitch Strategy for South Somerset 2007-16

² Sport England Active People Survey, 2007/8

³ South Somerset Sport and Recreation Built Facilities Assessment Report consultation – KKP, 2006

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coaching their seniors at the STP at the Gryphon School in Sherborne, West Dorset, due to the lack of any pitch in Yeovil. Junior coaching takes place at Westfield School sports hall in Yeovil. The club ideally wishes to have their main base in Yeovil and relocate back to a suitable facility.

Area West:

Consultation associated with this strategy, identified the need for new STPs in Crewkerne and Ilminster.⁴ There is currently a thriving hockey club based at the STP at CRESTA, Chard. The consultation identified the need to improve the quality of the STP at CRESTA, due to lack of maintenance and fully functioning floodlights. This resulted in 7 cancelled games during the 2007/8 season for Chard Hockey Club.⁵

Area North:

There are currently no hockey teams based in Area North and from the consultation, there has been no identified demand for an STP catering for hockey in the Area.

Area East:

There is currently one Ladies hockey team based in Wincanton who play their matches in Sherborne.

District wide summary:

The potential to develop hockey in South Somerset is therefore limited by available facilities, particularly in Yeovil.

Team generation rate (TGR) data⁶ indicates the level of latent demand. The TGR for South Somerset for hockey is 1:2, 610. When compared to other authorities, this suggests that there is a relatively high latent demand for hockey in South Somerset.

Football

Information from the Somerset FA's Local Area Data for the 2008/9 shows that there are 124 football clubs across the district, fielding 318 teams and playing in 34 different leagues. Of these teams, there are: 122 adult teams; 120 youth teams; 70 mini soccer and 6 small sided. 17 of these teams are female. This represents an overall decline in 15 teams from the 2007/08 season, but although there has been a decline in the number of adult teams there has been a corresponding increase in the number of junior teams.

The Data is also used to calculate the percentage of the potential playing population⁷ actually playing football. When this data is compared with other local authorities, it can help identify any potential areas for growth. Within South Somerset, the data identifies potential for growth in both mini soccer and adult small sided football, both of which could be played on STPs.

The Council's Playing Pitch Strategy identifies the requirements for grass football pitches. The strategy found that football in South Somerset is very popular and, unlike many local authorities there are pressures on all types of football pitches. Most clubs have had an increase in membership in the last 12 months. Although there is an oversupply of adult football pitches in quantitative terms, when the 15 minute walk time catchment area is applied, there are substantial areas of the district with no access to either adult or junior pitches.

The Somerset Football Strategy 2008 –2012 identifies the need for high quality training and playing facilities on central sites that meet both educational and community needs.

Area South:

There is a large concentration of football teams in Area South and Yeovil is also home to the district's only FA National League Club, Yeovil Town FC, who are keen to improve their facilities. The largest community grass pitch facility is at Yeovil Recreation Centre. Floodlit training facilities are limited, and it is anticipated that the new 3G STP at Buckler's Mead School will not be able to absorb all local demand for synthetic training facilities.

⁴ South Somerset Sport and Recreation Built Facilities Assessment Report consultation – KKP, 2006

⁵ Draft Playing Pitch Strategy for South Somerset 2007-16

⁶ Draft Playing Pitch Strategy for South Somerset 2007-16

⁷ 6 – 44 years of age

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Area West:

Chard FC is the second highest level football club in the district, and is urgently seeking a new home ground, as their current ground cannot accommodate all their requirements. The draft Playing Pitch Strategy also identifies Chard as having the highest deficiency of football pitches within the district for all teams in Chard, and there is also a lack of changing accommodation. There are also pitch and ancillary facility deficiencies at Crewkerne and Merriott. The largest community grass pitch facility within this area is in Ilminster, although their ancillary facilities are also in need of enhancement. There are limited all weather floodlit training facilities for football within the area.

Area North:

The main base for club football is the grass pitches at Gassons Lane in Somerton, which is the home to mens, womens and junior teams, however there is a need to improve the changing accommodation on this site. There is also limited provision for floodlit training facilities throughout the area.

Area East:

The largest football clubs are in Wincanton, Castle Cary and Ilchester. Castle Cary FC in particular has shown particular growth in recent years and is actively seeking a new site.

8.3 Audit of Local Provision

This section identifies the baseline of STP provision. There are currently both sand based and 3G pitches in the district.

Sand Based STPs

There are 6 full size, sand based STPs and one ¾ size STP in South Somerset, but the majority of these are either on sites with restricted community access or in a poor condition.

3G Pitches

The 3G pitches in South Somerset vary in size, but all are less than the size of a full hockey pitch. There is one small 3G pitch at Wincanton Sports Ground, and a larger one at Bucklers Mead School in Yeovil. The Somerset FA strategy identifies the development of this facility as a priority site and a key deliverer for the County strategy in Yeovil. There is also a small indoor 3G pitch in Yeovil and there are also plans for a new 3G pitch to be developed at Yeovil Town Football Club in 2010.

8.3.1 - Local STP Network

Sand Based

In conducting the audit of sand based STP provision, the Authority has used the following supply parameters. These are:

- STPs must be full size⁸ and floodlit
- STPs must have secured community use⁹

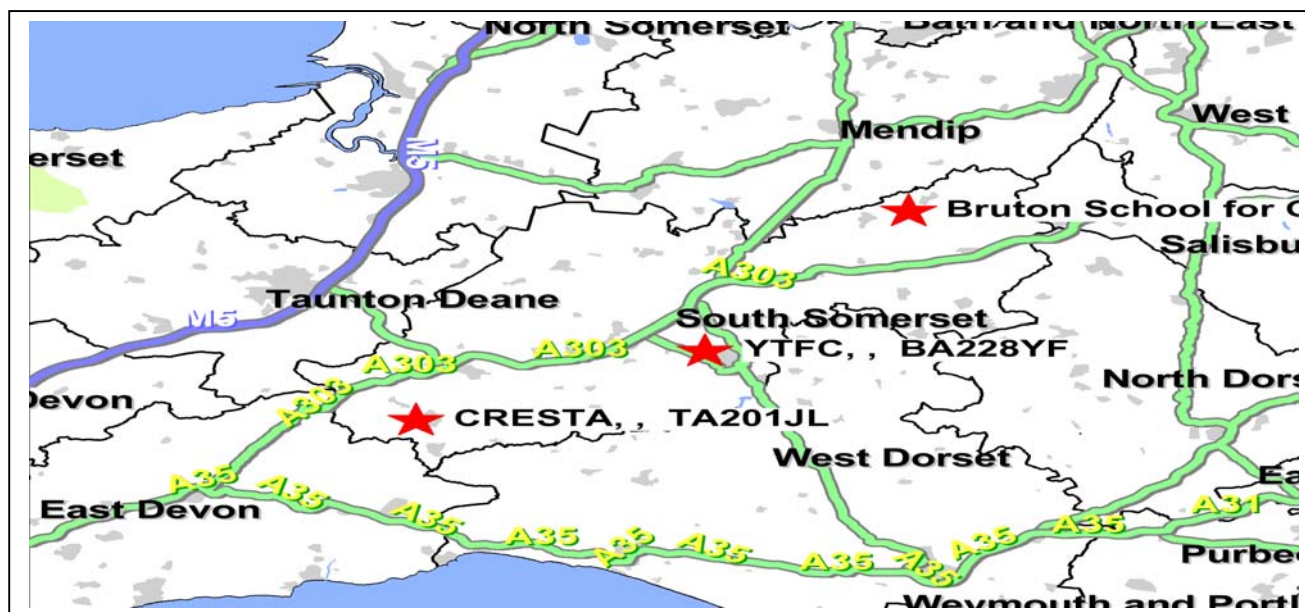
The application of these parameters reduces the number of sand based STPs down from 8 to 3. The location of these STPs is set out below in **Map 1**.

⁸ 101.4m x 63 m

⁹ Refer to Appendix xxx – Accessibility Standard for a definition

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Map 1: Existing Sand Based STP Sites



Source: Crown Copyright Reserved. Copyright Experian 2007.

Table 1 lists the audit information for the 3 sand based STPs which meet the supply parameters, and therefore represent the true supply picture for South Somerset.

An accessibility factor has been applied to the STP at Bruton School for Girls. Although the facility has good community usage in the evenings and some weekends, it cannot be guaranteed at the weekend as school use gets priority. Supply has been calculated as 75% of a fully accessible STP, and the supply figure has been reduced accordingly.

Table 1: Sand Based STP Audit Summary

Site	SSDC Area	Management	Demand	Size (sq m)	Size (sq m) after applying accessibility factor
CRESTA Sports Centre	West	AL&L	Facility is fully booked/used at peak times	6388.3	6388.3
Bruton School for Girls	South	Private	Facility is fully booked/used at peak times (dependant on school use)	6388.3	4791.2
Yeovil Town Football Club	South	Private	Facility is currently underused due to poor condition	6388.3	6388.3
Total				19,164.9	17,567.8

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Audit summary for the other 5 sand based STPs within South Somerset and the reason they have been excluded from the audit and subsequent assessment, is summarised in **Table 2**.

Table 2: Excluded Sand Based STP Audit Summary

Site	SSDC Area	Management	Demand	Quality	Access ¹⁰	Reason for exclusion
Crewkerne Sports Centre	West	Somerset Leisure Trust	Good community use			Below minimum size – 666 m2.
Hazelgrove Prep School	East	Private school	No community use	Good	Good	No floodlights No secured community use
Kings School, Bruton	East	Private school	No community use	Good	Good	No floodlights No secured community use
Park School, Yeovil	South	Private school	Some use by football clubs between 6-7pm			³ / ₄ size Very limited community use
Yeovilton	East	MoD	Very limited community use by football clubs – no matches allowed	Good		No secured community use

3G Pitches

In conducting the audit of 3G STP provision, the Authority has used the following supply parameters. These are:

- STPs must have secured community use¹¹
- STPs must be a minimum of 1000 sq m

The application of these parameters reduces the number of 3G STPs down from 3 to 2. The location of these STPs is set out below in **Map 2**.

Map 2 shows the location of the 3G pitches in South Somerset.

¹¹ Refer to Appendix xxx – Accessibility Standard for a definition

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Map 2: Existing 3G STP Sites



Source: Crown Copyright Reserved. Copyright Experian 2007.

Table 3 lists the audit information for the 3G pitches which meet the supply parameters:

Table 3: Third Generation STP Audit Summary

Site	SSDC Area	Management	Demand	Size Sq m
Bucklers Mead School, Yeovil	South	School	Opened September, 2009	5376 (96m x 56m)
Wincanton Sports Ground	East	Trust	Opened June, 2009	1152 (36m x 32m)
Total				6528

Audit summary for the other 3G STP within South Somerset and the reason it has been excluded from the audit and subsequent assessment, is summarised in Table 4.

Table 4: Excluded Third Generation STP Audit Summary

Site	SSDC Area	Management	Demand	Size Sq m	Reason for Exclusion
Strike Soccer Centre, Yeovil	South	Private	Opened July, 2009	360 (indoor)	Less than 1000 sq m

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The total supply of synthetic turf pitches for the district is therefore **24,095.8 square metres**.

8.3.2 – Facilities in Neighbouring Authorities

Consultation identifies that major sport and recreation facilities in neighbouring areas have limited use by South Somerset residents. The notable exception to this is the STP at the Gryphon Leisure Centre, Sherborne, Dorset which is heavily used by Yeovil and Sherborne Hockey Club, due to the lack of a suitable facility in Yeovil.

There are also sand based full size community STPs at: Bridport, Dorset; Gillingham, Wiltshire and Shepton Mallet and Frome, in Somerset, and a full size 3G pitch at Strode College, Street, Somerset.

8.4 Setting Provision Standards

In determining standards of provision, PPG 17 states that local standards of sports facility provision should include:

- a) A **quantitative** component (how much new provision may be needed). This is generally expressed in terms of the number of people served by each facility type (e.g. one sports hall per 30,000 people).
- b) A **qualitative** component (against which to measure the need for enhancement of existing facilities). The development of objective, measurable quality standards is important in determining where improvements are most needed.
- c) An **accessibility** component (principally concerned with distance thresholds to a facility). For local authorities serving both urban and rural areas, both urban and rural distance thresholds may be used.

8.4.1 - Setting a Quantity Standard

To set a quantity standard of square metres of STP space per 1,000 population, the authority has assessed two different methodologies using a population of 159, 003 (ONS, 2008), unless otherwise stated. It also assumes a minimum size for a full size sand based STP of 101.4 x 63m = 6388.3 sq m¹²:

1. Comparing the quantity of all STP provision in the District with the current population.
2. Comparing the quantity of all STP provision in the District with Sport England Active Power data.

Table 5 shows the results emerging from each methodology.

Table 5: Quantity Standard Comparisons

Methodology	Size (sq m)	Equivalent Standards	
		Sq m per 1, 000	Sq m per person
1 Current Supply to Current Population	24,095.8 sq m 5 pitches	151.54 sq m 0.02 pitches	
2 Active Power data - England		0.03 pitches	
3 Active Power data – South West		0.04 pitches	

Based on the outcomes of this analysis and the outcomes from the local needs assessment identifying the need for more and better STP facilities in South Somerset, it is recommended that the basis for the standard

¹² Sport England Comparative Sizes of Sports Pitches and Courts, 2007

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is the Active Power figure for the South West of 0.04 pitches per 1, 000, which, for South Somerset, equates to 255.5 sq m per 1, 000.

Proposed quantity standard:	255.5 sq m of STP space per 1,000 population
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8.4.2 - Setting a Quality Standard

The Council is proposing to adopt the following quality standard for all its sports facilities. The quality standard should reflect the views and aspirations of the local community and improvements to the quality of some of the existing facilities were highlighted in the consultation for this report.

Proposed quality standard:	<p>Sports facilities should comply with the appropriate Sport England technical guidance.</p> <p>Sports facilities (and ancillary facilities and equipment) should be in at least 'good' condition.</p> <p>Good condition is defined as:</p> <ul style="list-style-type: none">• Well decorated and maintained, with no signs of neglect.• Well equipped as appropriate.• Effective storage space.• Meeting health and safety standards.• Welcoming reception area.• Reasonable number of changing accommodation for available facilities, as appropriate.• Well lit for sport and recreation activities, as appropriate.• Segregated changing and shower areas, as appropriate.• Segregated lockable changing areas as appropriate.
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In addition to the above standards, in relation to pitches, the draft Playing Pitch Strategy proposes that:

Proposed additional quality standard for pitches:	Long term aim for the Council for all sites in the District to meet national governing body of sport guidelines for the quality of pitches and ancillary facilities
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8.4.3 Setting a Catchment and Accessibility Standard

Catchment areas provide a means of identifying the extent to which there is adequate geographical coverage of the District. Because propensity to travel varies between individuals, recreation planners normally apply the concept of 'effective catchment' defined as the travel time / distance 75%-80% of facility users are prepared to travel. Mode of transport is also important although for STPs given the preponderance of car based travel, catchments are most frequently defined in terms of car drive times.

The Sport and Recreation Community Needs Survey yielded valuable information on the typical travel distances travelled to use outdoor sport and recreation facilities. **Table 6** shows that only 3.8% of respondents were prepared to travel more than 10 miles to outdoor recreation facilities.

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Table 6: Resident Access Findings

How close to home do you think recreation facilities should be provided?	Outdoor Facilities % response
Less than 1 mile	13.6
1 - 5 miles	29.6
5 - 10 miles	9.5
More than 10 miles	3.8

Sport England recommend a 20 minutes travel time (walking in urban areas, by car in rural areas) as part of their Choice and Opportunity Performance Indicator. The effective catchment of STPs in South Somerset identified during the South Somerset Sport and Recreation Facilities assessment is also 20 minutes drive time.

Based on these outcomes, the access standard has been calculated as a 20 minutes drive time. It is therefore recommended that the following catchment and accessibility standard be adopted.

Proposed catchment and accessibility standard:	<p>All South Somerset residents should live within a 20 minute drive time of a synthetic turf pitch (STP)</p> <p>STPs should have good access, DDA compliance and 'adequate daytime community use'¹³</p>
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8.4.4 Setting a Minimum Acceptable Size Standard

It is recommended that the following minimum acceptable size standards be adopted.

Minimum acceptable size:	<p>Full size STP hockey surface: 101.4 m length x 63 m width</p> <p>3G STP: 5,000 square metres</p>
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8.5 Applying Provision Standards

This section applies the proposed standards of facility provision to the South Somerset district, to identify deficiencies.

8.5.1 Types of deficiency

Deficiencies in facility provision can be defined in a number of different ways:

- **Spatial deficiencies:** These can occur even if quantitative and qualitative standards are both met, but the geographical distribution of facilities is not equitable.
- **Quantitative deficiencies:** These occur where there is an absolute shortfall in the number of facilities to serve the identified catchment population.
- **Qualitative deficiencies:** These can occur whether or not there are sufficient facilities in numerical terms to serve an identified catchment population, if the quality of provision is sub-standard, with a consequential loss of usage capacity of a facility.

¹³ Adequate year round, day time community use is defined as "some availability for non-programmed use between 9am and 5pm, plus dedicated parking for daytime users"

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- **Accessibility deficiencies:** These may be related to the physical distance between the population and a facility, but more frequently to other barriers to access including:
 - Physical impediments (particularly for people with disabilities).
 - Financial barriers (where user charges are prohibitive for some people).
 - Psychological barriers

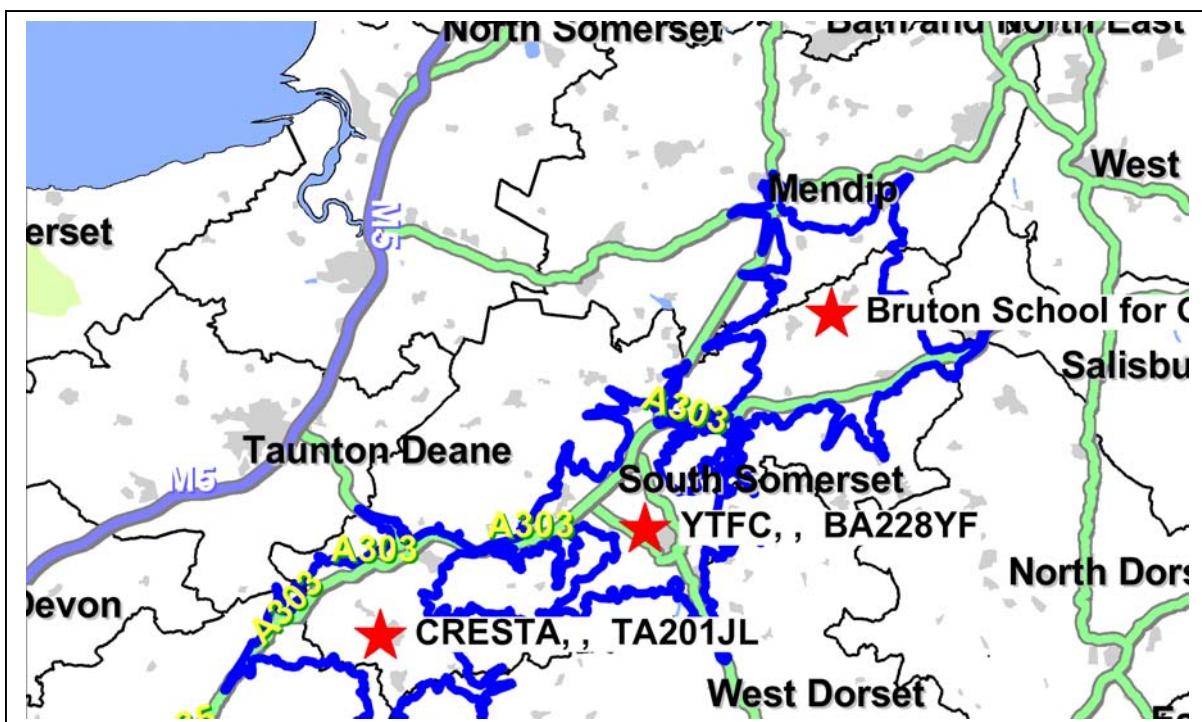
Analysis of needs assessment and audit information identifies the following significant shortfalls in relation to components of the proposed local minimum standards.

8.5.2 Applying the Catchment Standard

The adequacy of the spatial distribution of facilities can be ascertained by mapping each of the STPs and their effective catchment areas.

Map 3 identifies the location and 20 minute drive time catchments of the current network of sand based STPs which are available for community use within South Somerset.

Map 3: South Somerset Sand Based STP Sites with 20 Minute Drive Time Catchments

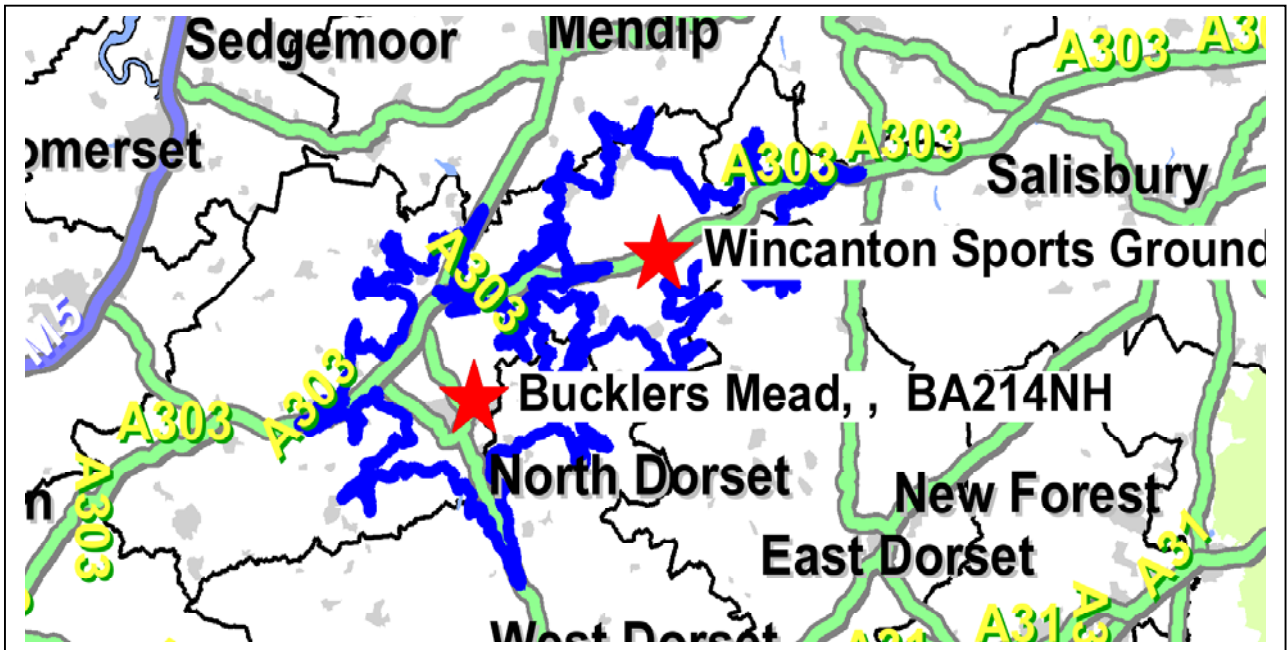


Source: Crown Copyright Reserved. Copyright Experian 2007.

Map 4 identifies the location and 20 minute drive time catchments of the current network of 3G STPs which are available for community use within South Somerset.

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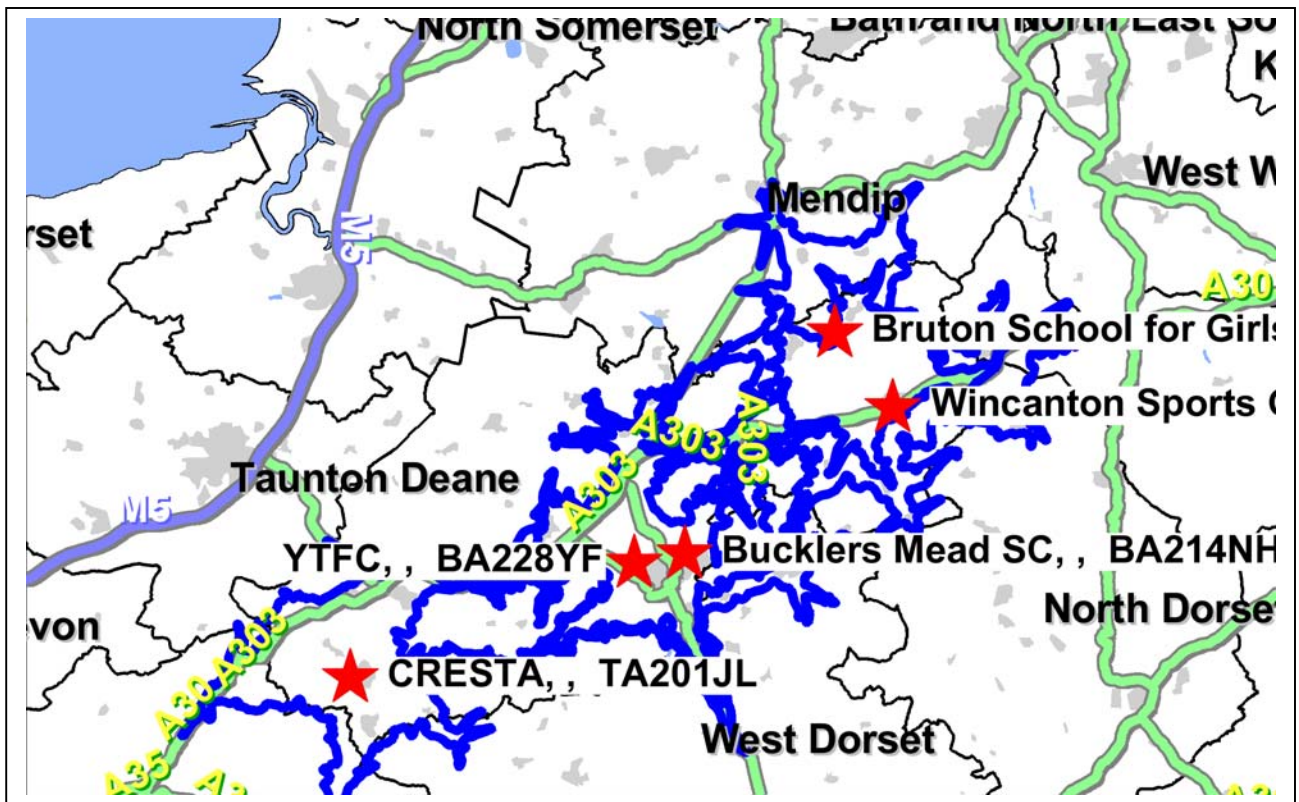
Map 4: South Somerset 3G STP Sites with 20 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

Map 5 shows the location and catchments of both types of STP within South Somerset.

Map 5: South Somerset All STP Sites with 20 Minute Drive Time Catchments



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From this mapping analysis, it becomes evident that residents living in and around the following areas live beyond the 20-minute travel time for both types of STP based in South Somerset:

- The majority of residents in Area North
- Residents around Crewkerne in Area West

The number of residents impacted by these spatial deficiencies equates to:

Table 7: Numbers of residents outside the 20-minute travel time catchment

Spatial Deficiency	No. of residents (2008)
Area North	18,297
Area West	9,857
Area East	5,523
Area South	0

In reality when a resident is confronted by these deficiencies, a proportion will look for alternative STP provision to avoid being unable to participate and some will decide to drop out. As a result the day to day effect of these special deficiencies are to place additional demands upon the existing supply of STPs either in South Somerset or, as in the case of hockey, in adjacent local authorities. Because the propensity to travel varies between individuals, recreation planners normally apply the concept of 'reasonable visit redistribution' where judgements are made on redistribution levels to alternative STPs.

As the options for visit redistribution for STP users in South Somerset are limited, and dependant on the needs of the user (football or hockey), visit redistribution scenarios have not been incorporated in this section.

8.5.3 Applying the Quantity Standard

The adequacy of the quantity of provision of STPs in South Somerset can be calculated by comparing the number of facilities in the District with its overall population.

The analysis of the quantity of STP provision is set out over the following pages. The analysis firstly sets out the District overview and then details the local assessments for each SSDC Area.

District Level

Maps 3 and 4 above identified the location and 20 minute drive time catchments of the current network of sand based and 3G STPs which are available for community use within South Somerset.

The ONS data reveals that the population for South Somerset in 2008 is **159,003**, and it is estimated using projections that the population in this area will change by **3.6%** over the next five years, **3.8%** over the next ten years, **4%** over the next fifteen years, and **3.7%** over the next twenty years. This is detailed in **Table 8**:

Table 8: Population Projections

2008	159,003
2013	164,916
2018	171,201
2023	177,988
2028	184,584

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Applying the proposed quantity standard of 255.5 sq m per 1, 000 population to the current and future increases in population, **table 9** indicates that the total amount of STP supply that would be required to meet the increased demand for STPs equates to **40,625 m²** in 2008, and would grow to **47,161 m²** in 2028.

Table 9: Current and Future STP Demand

	Standard m ²
STP area required to meet potential demand/m ² , in 2008 :	40,625
The corresponding demand in 2013 will be :	42,136
The corresponding demand in 2018 will be :	43,742
The corresponding demand in 2023 will be :	45,476
The corresponding demand in 2028 will be :	47,161

Comparing this demand for community STPs with the analysis of existing community STP provision (**24,095.8 m²**), **Table 10** indicates that at the District level there is a current shortfall equivalent to **16,529 m²** of STP provision and this deficiency will grow to **23,065 m²** by 2028. This equates to a shortfall of **2.59 full size pitches** in 2008 and **3.61 full size pitches** in 2028.

Table 10: District STP Shortfall

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of full size pitches
2008 :	24,096	(16,529)	(2.59)
2013 :	24,096	(18,040)	(2.82)
2018 :	24,096	(19,646)	(3.08)
2023 :	24,096	(21,380)	(3.35)
2028 :	24,096	(23,065)	(3.61)

Whilst these results confirm the needs assessments findings, there is a need to determine more accurately where the shortfalls and levels of unmet demand from South Somerset residents comes from. To assess this, additional local assessments have been conducted for each of the SSDC operational areas (North, East, West, South). These assessments take account of:

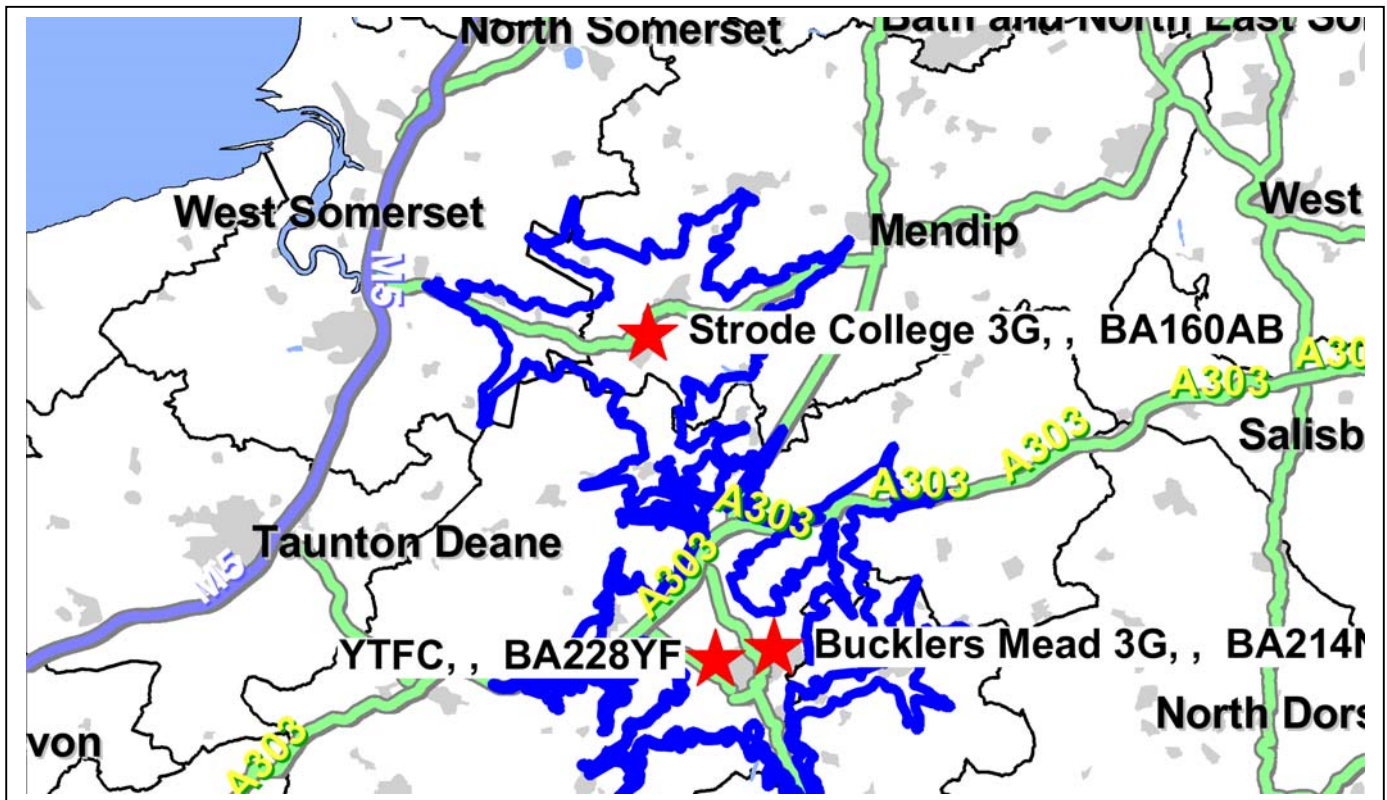
1. **Neighbouring Provision:** The effect of neighbouring authority STP provision.
2. **STP Capacity:** The number of people living within the 20 minute travel time catchment of a facility and whether the STP provision is able to accommodate all this demand.
3. **Excessive Travel Time:** The number of people living beyond the 20 minute travel time catchment.

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SSDC Area North

Map 6 shows the location and 20 minutes drive time catchments for the STP sites supplying residents in SSDC Area North.

Map 6: Area North STP Sites with 20 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

The mapping analysis shows a clear spatial deficiency in STP provision to the majority of Area North residents. In 2007, the number of people living outside these catchments in Area North is **18,297**. Taking into account the STP at Strobe in the neighbouring authority of Mendip, this reduces to **13,739**.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 population to the population figures showing the unmet demand for STPs in Area North, and future increases in population, **table 11** indicates that the total amount of STP supply that would be required to meet this unmet demand equates to **4,675 m²** in 2008, and would grow to **5,241 m²** in 2028:

Table 11: Area North - Current and Future STP Demand

	Standard m ²
STP area required to meet potential demand/m ² , in 2008 :	4,675
The corresponding demand in 2013 will be :	4,803
The corresponding demand in 2018 will be :	4,940

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The corresponding demand in 2023 will be :	5,099
The corresponding demand in 2028 will be :	5,241

Table 12 indicates that, as there is currently no STP provision in Area North, there is therefore a current shortfall equivalent to **0.73 pitches** and this deficiency will grow to **0.82 pitches** by 2027.

Table 12: Area North –STP Shortfall

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of full size pitches
2007 :	0	(4,675)	(0.73)
2012 :	0	(4,803)	(0.75)
2017 :	0	(4,940)	(0.77)
2022 :	0	(5,099)	(0.80)
2027 :	0	(5,241)	(0.82)

SSDC Area East

Map 7 shows the location and 20 minutes drive time catchments for the STP sites supplying residents in SSDC Area East. These are summarised as follows:

STPs within Area East:

Bruton School for Girls – sand based

Wincanton Sports Ground – 3G

STPs in adjoining SSDC Areas:

Buckler's Mead Sports Centre, Yeovil – 3G

Yeovil Town FC – sand based

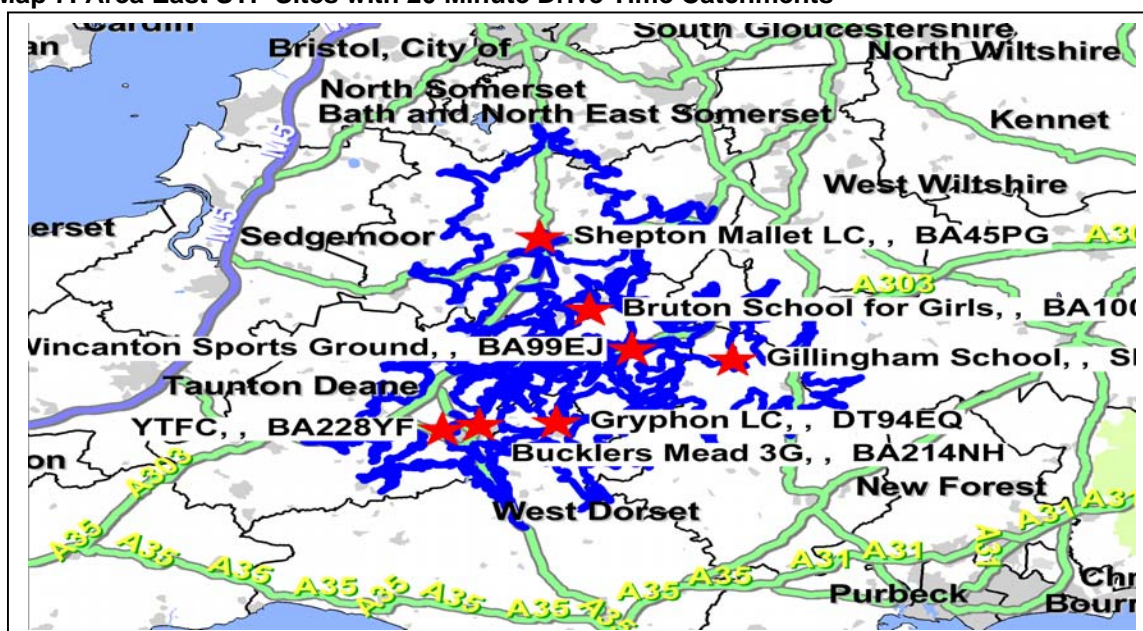
STPs in adjoining districts:

Gryphon School, Sherborne – sand based

Gillingham School – sand based

Shepton Mallet Leisure Centre – sand based

Map 7: Area East STP Sites with 20 Minute Drive Time Catchments



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Source: Crown Copyright Reserved. Copyright Experian 2007.

The mapping analysis shows that the large majority of Area East residents are served by one or more of the STPs either in Area East, or adjoining areas or districts. This reduces the number of residents living outside the 20-minute catchment of an STP, in 2008, from **5,523** to **579**.

As the six STPs serving Area East largely serve the same catchment area, recreational planning considers the totality of provision with the overall catchment population rather considering each STP individually. The population in Area East in 2008, is **33,508**. It is estimated using projections that the population in this catchment area will grow to **34,683** over the next five years to 2013, to **35,906** over the next ten years, to 2018, to **37,101** over the next fifteen years to 2023, and to **38,245** over the next twenty years.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 population to these current and future increases in population, **table 13** indicates that the total amount of STP supply that would be required to meet the increased demand equates to **8,561 m²** in 2008, and would grow to **9,772 m²** in 2028.

Table 13: Area East –STP Demand

	Demand m ²
STP area required to meet potential demand/m ² , in 2008 :	8,561
The corresponding demand in 2013 will be :	8,862
The corresponding demand in 2018 will be :	9,174
The corresponding demand in 2023 will be :	9,479
The corresponding demand in 2028 will be :	9,772

The supply for Area East is two STPs. The STP at Bruton School for Girls is a full size sand based STP although its usage is limited by priority school use at the weekends. Supply has therefore been adjusted accordingly to 4791 m². The 3G pitch at Wincanton Sports Ground is 1152 m². Based on the current total adjusted supply of 5943 m² of STP provision, the effect of this increase in population and the corresponding increase in demand for STPs, indicates that a shortfall equivalent to **2,618 m²**, or **0.41 pitches** existed in 2008, and this will grow to **3,829 m²**, or **0.60 pitches** by 2028. This is detailed in **table 14**:

Table 14: Area East–STP Shortfall

Population Scenarios:	Adjusted Supply m ²	Over Supply / (Shortfall) m ²	Over Supply/(Shortfall) no. of pitches
2008 :	5943	(2618)	(0.41)
2013 :	5943	(2919)	(0.46)
2018 :	5943	(3231)	(0.51)
2023 :	5943	(3536)	(0.55)
2028 :	5943	(3829)	(0.60)

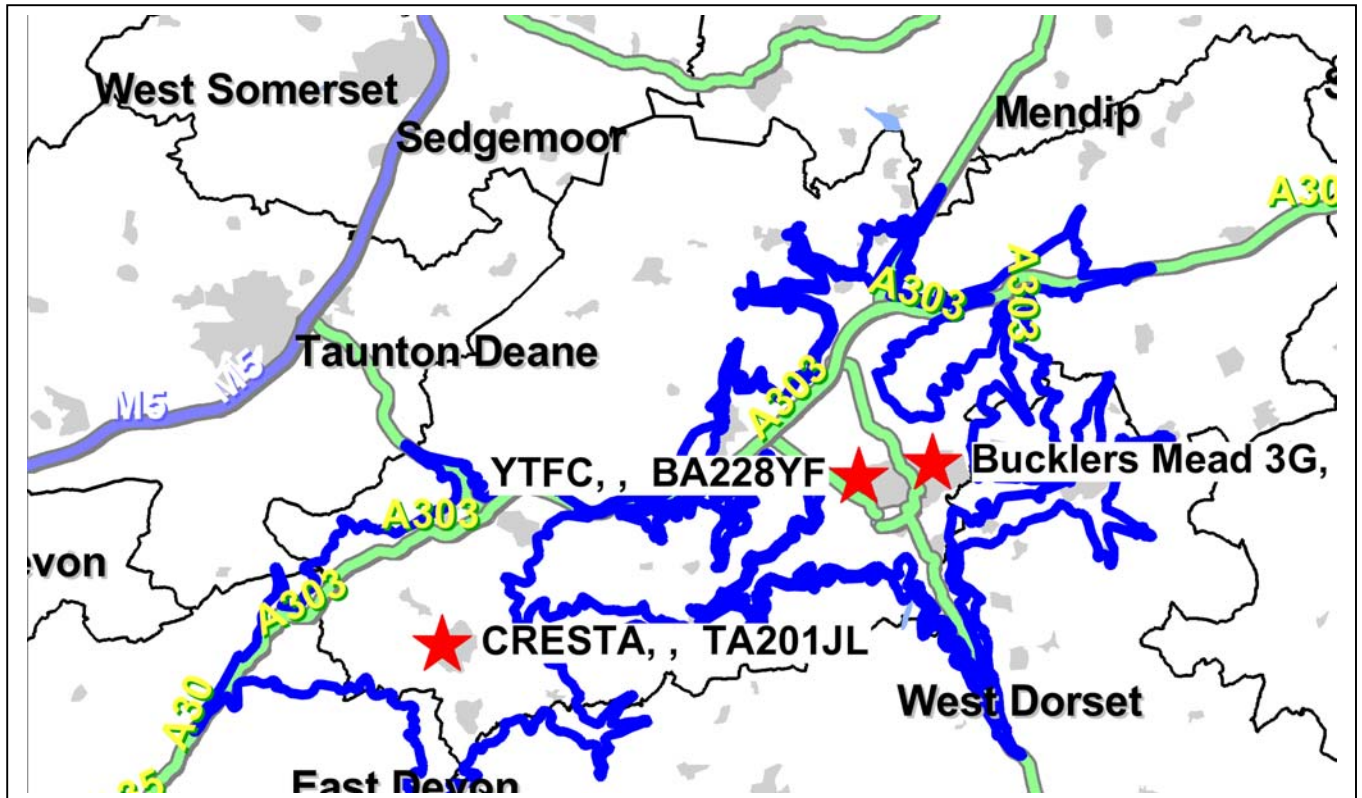
SSDC Area West

Map 8 shows the location and 20 minutes drive time catchment for the STP sites supplying residents in SSDC Area West. These are summarised as follows:

CRESTA, Chard – sand based
 Bucklers Mead, Yeovil – 3G
 Yeovil Town FC – sand based

Appendix 3

Map 8: Area West STP Sites with 20 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

The mapping analysis indicates that the number of people living within the effective catchment population for the STP at Cresta in 2008 is **32,306** and that the number of people that fall outside the 20 minutes catchment areas is **9,857**.

CRESTA

It is estimated that the effective CRESTA catchment population will increase to **33,216** by 2013, **34,270** over the next ten years by 2018, **35,423** over the next fifteen years to 2023, and to **36,604** over the next twenty years to 2028.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 to these current and future increases in population, **table 15** indicates that the total amount of STP provision that would be required to meet the increased demand equates to **8,254m²** in 2008, and would grow to **9,352 m²** in 2028.

Table 15: CRESTA – Current and Future STP Demand

	Standard m ²
STP area required to meet potential demand/m ² , in 2008 :	8,254
The corresponding demand in 2013 will be :	8,487
The corresponding demand in 2018 will be :	8,756
The corresponding demand in 2023 will be :	9,051

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The corresponding demand in 2028 will be : 9,352

Based on the current supply at CRESTA of 6388.3 m² of STP provision, the effect of this increase in population and the corresponding increase in demand for STPs, indicates that a shortfall equivalent to **1,866 m²**, or **0.29 pitches** of STP space existed in 2008, and this will grow to **2,964 m²**, or **0.46 pitches** by 2028. This is detailed in **table 16**:

Table 16: CRESTA –STP Capacity/Shortfall

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of full size pitches
2008 :	6388.3	(1,866)	(0.29)
2013 :	6388.3	(2,099)	(0.33)
2018 :	6388.3	(2,368)	(0.37)
2023 :	6388.3	(2,663)	(0.42)
2028 :	6388.3	(2,964)	(0.46)

There is also a significant proportion (**9,857** residents) of Area West around the Crewkerne area that fall outside the 20 minute catchments.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 population to the population figures showing the unmet demand for STPs in Area West, and future increases in population, **table 17** indicates that the total amount of STP supply that would be required to meet the unmet demand equates to **2,518m²**, or **0.39 pitches** in 2008, and would grow to **2,831 m²**, or **0.44 pitches** in 2028:

Table 17: Area West Unmet Demand - Current and Future STP Demand

	Standard m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of full size pitches
STP area required to meet potential demand/m ² , in 2008 :	2,518	(2,518)	(0.39)
The corresponding demand in 2013 will be :	2,583	(2,583)	(0.40)
The corresponding demand in 2018 will be :	2,661	(2,661)	(0.42)
The corresponding demand in 2023 will be :	2,743	(2,743)	(0.43)
The corresponding demand in 2028 will be :	2,831	(2,831)	(0.44)

SSDC Area South

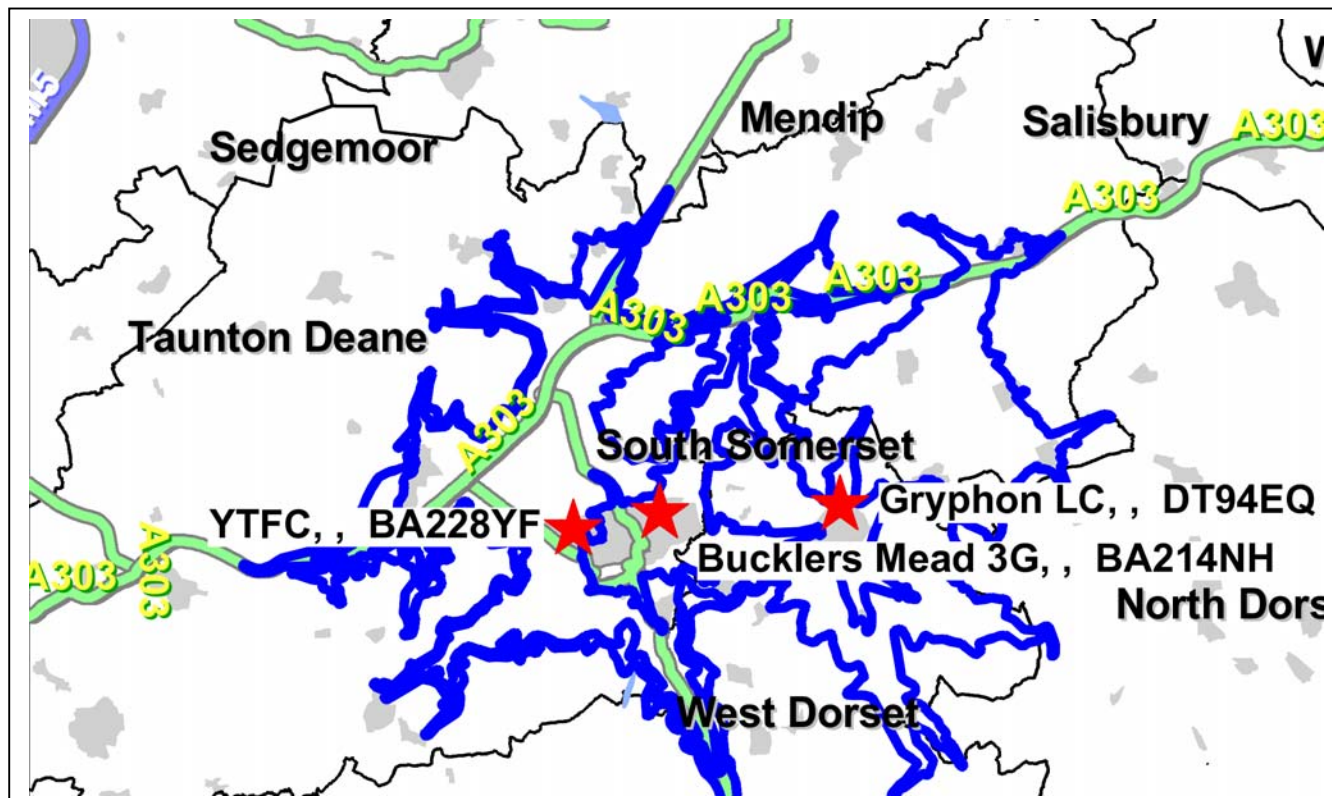
Map 9 shows the location and 20 minutes drive time catchment for the STP sites supplying residents in SSDC Area South. These are summarised as follows:

Gryphon School, Sherborne, West Dorset – sand based

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Bucklers Mead Sports Centre, Yeovil – 3G
Yeovil Town FC – sand based

Map 9: Area South STP Sites with 20 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

The mapping analysis indicates that Area South residents are well served by STPs, however the only operational sand based one is outside the district.

Based on a 15 minute drive time from the centre of Yeovil, which covers Area South, the population in this area, in 2007, is **64,633**. It is estimated using projections that the population in this catchment area will grow to **71,089** over the next five years to 2012, **75,058** over the next ten years to 2017, **84,062** over the next fifteen years to 2022, and to **90,893** over the next twenty years.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 population to these current and future increases in population, **table 18** indicates that the total amount of STP provision that would be required to meet the increased demand equates to **16,514 m²** in 2007, and would grow to **23,223 m²** in 2027:

Table 18: Area South - Current and Future STP Demand

	Standard m ²
STP area required to meet potential demand/m ² , in 2007 :	16,514
The corresponding demand in 2012 will be :	18,163
The corresponding demand in 2017 will be :	19,177
The corresponding demand in 2022 will be :	21,478
The corresponding demand in 2027 will be :	23,223

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Based on the current supply of the 3G pitch at Buckler's Mead Sports Centre and the sand based STP at Yeovil Town FC, the effect of this increase in population and the corresponding increase in demand for STPs, indicates that a shortfall equivalent to **4,750 m²**, or **0.74 pitches** existed in 2007, and this will grow to **11,459 m²**, or **1.79 pitches** by 2027. This is detailed in **table 19**:

Table 19: Area South –STP Capacity/Shortfall

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of full size pitches
2007 :	11,764	(4,750)	(0.74)
2012 :	11,764	(6,399)	(1)
2017 :	11,764	(7,413)	(1.16)
2022 :	11,764	(9,714)	(1.52)
2027 :	11,764	(11,459)	(1.79)

8.6 Applying the Quality Standard

This section contains an analysis of the quality of STP facilities, based on site visits to each identified STP. The qualitative analysis is based on a standardised assessment system to enable each aspect of the facility to be graded in accordance with the quality standard as poor, adequate or good.

Table 20: Audit Quality Scores

Site	Quality	Comments
Bruton School for Girls	Good	
CRESTA	Poor	Need for the carpet to be replaced, poor ongoing maintenance and lack of fully functioning floodlights.
Wincanton Sports Ground	Good	
Yeovil Town Football Club	Poor	Pitch is currently unavailable for community use due to poor condition.

Based on the above analysis, there are qualitative shortfalls at the STPs at Cresta in Chard and Yeovil Town Football Club.

8.7 Applying the Accessibility Standard

The accessibility standard is applied using detailed maps showing the proposed 20 minute drive time catchment areas. This identifies the shortfalls across the district. Accessibility also measures the physical access to the facility, compliance with the DDA and the hours available for community use. Each aspect of the facility is then graded in accordance with the accessibility standard as poor, adequate or good.

Table 21: Audit Accessibility Scores

Site	Accessibility
Bruton School for Girls	Adequate
CRESTA	Poor
Wincanton Sports Ground	Good

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Yeovil Town
Football Club

Good

Based on the assessment and the application of the proposed accessibility standard that all STPs should have good access, DDA compliance and daytime use, the audit identifies that accessibility shortfalls exist at CRESTA and Bruton School for Girls STPs.

Summary of Deficiencies

Table 22 below summarises the deficiencies that have been identified through the application of the proposed standards.

Table 22: Identified South Somerset STP Deficiencies

Deficiency	Issue No.	Description
Catchment	1	<ul style="list-style-type: none"> A significant proportion of Area North residents are living beyond the 20 minute travel time catchment. In 2008, the number of people living outside this catchment in Area North is 18,297, however this reduces to 13,739 when STPs from surrounding districts are included.
	2	<ul style="list-style-type: none"> A proportion of residents in Area West living around Crewkerne are living beyond the 20 minute travel time catchment. In 2008, the number of people living outside this catchment in Area West is 9,857.
	3	<ul style="list-style-type: none"> A proportion of Area East residents living east of Bruton and around Ilchester are living outside the 20 minute travel time catchment. In 2008, the number of people living outside this catchment in Area East is 5,523, however this reduces to 579 when STPs from surrounding districts are included.
Quantitative	4	<ul style="list-style-type: none"> District: There is a current shortfall equivalent to 16,259 m² of STP provision, or 2.59 full size pitches in 2008 and this shortfall will increase to 23,065 m², or 3.61 full size pitches by 2028.
	5	<ul style="list-style-type: none"> Area South: There is a shortfall equivalent to 4,750 m², or 0.74 pitches in 2008, which will increase to 11,459 m², or 1.79 pitches by 2028.
	6	<ul style="list-style-type: none"> Area North: There is a shortfall equivalent to 4,675 m², or 0.73 pitches in 2008, which will increase to 5,421 m² or 0.82 pitches in 2028.
	7	<ul style="list-style-type: none"> Area East: There is a shortfall equivalent to 2,618 m², or 0.41 pitches in 2008, which will increase to 3,829 m² or 0.60 pitches in 2028.

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	8	<ul style="list-style-type: none"> • Area West: There is a shortfall at CRESTA STP equivalent to 1,866 m² or 0.29 pitches in 2008, which will increase to 2,964 m² or 0.46 pitches in 2028.
	9	<ul style="list-style-type: none"> • Area West: There is a shortfall around the Crewkerne area equivalent to 2,518 m² or 0.39 pitches in 2008, which will increase to 2,831 m² or 0.44 pitches in 2028.
Qualitative	10	<ul style="list-style-type: none"> • A qualitative shortfall exists at the STP at Cresta in Chard.
	11	<ul style="list-style-type: none"> • A significant qualitative shortfall exists at the STP at Yeovil Town Football Club.
Accessibility	12	<ul style="list-style-type: none"> • Bruton School for Girls
	13	<ul style="list-style-type: none"> • CRESTA
Minimum Size	14	<ul style="list-style-type: none"> • Wincanton Sports Ground (3G pitch)

8.8 Strategic Policy Options

This section examines the strategic policy options available to address each of the STP deficiencies summarized in **Table 23**, and sets out the proposed strategic policy.

The strategic policy options have been identified and assessed to test the potential changes to STP provision at the local level, and to assess the extent to which these might help to address the identified deficiencies. The assessments have also been conducted to consider how any closures and / or new provision could impact on existing facilities.

1. New facility provision.
2. Upgraded facility provision.
3. Replace facility provision.
4. Enhanced access to existing facility provision.
5. Integrated facility provision.

Table 23: Strategic Policy Options

Issue No.	Options	Proposed Strategic Policy	
		Strategy No.	

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1	<p>Area North Spatial Deficiency: 18,297 residents</p> <p>Options available include:</p> <ul style="list-style-type: none"> • Develop a new STP in the Langport area • Develop a new STP in Somerton 	STP 1	<p>Develop a new 3G STP in the Langport area of Area North.</p> <p>Rationale: Langport has the greater impact on reducing the spatial deficiency, without adversely impacting existing facilities. It will also meet the need in the area for all weather floodlit football training facilities. There is currently no need for a sand based STP in this area however, the operational viability and exact location of a football based STP will need to be carefully tested and proven.</p>
2	<p>Area West Spatial Deficiency: 9,857 residents</p> <p>Options available include:</p> <ul style="list-style-type: none"> • Develop a new STP in Crewkerne • Develop a new STP in Ilminster 	STP 2 STP 3	<p>Develop new 3G STPs in Crewkerne and Ilminster.</p> <p>Rationale: This step will deliver the additional capacity. The provision of 2 STPs has the biggest impact on reducing the spatial deficiency (to 161). They will also meet the needs in the area for all weather floodlit football training facilities and will be operationally viable, without adversely impacting existing facilities.</p>
3	<p>Area East Spatial Deficiency: 579 residents</p> <p>The analysis of the scale, role and proximity of settlements to existing facility catchments identifies that there are no feasible options to address the identified minimal spatial deficiencies in Area East.</p>		No action to be taken.
4	<p>District Wide STP Quantity Shortfall in 2028: 23,065 m² or 3.61 full size pitches</p> <p>The options to resolve the district shortfall of 3.61 pitches is addressed through the combined recommended strategies for issues 5 - 9.</p>		
5	<p>Area South Shortfall in 2028: 11,459 m² or 1.79 full size pitches</p> <p>Available options include:</p>		<p>The provision of 2 new STPs – 1 sand based and 1 3G – will address the quantitative shortfalls and meet the needs for hockey and football in the</p>

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	<ul style="list-style-type: none"> Develop a new sand based STP in Yeovil 	STP 4	needs for hockey and football in the area. Develop a new sand based STP in Yeovil. Rationale: It is important for the development of hockey, that a new full size sand based STP is provided in Yeovil, enabling Yeovil and Sherborne Hockey Club to relocate back to Yeovil.
	<ul style="list-style-type: none"> Develop a new 3G STP in Yeovil 	STP 5	Work with Yeovil Town FC to identify their preferred future strategy to develop a new 3G STP as part of the redevelopment or refurbishment of their site.
6	Area North Shortfall in 2028: 5,421 m² or 0.82 full size pitches Available options include:	STP 1	As above – the provision of a 3G STP (minimum of 5000 sq m) will remove the quantitative shortfall.
	<ul style="list-style-type: none"> Develop a new STP in the Langport area 		
	<ul style="list-style-type: none"> Develop a new STP in Somerton 		
7	Area East Shortfall in 2028: 3,829 m² or 0.60 full size pitches Available options include:	STP 6	Develop a larger STP in Wincanton. Rationale: This will remove the quantitative shortfall for Area East and provide the largest catchment population. The need for a sand based or 3G surface will need to be considered as part of the planning process.
	<ul style="list-style-type: none"> Develop a larger STP in Wincanton when the 3G surface at Wincanton Sports Ground is in need of replacement. 		
	<ul style="list-style-type: none"> Improve community access/facilities at existing STPs at the private schools in Area East 		
	<ul style="list-style-type: none"> Develop a new STP in Castle Cary / Ansford area 		
8	Area West Unmet Demand Shortfall in 2028: 2,831 m² or 0.44 full size pitches Available options include:	STP 2 STP 3	As above
	<ul style="list-style-type: none"> Develop a new STP in Crewkerne 		
	<ul style="list-style-type: none"> Develop a new STP in Ilminster 		

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9	<p>Area West CRESTA Shortfall in 2028: 2,964 m² or 0.46 full size pitches</p> <p>The impact of the Strategic Policies STP 2 and 3 to provide new STPs in Crewkerne and Ilminster will reduce the CRESTA shortfall to provide a small surplus of 771 m² or 0.12 pitches in 2028.</p>		No action
10	<p>Quality Shortfall at CRESTA STP</p> <p>Options available include:</p> <ul style="list-style-type: none"> • Upgrade existing provision. • Replace as part of the Building Schools for the Future (BSF) Programme. 	STP 7	<p>Work with Adult Learning and Leisure to upgrade the existing sand based provision.</p> <p>Rationale: It is important for the development of hockey, that the sand based surface at the CRESTA STP is retained and improved.</p>
11	<p>Quality shortfall at Yeovil Town FC STP</p> <p>Options available include:</p> <ul style="list-style-type: none"> • Upgrade existing facility. • Replace with a new facility as part of any future plans to re-develop or refurbish the site. 	STP 5	As above.
12	<p>Accessibility Shortfalls at Bruton School for Girls</p> <p>Options available include:</p> <ul style="list-style-type: none"> • Negotiate improved community access /a formal community use agreement. 		<p>No action</p> <p>Rationale: Unlikely to be successful as school use gets priority and there are no staff to manage casual bookings.</p>
13	<p>Accessibility shortfalls at CRESTA</p> <p>Options available include:</p>	STP 7	As above.

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	<ul style="list-style-type: none"> Upgrade existing facility. 		
	<ul style="list-style-type: none"> Replace as part of the Building Schools for the Future (BSF) Programme. 		
14	<p>Minimum size deficiency at Wincanton Sports Ground</p> <p>Options available include:</p> <ul style="list-style-type: none"> Develop a larger STP in Wincanton when the 3G surface at Wincanton Sports Ground is in need of replacement. 	STP 6	As above.

8.9 Strategic Prioritisation

The implementation of the strategy by the authority has been prioritised according to the levels of unmet demand and need existing across the District in order to ensure the areas of highest need are tackled first. **Table 24** summarises the planned timeframes for the identified action plans.

Table 24: STP Action Plan Timetable

Priority	Strategic Policy(s)	Action	Timescale
1	STP 4	Develop a new sand based STP in Yeovil.	Short term: by 2013
2	STP 7	Retain and improve the STP at CRESTA, Chard.	Short term: by 2013
3	STP 1	Develop a new 3G STP in the Langport area	Medium term: by 2018
4	STP 2	Develop a new 3G STP in the Ilminster area	Medium term: by 2018
5	STP 3	Develop a new 3G STP in the Crewkerne area	Medium term: by 2018
6	STP 5	Develop a new STP in Yeovil, to replace the existing provision at Yeovil Town FC	Medium term: by 2018
7	STP 6	Develop a larger size STP in Wincanton.	Long term: by 2023

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8.10 Section 106 Contributions

The justification for requiring obligations in respect of Recreational Facilities is set out in Circular 05/2005, PPG17 and Policies ST10 of the Adopted Local Plan.

As the need for synthetic turf pitch (STP) infrastructure stems from the combined impact of a number of developments, the Council will pool resources in order to allow the infrastructure to be secured and delivered in a fair and equitable way. The 'relevant period' applying to synthetic turf pitch contributions is prescribed as 10 years from the date of the obligation is triggered through the section 106 agreement. The progress of infrastructure will be monitored through the Council's Infrastructure Delivery Plan.

In order to determine the balance of contributions to come from development, and ensure that contributions are not used to resolve existing deficiencies in the indoor tennis court network, the Council will only seek 28% of the cost of delivering the synthetic turf pitch infrastructure to developers. The Council will resource the remaining 72% through its own and other financial resources. This balance has been reasonably based upon the analysis of existing 2008 shortfall and the projected increase in the shortfall that shall be created by development through to 2028, as detailed in Table 25.

Table 25: District Synthetic Turf Pitch Shortfall

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of pitches	% Balance of Shortfall
2008 :	24,096	(16,529)	(2.59)	72%
2013 :	24,096	(18,040)	(2.82)	28%
2018 :	24,096	(19,646)	(3.08)	
2023 :	24,096	(21,380)	(3.35)	
2028 :	24,096	(23,065)	(3.61)	

To accord with Circular 05/2005 paragraph B22, spare capacity in existing infrastructure provision shall not be credited to earlier developers.

To enable contributions to be sought fairly and reasonably related in scale and kind to proposed developments, from the point of adoption of the Council will apply a standard charge to each development to reflect the actual impacts of the development.

As the Assessment has identified the need to provide new synthetic turf pitches in each SSDC operational area, contributions towards this provision will therefore be sought from all developments across South Somerset according to the proposed standards.

Table 26 sets out the methodology used to determine the standard charge for synthetic turf pitches based upon costs at present day levels.

Table 26: Synthetic Turf Pitches Standard Charge Calculation Methodology

1	Total Cost of Synthetic Turf Pitch:	Cost
	Rubber crumb (100m x 64m) fenced and floodlit	£592,000
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£88,800
	Building sub-Total:	£680,800
	Site Abnormal Works (10%)	£68,080
	Professional Fees (5%)	£34,040

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Project Development Costs (2%)	£13,616
VAT Threshold Provision (2%)	£13,616
Building Total Including Fee Provisions:	£810,152

Contingency (10%)	£81,015
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Total Synthetic Turf Pitch Cost:	£891,167
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Notes:

1. Costs based on figures provided by Sport England Sport Facility Costs (2nd Quarter 2008) and Chartered Surveyor.
2. Costs are at present day levels.
3. It is assumed that pitch will be provided at an existing school or recreation site. Therefore no land acquisition costs are included.

2	Cost per sq m of STP:	
	Total hall capacity (1000 x 64m)	6400
	Cost per sq m of STP:	£139.24

3	Cost Per Person:	
	Sq m STP demand per 1000 population (Based on proposed Quantity Standard)	255.5
	Square meter of synthetic turf pitch required per person	0.26
	Cost per person	£35.54

Costs have continued to increase steadily in recent years due to a combination of building workload, shortages of labour and increased input costs. However, at the time of preparing this assessment, the global economic downturn makes predicting land values and levels of construction cost more difficult. EC Harris economic survey data suggests a fall in construction prices following the 'credit crunch' of 2% for the period to 1st Quarter 2013. This is compared with the 'pre credit crunch' data which suggested a 12.8% increase in tender prices over the same period.

To address this volatility, the Council will update costs annually to enable new standard charges to be published at the beginning of each financial year, commencing from April 2010.

Through doing this the Council aims to provide developers with greater certainty and increase the speed of Section 106 negotiations.