



SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

JULY 2022

QUALITY, INTEGRITY, PROFESSIONALISM

Knight, Kavanagh & Page Ltd
Company No: 9145032 (England)

MANAGEMENT CONSULTANTS

Registered Office: 1 -2 Frecheville Court, off Knowsley Street, Bury BL9 0UF
T: 0161 764 7040 E: mail@kcp.co.uk www.kcp.co.uk



Cert Num: 6543-QMS-001

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

CONTENTS

ABBREVIATIONS	1
PART 1: INTRODUCTION	2
PART 2: VISION AND KEY RECOMMENDATIONS	12
PART 3: AIMS.....	13
PART 4: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS	14
PART 5: STRATEGIC RECOMMENDATIONS	39
PART 6: ACTION PLAN.....	55
COALFIELD ANALYSIS AREA	59
SUNDERLAND EAST ANALYSIS AREA	64
SUNDERLAND NORTH ANALYSIS AREA.....	69
SUNDERLAND WEST ANALYSIS AREA	74
WASHINGTON ANALYSIS AREA	81
PART 7: HOUSING GROWTH SCENARIOS	86
PART 8: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE	94
APPENDIX ONE: FUNDING PLAN.....	98
APPENDIX TWO: GLOSSARY	100
APPENDIX THREE: SPORTING CONTEXT	101
APPENDIX FOUR: DISUSED SITES MAPPING BY ANALYSIS AREA	111

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

ABBREVIATIONS

3G	Third Generation (artificial turf)
AGP	Artificial Grass Pitch
BC	Bowls Club
BCGBA	British Crown Green Bowling Association
CFA	County Football Association
CUA	Community use agreement
ECB	England and Wales Cricket Board
EH	England Hockey
FA	Football Association
FC	Football club
FF	Football Foundation
FE	Further Education
FIFA	Fédération Internationale de Football Association
GIS	Geographical Information Systems
HC	Hockey Club
IMD	Index of Multiple Deprivation
KKP	Knight, Kavanagh and Page
LTA	Lawn Tennis Association
MUGA	Multi use games area
NGB	National Governing Body
NPPF	National Planning Policy Framework
NTP	Non Turf Pitch
PPP	Playing Pitch Plan
PQS	Performance Quality Standard
RFL	Rugby Football League
RFU	Rugby Football Union
RUFU	Rugby union football club
S106	Section 106
SE	Sport England
TBTT	Transforming British Tennis Together
TC	Tennis Club
WR	World Rugby

PART 1: INTRODUCTION

This is the Playing Pitch Plan (PPP) for Sunderland. Building upon the preceding Assessment Report, it provides a clear, strategic framework for the maintenance and improvement of existing playing pitch and accompanying ancillary facilities up to 2033 (in line with the Core Strategy and Development Plan - CSDP).

The Strategy has been developed to provide:

- ◀ A vision for the future improvement and prioritisation of playing pitches.
- ◀ A number of aims to help deliver the recommendations and actions.
- ◀ A series of strategic recommendations which provide a strategic framework for the improvement, maintenance, development and, as appropriate, rationalisation of the playing pitch stock.
- ◀ A series of sport by sport recommendations which provide a strategic framework for sport led improvements to provision.
- ◀ A prioritised area-by-area Action Plan to address key issues on a site-by-site basis.

A PPP delivers the evidence required to ensure that sufficient land is available to meet existing and projected future outdoor sport requirements. Its robust evidence base should inform and be implemented into planning policy and other relevant corporate strategies to enable local policies, planning and sport development criteria to work efficiently and effectively.

The Strategy is capable of:

- ◀ Providing a clear framework for all playing pitch providers, including the public, private and third sectors;
- ◀ Clearly addressing the needs of all identified sports within the area, picking up on particular local demand issues;
- ◀ Addressing issues of population growth and major growth/regeneration areas;
- ◀ Addressing issues of cross boundary facility provision;
- ◀ Addressing issues of accessibility, quality and management with regard to facility provision;
- ◀ Standing up to scrutiny at a public inquiry as a robust study;
- ◀ Contributing to the Council's policy position of developing an 'Active Sunderland – A City where everyone is as active as they can be';
- ◀ Supporting funding applications;
- ◀ Providing realistic aspirations which are implementable within the local authority's budgetary position and procurement regime.

The Strategy and Action Plan recommends several priority projects for Sunderland which should be realised over the CSDP period. It provides a framework for improvement and, although resources may not currently be in place to implement it, potential partners and possible sources of external funding.

Partner organisations have a vested interest in ensuring that existing playing fields, pitches and ancillary facilities are protected and enhanced. As such, many of the objectives and actions within this document need to be delivered and implemented by a wide range of bodies such as National Governing Bodies of Sport (NGBs), sports organisations, education establishments and town councils. In many instances, the Council will not be the agency which delivers these actions or recommendations; the PPP is not just for the Council to act upon, it applies to/for all the stakeholders and partners involved.

1.1 Scope

The following types of outdoor sports facilities were agreed by the steering group for inclusion in the Assessment and Strategy:

- ◀ Football
- ◀ 3G pitches
- ◀ Cricket
- ◀ Rugby union
- ◀ Hockey
- ◀ Tennis
- ◀ Bowls
- ◀ Other sports (Rugby league, American football, Ultimate and Baseball/Softball)

All facilities are included regardless of ownership and/or management i.e. whether in the public, private, education, or third sector.

Pitch sports (e.g. football, rugby union, rugby league, hockey and cricket) are assessed using the guidance set out in Sport England's PPP Guidance: An approach to developing and delivering a PPP. Non-pitch sports (e.g. bowls, tennis/bowls) are assessed using Sport England's Assessing Needs and Opportunities Guidance (2014). This requires a different methodology to assess supply and demand to that used for pitch sports.

Non-pitch sports (e.g. bowls and tennis) are assessed using Sport England's Assessing Needs and Opportunities Guidance (2014). This requires a different methodology to assess supply and demand to that used for pitch sports.

1.2 Study area

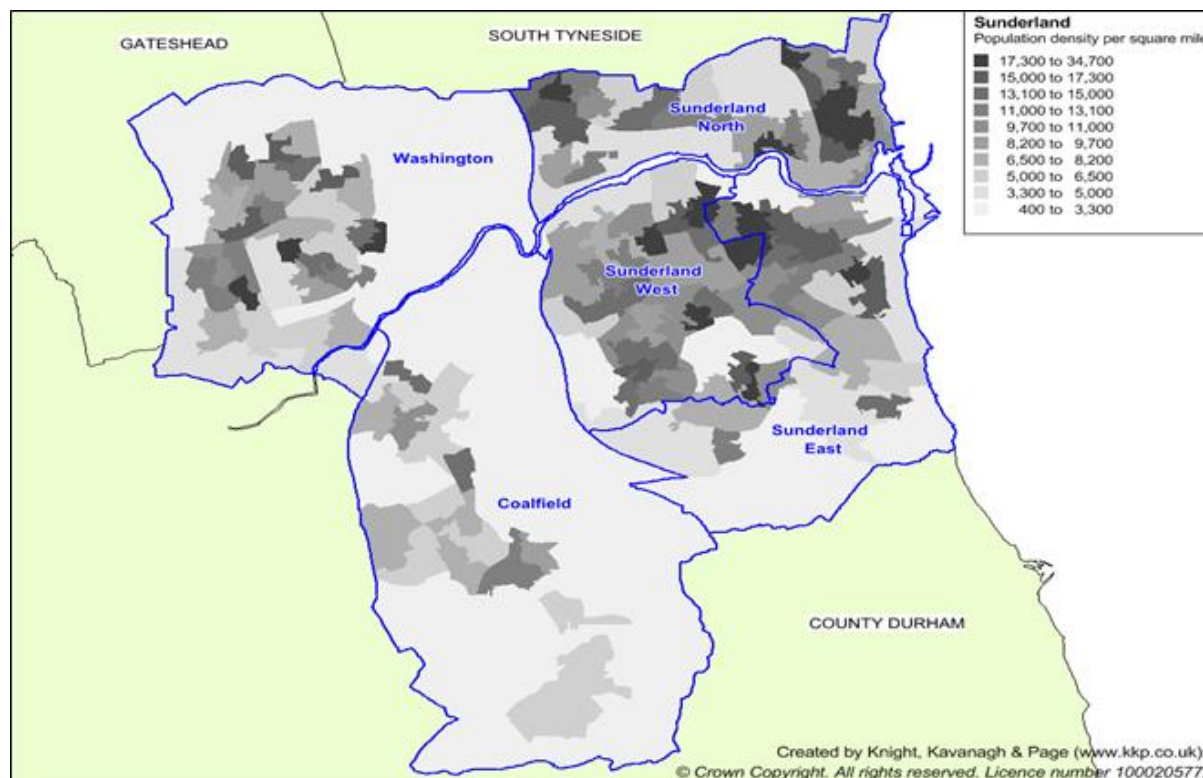
The study area comprises of the full local authority area, with analysis areas (or sub areas) also used to allow for a more localised analysis in addition to the analysis for Sunderland as a whole.

- ◀ Coalfield
- ◀ Sunderland East
- ◀ Sunderland North
- ◀ Sunderland West
- ◀ Washington

Cross boundary and cross authority issues are also explored to determine the level of imported and exported demand, recognising, for example, that people travel to and make use of strategic facilities irrespective of administrative boundaries.

A map of the identified study area and relevant analysis areas can be seen overleaf in Figure 1.1.

Figure 1.1: Summary of analysis areas to be used for the Sunderland PPP



1.3 Context

The rationale for undertaking this study is to identify current levels of provision within Sunderland across the public, education, voluntary and commercial sectors and to compare this with current and likely future levels of demand. The primary purpose of the PPP is therefore to provide a strategic framework that ensures the provision of playing pitch facilities meets the local needs of existing and future residents.

Concern at national government level over the loss of playing fields prompted the development of localised playing pitch assessments and strategies which identify current and future requirements for playing fields.

Developing a strategic approach to the analysis of playing pitch supply and demand is necessary to:

- ◀ Protect playing pitches against development pressures on land in, and around, urban areas.
- ◀ Identify pitch (natural grass and artificial) supply and demand issues in relation to predicated population changes.
- ◀ Address 'demand' pressures created as a result of specific sports development pressures e.g. growth of mini soccer and wider use of artificial grass pitches.
- ◀ To ensure that future investment into facilities is proportionate, delivered at the right time and enhances the overall quality of outdoor sporting assets

This strategy provides an evidence base for planning decisions and funding bids and background evidence to support policies in relation to formal recreation. It will ensure that this evidence is sound, robust and capable of being scrutinised through examination and meets the requirements of the National Planning Policy Framework (NPPF).

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

One of the core planning principles of the NPPF is to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs. Section 8 of the NPPF deals specifically with the topic of healthy communities; Paragraph 98 discusses the importance of access to high quality open spaces and opportunities for sport and recreation that can make an important contribution to the health and well-being of communities.

Paragraphs 99 discuss assessments and the protection of “existing open space, sports and recreational buildings and land, including playing fields”. As such, the Sunderland PPP will provide the evidence required to help protect playing fields to ensure sufficient land is available to meet existing and projected future pitch requirements.

Paragraphs 101 and 102 also promote the identification of important green spaces by local communities and the protection of these facilities. Such spaces may include playing fields

Parklife (Football Hubs)

In October 2014 a report was published by the FA Commission that examined the need to encourage more participation in football and develop better grassroots facilities. The FA recognised that at grassroots level there is an over-reliance on publicly owned facilities and acknowledge that Council budgets will no longer be available to subsidise the maintenance and provision of football pitches as in previous years. The aim of the FA programme (Parklife) is to create a new sustainable model for football facilities based around AGP's.

In 2017 the FA, Premier League, Sport England, Department for Culture Media and Sport and the Football Foundation released the 'Parklife Football Hubs - National Programme' project guidance. The guidance acknowledged that Sport England would not advocate the disposal of any playing field land to provide partnership funding for Parklife unless an adopted Playing Pitch Strategy (PPS) has been undertaken in the past 3 years, which clearly identifies the playing field as genuinely surplus to existing and future sporting need. To take advantage of this flexible approach and avoid the need to delay an application, shortlisted local authorities were required to demonstrate the following:

- a. That the development of a hub site does not detrimentally impact on another sport and this position has been agreed by the relevant NGBs
- b. That work has begun on an up-to-date PPS in parallel with the funding application
- c. That the PPP will be updated or refreshed two years after the first hub site in a LA area.

Since the publication of the 2018 PPP and following the opening of the Sunderland football hubs there are some playing pitch sites that have become vacant with the teams that used them migrating to the Hubs. These vacant sites currently accommodate a mixture of standard and poor quality pitches. As clubs and teams continue to 'trade up' the quality of provision they access this results in the aforementioned vacant sites gradually becoming just the poorer quality sites. It should be noted that this approach needs to consider that the better quality sites which clubs are moving to will have better ancillary provision, more peak time usage resulting in trade up options to be limited. Subject to planning and respective consultations, it is proposed that once only poorer sites are left and become unused, these should be considered for mitigation, in accordance with relevant planning policies.

This approach will thereby realise a capital receipt for the Council and cover a proportion of the initial Hubs capital investment. The Council will undertake a separate mitigation exercise to this strategy in order to evidence that a site is surplus to requirements and no site demand can be identified.

Football hubs

A key driver for the development of this PPP is based on a requirement for a new/refreshed PPP, two years following the opening of the first football hub being operational. In addition, this PPP will also assess the impact of the football hubs on the supply and demand balance of football pitches.

Since the previous PPP in 2018 the three designated football hub sites opened as follows:

- ◀ Washington Football Hub (November 2019) – Washington
- ◀ Downhill Football Hub (January 2020) – Sunderland North
- ◀ Ford Football Hub (February 2020) – Sunderland West

It should be noted that all three hub sites closed and re-opened in line with Government guidelines due to the Covid 19 Pandemic.

The Downhill Football Hub consists of three FIFA certified full size floodlit 3G pitches, two adult and one youth 9v9 grass pitch. The Ford Football Hub also has three FIFA certified floodlit 3G pitches, one of which is designated Stadia facility meeting the requirement of Step 6 and future proofing to Step 5 in the non league football pyramid. Finally, the Washington Football Hub has four full size floodlit 3G pitches, of which three are FIFA certified with the remaining pitch both FA and World Rugby compliant and one adult grass pitch.

All the sites are on a long term lease from the Council to Leisure United, which also manages the provision on a day to day basis.

Sunderland City Plan (2019-2030)

Sunderland is a forward-looking City undergoing significant transformation and economic regeneration. It has a global reputation as a welcoming and inclusive place in which to live, work, invest and play. To achieve this, the City Plan has three themes:

- ◀ By 2030 Sunderland will be a **dynamic** smart City with more and better jobs, a low-carbon economy and a great choice of housing. It will be a leading digital City, deploying smart and sustainable technologies for the benefit of residents, businesses, and visitors
- ◀ It will be a **healthy** smart City where people will live healthier, independent lives for longer. It will be a clean and attractive City with great transport and travel links
- ◀ It will be a **vibrant** smart City with more resilient people feeling safe in their homes and neighbourhoods. There will be a range of opportunities for people to participate in their communities and in cultural events and activities

Within the context of the City Plan, the Council and its partners (Active Sunderland Board) has developed a policy position for sport and physical activity in Sunderland. The policy position establishes a vision for an 'All together an Active Sunderland - a City where everyone is as active as they can be'. This approach is consistent with the City Plan's aim to develop a City where 'more people are physically active'.

Sunderland City Council Local Plan

Sunderland City Council's Local Plan consists of three parts:

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

- ◀ Part One – Core Strategy and Development Plan (CSDP) 1 The CSDP was adopted in January 2020 and sets an overarching strategy, strategic policies and strategic allocations and designations for the future change and growth of Sunderland. The Plan also includes local policies for development management purposes. The Plan covers the period from 2015 to 2033 and covers all land within Sunderland’s administrative boundaries.
- ◀ Part Two – Allocations and Designations Plan (A&D)² The A&D Plan will set out local policies including site-specific policy allocations and designations for the development, protection and conservation of land in the city. The A&D Plan Regulation 19 Draft is currently being prepared.
- ◀ Part Three – International Advanced Manufacturing Park (IAMP) Area Action Plan 2018-2032 The IAMP Area Action Plan was adopted by Sunderland City Council and South Tyneside Council in November 2018. It sets out site-specific policies for the development of the IAMP.

The CSDP 2033 vision includes Sunderland having easy access to useable open space, leisure and recreation and having a network of green infrastructure, supporting and protecting biodiversity and wildlife, whilst also improving access to greenspace for all.

A number of disused playing field sites are allocated for residential development through the Core Strategy and Development Plan and proposed to be allocated through the Allocations and Designations Plan, subject to being surplus to requirements. These are identified within the relevant tables.

Sunderland Strategic Housing Market Assessment 2020³

The Sunderland 2020 Strategic Housing Market Assessment (SHMA) provides the up to date evidence to help to shape the future housing and related strategies and policies of the City. The study will inform work on the Council’s Allocations and Designations Plan. The SHMA may also form part of the evidence for a future update to the Core Strategy and Development Plan (2015-2033) and Local Plan. The key purpose is to provide detailed, robust and defensible evidence to the Council. It considers the need for affordable housing and the size, type and tenure of housing need for specific groups within the City.

Sunderland Greenspace Audit and Report 2020⁴

The 2020 Greenspace Audit provides an update on the quantitative and qualitative needs and deficiencies of greenspace within the city at both an Area Regeneration Framework level (ARF) and ward level and reviews the established local provision standards. The report is an important up-to-date evidence base to inform the Allocations and Designations Plan (A&D Plan) and aid the implementation of Policy NE4 of the Core Strategy and Development Plan (CSDP).

¹https://www.sunderland.gov.uk/media/22171/Core-Strategy-and-Development-Plan-2015-2033/pdf/CSDP_2015-2033.pdf?m=637159725864470000

²www.sunderland.gov.uk/media/22878/AD-01-Allocations-and-Designations-Plan-2020/pdf/AD.01_Allocations_and_Designations_Plan_20201.pdf?m=637435558267800000

³https://www.sunderland.gov.uk/media/22569/Sunderland-Strategic-Housing-Market-Assessment-Final-Report-July-2020/pdf/Sunderland_Strategic_Housing_Market_Assessment_-_Final_Report_-_July_2020.pdf?m=637340382154130000

⁴[AD.20_Draft_A_D_Plan_Greenspace_Audit.pdf \(sunderland.gov.uk\)](https://www.sunderland.gov.uk/media/22569/AD.20_Draft_A_D_Plan_Greenspace_Audit.pdf)

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Sunderland Healthy City Plan: 2020 – 2030⁵

Published in March 2021, the vision of the Sunderland Health City Plan is for everyone in Sunderland to have healthy, happy lives, with no one left behind. The following shared values and behaviours will guide this approach:

- ◀ **Focusing on prevention** – helping people to stay healthy, happy and independent
- ◀ **Tackling health inequalities** – challenging and taking action to address inequalities and the social determinants of health
- ◀ **Equity** – ensuring fair access to services dependent on need
- ◀ **Building on community assets** – recognising individual and community strengths that can be built upon to support good health and independence
- ◀ **Working collaboratively** – everyone playing their part, sharing responsibility and working alongside communities and individuals
- ◀ **Being led by intelligence** – using data and intelligence to shape responses

It also focuses on all stages of life labelling these as Starting Well, Living Well and Aging Well and plans to contribute to each stage through a set of two priorities which can contribute to a health City namely, Vibrant Smart City and Dynamic Smart City.

Active Sunderland Policy Position 2021

In 2021 the City Council adopted a policy position to develop a more active Sunderland. The approach provided a clear direction and identified a new joined up approach that included shared priority outcomes. The policy position established a vision for establishing an '**Active Sunderland - a city where everyone is as active as they can be**'. This vision will be underpinned by the following objectives:

- a) **Active environments** - making it easier for people to be active through their everyday activities.
- b) **Sport and leisure facilities** – ensuring Sunderland has accessible, good quality sport and leisure facilities, and opportunities
- c) **Active schools** – ensuring students and families are provided with a positive experience and the best opportunities within and beyond the curriculum
- d) **Active workforces** - ensuring opportunities and policies are in place to enable the workforce to be active
- e) **Empowering communities** - supporting and enabling communities to look at informal opportunities to be active and increasing support to the community sector
- f) **Supporting individuals** – ensuring opportunities are in place for those who may need more assistance in accessing opportunities to be active. This also includes physical and mental wellbeing.

⁵https://www.sunderland.gov.uk/media/23331/Sunderland-Healthy-City-Plan-2020-2030/pdf/M0103076_HEALTHY_CITY_PLAN_2021.pdf?m=637584173389400000

1.4: Headline findings

The table below highlights the quantitative headline findings identified for all main pitch sports included in the preceding Assessment Report. MES stands for match equivalent sessions and has been used as the comparable unit for natural grass pitches. Converting both the amount of play a site can accommodate (its carrying capacity) and how much play takes place there (its current use) into the same unit of demand enables a comparison to be undertaken.

Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is for matches, it is appropriate for the comparable unit to be match equivalent sessions.

Based on how they tend to be played, this unit for football and rugby union pitches relates to a typical week within the season for each sport. For cricket pitches it is appropriate to look at the number of match equivalent sessions over the course of a season. How much play a cricket pitch can accommodate is primarily determined by the number and quality of wickets on a pitch. Only one match is generally played per pitch per day. However, play is rotated across the wickets to reduce wear and allow for repair. Each wicket is able to accommodate a certain amount of play per season as opposed to a week.

The PPP guidance does not advocate the conversion of MES to pitches as there is not always a case for providing pitches to meet the demand/shortfalls expressed. For example, improving the quality of pitches can also increase the capacity of existing pitches to accommodate such demand. For qualitative findings and site-specific findings, please see Part 4: Sport Specific Recommendations and Scenarios, and Part 6: Action Plan.

For artificial surfaces (AGPs and 3G pitches), how much play can be accommodated is primarily determined by availability, rather than how much play it can accommodate before its quality is adversely affected as with natural grass pitches. Therefore, whole pitches are used as the comparable unit. Similarly, for the other non-pitch sports (i.e., tennis, bowls etc) where it is not as easy to determine carry capacity, whole facilities are used as the comparable unit.

Table 1.1: Quantitative headline findings

Sport	Analysis area	Current demand		Future demand (2033)
		Pitch type	Current capacity total in MES ^[1]	Future capacity total in MES
Football (grass pitches)	Coalfield	Adult	Spare capacity of 4	Spare capacity of 3.5
		Youth 11v11	Spare capacity of 1	At capacity
		Youth 9v9	At capacity	Shortfall of 0.5
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
	Sunderland East	Adult	Spare capacity of 1.5	Spare capacity of 0.5
		Youth 11v11	At capacity	At capacity
		Youth 9v9	At capacity	Shortfall of 1
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
	Sunderland North	Adult	Shortfall of 0.5	Shortfall of 1
		Youth 11v11	At capacity	Shortfall of 0.5
		Youth 9v9	Spare capacity of 1	Spare capacity of 1
Mini 7v7		At capacity	At capacity	

^[1] MES – match equivalent sessions per week (per season for cricket)

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Sport	Analysis area	Current demand		Future demand (2033)
		Pitch type	Current capacity total in MES ^[1]	Future capacity total in MES
	Sunderland West	Mini 5v5	At capacity	At capacity
		Adult	Spare capacity of 5	Spare capacity of 5
		Youth 11v11	At capacity	Shortfall of 1
		Youth 9v9	At capacity	Shortfall of 0.5
		Mini 7v7	At capacity	At capacity
	Washington	Mini 5v5	At capacity	At capacity
		Adult	Spare capacity of 8.5	Spare capacity of 8
		Youth 11v11	At capacity	Shortfall of 1
		Youth 9v9	Shortfall of 1	Shortfall of 1
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
Football (3G pitches) ^[2]	Sunderland	Full size	No current shortfall	No future shortfall
Cricket	Coalfield	Saturday	Shortfall of 41	Shortfall of 41
		Sunday	Shortfall of 25	Shortfall of 25
		Midweek	Shortfall of 11	Shortfall of 53
	Sunderland East	Saturday	Shortfall of 23	Shortfall of 23
		Sunday	Shortfall of 23	Shortfall of 23
		Midweek	Shortfall of 23	Shortfall of 47
	Sunderland North	Saturday	Shortfall of 12	Shortfall of 12
		Sunday	Shortfall of 12	Shortfall of 12
		Midweek	Shortfall of 12	Shortfall of 24
	Sunderland West	Saturday	Shortfall of 8	Shortfall of 8
		Sunday	Shortfall of 8	Shortfall of 8
		Midweek	Shortfall of 8	Shortfall of 14
	Washington	Saturday	Shortfall of 4	Shortfall of 4
		Sunday	Shortfall of 4	Shortfall of 4
		Midweek	Shortfall of 4	Shortfall of 4
Rugby union	Coalfield	Senior	Shortfall of 9	Shortfall of 9
	Sunderland East	Senior	Shortfall of 10	Shortfall of 11
	Sunderland North	Senior	At capacity	At capacity
	Sunderland West	Senior	At capacity	At capacity
	Washington	Senior	At capacity	At capacity
Hockey (sand AGPs)	Sunderland	Full size, floodlit	Shortfall	Shortfall

^[2] Based on accommodating 38 teams on one full size pitch

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Sport	Analysis area	Current demand		Future demand (2033)
		Pitch type	Current capacity total in MES ^[1]	Future capacity total in MES
Rugby league	Sunderland	Pitches	Shortfall of 1	Shortfall of 1
Tennis	Sunderland	Courts	Shortfall	Shortfall
Bowls	Sunderland	Greens	Spare capacity	Spare capacity

Conclusions

From a quantitative perspective, the existing position for each sport is either that demand is being met or that there is a shortfall, whereas the future position shows the creation of shortfalls for some pitch types and in some areas where demand is currently being met, as well as the exacerbation of existing shortfalls.

There are current shortfalls of hockey suitable AGPs, rugby union/rugby league pitches, cricket squares, tennis courts and adult (Sunderland North) and youth 9v9 grass football pitches (Washington). Additional shortfalls of grass pitches arise on adult (North), youth 11v11 football pitches (North, Sunderland West and Washington) and youth 9v9 pitches (Coalfield, East, Sunderland West and Washington) when accounting for future demand. With no club-based hockey demand existing, there is an adequate stock of bowls and these, generally, sufficiently catered for.

Where demand is being met, this does not necessarily equate to a surplus of provision, with any spare capacity instead potentially a solution to addressing current or future demand shortfalls. There is a resultant need to protect all existing outdoor sport provision until all demand is met, or there is a requirement to replace provision in accordance with Sport England's Playing Fields Policy.

Where there are shortfalls, these are relatively minimal. As such, for rugby league, football, and in part rugby union, it is considered that shortfalls can be met through better utilisation of existing provision, such as via pitch re-configuration, improving quality and encouraging or enabling access to unused/unavailable provision. The impact of such approaches is shown in Part 4 of this report through scenario testing and modelling.

For rugby union, as well as pitch improvements there is also a requirement to establish additional provision given the level of overplay in the City, especially in the Coalfield and Sunderland East analysis areas.

Notwithstanding the above, there is a shortfall of hockey suitable pitches of a suitable quality. To overcome the AGP pitch shortfalls, options should be explored, to refurbish either of the full size hockey suitable pitches in the City.

For cricket, although shortfalls can be reduced through improving quality, there is still a need for new provision in the form of non-turf pitches (NTPs) at existing club sites.

Additional context and further recommendations on how to alleviate the identified shortfalls are evident below in Part 4: Sport Specific Issues, Scenarios and Recommendations, and Part 6: Action Plan.

PART 2: VISION AND KEY RECOMMENDATIONS

Vision

Below is a vision for Sunderland in regard to its playing pitch provision. This echoes the vision already stated by the Council in its Healthy City Plan (2020-2030).

For everyone in Sunderland to have healthy, happy lives, with no one left behind.

The following shared values and behaviours will guide this approach:

- ◀ **Focusing on prevention** – helping people to stay healthy, happy and independent
- ◀ **Tackling health inequalities** – challenging and taking action to address inequalities and the social determinants of health
- ◀ **Equity** – ensuring fair access to services dependent on need
- ◀ **Building on community assets** – recognising individual and community strengths that can be built upon to support good health and independence
- ◀ **Working collaboratively** – everyone playing their part, sharing responsibility and working alongside communities and individuals
- ◀ **Being led by intelligence** – using data and intelligence to shape responses

It also focuses on all stages of life labelling these as Starting Well, Living Well and Aging Well and plans to contribute to each stage through strategic priorities namely, Vibrant, Healthy and Dynamic.

Objectives

The PPP seek to deliver the following objectives:

- ◀ To provide a documented assessment of current and future needs for outdoor sports facilities within the city; focusing on the quantity and quality issues in relation to supply and demand.
- ◀ To identify all valuable sites to ensure they can be protected and improved for the long-term benefit of sport.
- ◀ To provide a clear and justified series of recommendations and associated action plans for the disposal of pitches and facilities surplus to requirements.
- ◀ To promote a sustainable approach to the provision of outdoor sports facilities and management of sports clubs.
- ◀ To ensure that all clubs have access to facilities of appropriate quality to meet current needs and long-term aspirations.
- ◀ To inform the development and implementation of planning policy.
- ◀ To inform the assessment of planning applications.
- ◀ To plan for the provision and use of shared spaces; including the identification of school facilities which could be utilised to address identified deficits in provision.
- ◀ To take account of outdoor sport facilities provided in neighbouring local authorities that presently service the sporting and recreational needs of Sunderland residents (and vice versa).
- ◀ To ensure provision can meet future demand derived from housing growth and to guide the level of increased provision required (using Sport England's Playing Pitch Calculator).
- ◀ To provide a robust developer contribution calculator.
- ◀ To provide a clear and justified series of recommendations and associated action plans for the provision of new pitches and facilities. The PPP will provide the evidence base to support the production of a new, robust LFFP. Both documents will support each other in developing and enhancing the cities sports and playing pitch provisions.
- ◀ To help secure internal and external funding.

PART 3: AIMS

The following overarching aims are based on the three Sport England themes. It is recommended that they are adopted by the Council and partners to enable delivery of the overall PPP vision and Sport England planning objectives.

AIM 1

To **protect** the existing supply of outdoor sport facilities where it is needed to meet current and future needs.

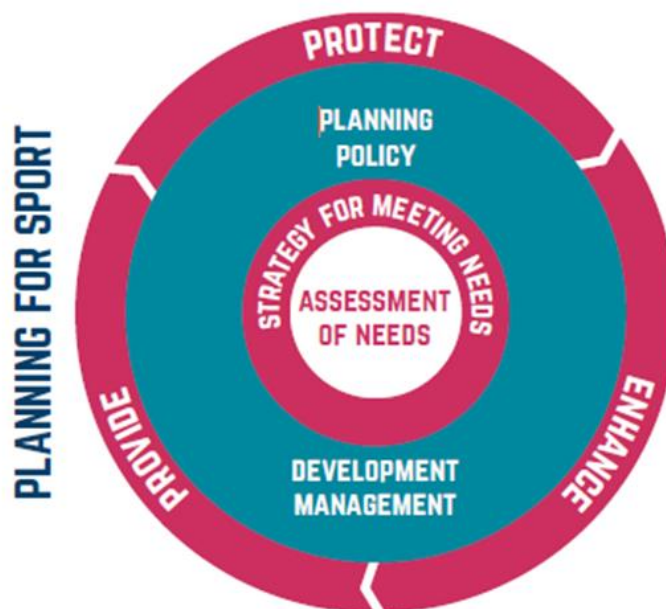
AIM 2

To **enhance** outdoor sport facilities and ancillary facilities through improving quality and management of sites.

AIM 3

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

Figure 3.1: Sport England themes



Source: Sport England, Planning for Sport Guidance (June 2019)

PART 4: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS

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

4.1: Football – grass pitches

Assessment Report summary

- It is determined that there is current spare capacity across adult and youth 9v9 pitch types, whereas all remaining pitches are played to capacity. After factoring in future demand, shortfalls could become evident on youth 11v11 and youth 9v9 pitches if this demand transpires for grass as opposed to 3G.
- There are 138 community available pitches across 55 sites.
- The University of Sunderland has expressed aspirations to create or develop a dedicated off site playing field location for its outdoor sporting demand.
- Durham FA indicates plans to create its own hub venue within one of the local authorities under its jurisdiction (Durham, Sunderland, Gateshead and South Tyneside). Its plan is for the potential site to accommodate three full size 3G pitches (one of which is suitable for Step 5 football), several grass pitches and relevant ancillary provision.
- Washington United FC aspires to either purchase, asset transfer or obtain a long term lease for Southern Area Playing Fields.
- There are ambitions for the site used by the RFYL (Russell Foster Football Centre (Newbottle), to be sold for development.
- In total, 28 pitches are assessed as good quality, 70 as standard quality and 40 as poor quality.
- Across the City, of the 50 sites that are actively used for community football, 11 (22%) are accompanied by good quality ancillary facilities, 14 (28%) by standard quality ancillary facilities and 11 (22%) by poor quality ancillary facilities. The remaining 14 sites are not serviced by any clubhouse/changing room provision, the majority of which (11 or 79%) are educational facilities.
- Through the audit and assessment, 542 teams from 185 clubs are identified as playing within Sunderland.
- According to 2021/22 affiliation data, there are 237 teams based outside of Sunderland which play matches at venues in the City.
- According to affiliation data from 2021/22 season, there are 45 Sunderland based teams playing matches at venues outside of the City.
- A total of 18 clubs report aspirations to increase the number of teams they provide. Through the clubs that quantified this potential increase, there is a predicted growth of 48 teams
- Population growth predicts that there will be an increase of five youth 11v11 boys' teams across Sunderland as a whole.
- Actual spare capacity totals 25.5 match equivalent sessions per week across 30 pitches.
- In Sunderland, 11 pitches across six sites are overplayed by a combined total of six match equivalent sessions per week.

Scenarios

Improving pitch quality

In total there are 11 pitches overplayed in Sunderland across six sites, with overplay equating to six match equivalent sessions per week. Improving quality of such provision (i.e. through increased maintenance or improved drainage) will increase capacity at the sites and as a consequence reduce both current and future shortfalls.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

To illustrate the above, Table 4.1 highlights the current levels of overplay that would be alleviated if quality improved to good at each site. As a reminder, the capacity rating for each type and quality rating is:

Adult pitches		Youth pitches		Mini pitches	
Pitch quality	Matches per week	Pitch quality	Matches per week	Pitch quality	Matches per week
Good	3	Good	4	Good	6
Standard	2	Standard	2	Standard	4
Poor	1	Poor	1	Poor	2

Table 4.1: Overplay if all pitches were good quality (match equivalent sessions)

Site ID	Site name	Pitch type	No. of pitches	Current quality	Current Capacity rating ⁶	Good quality capacity rating ⁷
22	Castle View Sports Centre	Adult	2	Standard	2	5.5
57	Herrington Recreation Ground	Adult	2	Standard	0.5	1.5
82	Monkwearmouth Academy Sports Centre	Adult	3	Poor	0.5	5.5
150	Usworth Colliery Primary School	9v9	1	Poor	1	2
158	Wearmouth CW Sports Field	Adult	1	Poor	1	1
166	Dame Margaret	Adult	1	Poor	1	1

Please note the match equivalent sessions are in reference to the overall capacity of the pitch and are not in reference to peak time demand.

As seen, all overplayed pitches could accommodate current demand if quality improved to good. This would also create an additional five match equivalent sessions of actual spare capacity per week on adult pitch; however, security of tenure should also be obtained at Castle View Sports Centre and Monkwearmouth Academy Sports Centre.

Pitch reconfiguration

In total actual spare capacity totals 25.5 match equivalent sessions per week across 30 pitches. This has been aggregated up by area and by pitch type below.

Table 4.2: Summary of actual spare capacity

Analysis area	Actual spare capacity (match equivalent sessions per week)					Total
	Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	
Coalfield	4.5	1	-	-	-	5.5
Sunderland East	1.5	-	-	-	-	1.5
Sunderland North	3	-	1	-	-	4
Sunderland West	5	-	-	-	-	5
Washington	9.5	-	-	-	-	9.5
Total	23.5	1	1	-	-	25.5

⁶ Match equivalent sessions

⁷ Match equivalent sessions

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

The vast majority of spare capacity is located on adult pitches. Whilst overall this means that most current and future demand for adult pitches can be met through the current supply of grass pitches, there is a small shortfall amounting to one match equivalent session per week in the Sunderland North Analysis Area. However, this can be addressed through qualitative enhancements as suggested in the scenario above.

Therefore, spare capacity on adult pitches could be reconfigured to better meet demand and to alleviate future shortfalls on youth 9v9 and youth 11v11 football amounting to three and 2.5 match equivalent sessions per week respectively. However, on greater analysis of the sites with spare capacity, only five are unused by adult teams.

The following sites have the capacity to condense adult demand onto fewer pitches to allow for the reconfiguration. Furthermore, they have spare capacity at the peak time for youth 11v11 and youth 9v9 football (Saturday AM):

- ◀ Hylton Road Playing Fields (Sunderland West)
- ◀ Nissan Sports & Leisure Complex (Washington)
- ◀ Shiney Row (Coalfield)
- ◀ Shipwrights (Sunderland North)
- ◀ Southern Area Playing Fields (Washington)

It is anticipated that due to existing use of these sites, the best suited reconfiguration would be adult to youth 11v11. This is also based on the assumption that demand for youth 9v9 football will be transferred to 3G rather than grass. The table overleaf identifies the exact amount of spare capacity which could be generated through pitch reconfigurations.

It should be noted that although this would be a fairly simple to action on Council sites, as it is in charge of the line marking, it would be more difficult to action on privately owned facilities such as Nissan Sports & Leisure Complex.

Table 4.3: Analysis of spare capacity and potential site reconfiguration

Site ID	Site name	Analysis area	Pitch type	No. of pitches	Current quality	Amount of adult demand on the pitches (MES)	Total pitches required to account for adult demand	Number of adult pitches which could be reconfigured to youth 11v11	Amount of spare capacity which could be generated on youth 11v11 (MES)
72	Hylton Road Playing Fields	Sunderland West	Adult	3	Standard	1.5	2	1	1
88	Nissan Sports & Leisure Complex	Washington	Adult	2	Standard	1	1	1	1
113	Shiney Row	Coalfield	Adult	2	Standard	-	-	2	0.5
115	Shipwrights	Sunderland North	Adult	2	Good	-	-	2	1
123	Southern Area Playing Fields	Washington	Adult	5	Standard	4	2	3	0.5

In total there could be a total of four match equivalent sessions of spare capacity per week generated on youth 11v11 pitches equating to one match equivalent session in Sunderland West Analysis Area, 1.5 match equivalent sessions in Washington Analysis Area, 0.5 match equivalent session in Coalfield Analysis Area and one match equivalent sessions in Sunderland North Analysis Area. This would fully alleviate the future shortfalls on youth 11v11 pitches across Sunderland resulting in no shortfalls in any of the analysis areas.

Loss of sites without secure tenure

The table below identifies the total amount of demand that would need to be replaced if access was to be lost at all existing sites with unsecure tenure. This in total would amount to 68.5 match equivalent sessions per week.

Table 4.4: Summary of demand at unsecure sites

Site Id	Site name	Grass / 3G	Analysis area	Demand (match equivalent sessions per week)				
				Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
15	Biddick Academy	3G	Washington	-	3.5	-	-	-
22	Castle View Sports Centre	Grass	Sunderland North	0.5	5.5	-	-	-
22	Castle View Sports Centre	3G	Sunderland North	-	-	-	7	1.5
23	Castletown Primary School	Grass	Sunderland North	-	-	1	-	-
40	Farringdon Community Academy	Grass	Sunderland West	-	1	-	-	-
40	Farringdon Community Academy	3G	Sunderland West	-	2	2.5	2.5	-
42	Fulwell Infant School Academy	Grass	Sunderland North	-	1	-	-	-
64	Highfield Community Primary School	Grass	Sunderland West	-	1	-	-	-
71	Hylton Castle Primary School	Grass	Sunderland North	-	-	1.5	-	-
73	Kepier Academy	Grass	Coalfield	1	3.5	1.5	-	-
73	Kepier Academy	3G	Coalfield	-	1	-	0.5	-
82	Monkwearmouth Academy Sports Centre	Grass	Sunderland North	0.5	4	1	-	-
86	New Silksworth Academy	Grass	Sunderland West	-	1	-	-	-
94	Oxclose Community Academy	Grass	Washington	0.5	2.5	2	0.5	-
97	Plains Farm Primary Academy Inspires	Grass	Sunderland West	-	1.5	2.5	-	-
100	Red House Academy	Grass	Sunderland North	-	-	0.5	-	-
124	Southmoor Academy	Grass	Sunderland East	-	1	-	-	-
125	Southwick Community Primary School	Grass	Sunderland North	0.5	-	-	-	-
131	St Leonard's RC Primary School	Grass	Sunderland West	-	-	-	0.5	-
135	St Robert of Newminster School	Grass	Washington	0.5	0.5	-	0.5	-
143	The Venerable Bede Church of England Academy	Grass	Sunderland East	0.5	2	0.5	-	-
148	Thornhill School	Grass	Sunderland East	1	1	-	-	-
150	Usworth Colliery Primary School	Grass	Washington	-	0.5	2	-	-
153	Washington Academy	Grass	Washington	-	1	1	-	-
169	John F Kennedy Primary School	Grass	Washington	-	-	1	-	-
Total				5	33.5	17	11.5	1.5

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

The below table identifies what impact losing access to these sites would have on the overall supply and demand analysis. This means all the demand from grass and 3G would need to be relocated onto the remaining grass pitch stock.

It should be noted that the demand, which is currently accessing 3G pitches at these unsecure sites, could not relocate to another 3G pitch in the City due to capacity issues. Therefore, it would have to relocate onto grass pitches.

Significant current and future shortfalls would become evident on all pitch types, apart from adult pitches, if access to unsecure sites were lost.

Table 4.5: Summary of supply and demand comparison without unsecure sites

Pitch type	Demand (MES)				
	Actual spare capacity	Overplay	Current total	Future demand	Total
Supply and demand					
Adult	23.5	6	18.5	2.5	16
Youth 11v11	1	-	1	3.5	2.5
Youth 9v9	1	1		3	3
Mini 7v7	-	-		-	
Mini 5v5	-	-		-	
Supply and demand excluding sites with unsecure tenure					
Adult	17.5	5	12.5	2.5	10
Youth 11v11	-	33.5	33.5	3.5	37
Youth 9v9	-	17	17	3	20
Mini 7v7	-	11.5	11.5	-	11.5
Mini 5v5	-	1.5	1.5	-	4

Although it is unlikely that all unsecure provision would be lost, it is still important to work towards securing long term tenure at these sites in order ensure spare capacity levels can be retained.

It should be noted that securing community use at these sites would also create a certain amount of spare capacity, which has previously been discounted due to unsecure tenure. In total 10.5 match equivalent sessions of spare capacity would be established for adult pitches, 0.5 match equivalent sessions on youth 11v11 pitches, 2.5 match equivalent sessions on youth 9v9 pitches and two match equivalent session on mini 7v7 pitches.

This could also then alleviate the potential future shortfalls on youth 9v9 pitches and reduce future shortfalls on youth 11v11 pitches to two match equivalent sessions whilst also creating spare capacity on all remaining pitch types.

Russell Foster Football Centre (Newbottle) Relocation

Planning applications have been submitted for the relocation of the Russell Foster Football Centre (Newbottle) from its site in Sunderland to the neighbouring authority of Durham. The Sunderland based planning application (21/01409/FUL) refers to the relocation of the grass football provision (20 mini pitches) and relevant ancillary facilities from Newbottle to Leamside Equestrian Limited Stud and Equestrian Centre (DH4 6QJ). This would also involve the existing site's status being changed from playing field land to a private garden. The planning application in Durham (DM/21/01404/FPA) is for the creation of 20 mini pitches and relevant ancillary provision at the aforementioned Leamside location.

In the Assessment Report the pitches on the site are played to capacity at peak time meaning they do not offer any spare capacity to the City. Also, the site is not currently overplayed meaning it is not factored into any shortfalls.

The site also operates as a central venue with Sunderland based teams using the site in addition to demand from neighbouring local authorities. As it is a central venue, demand is likely to remain the same with only the re-categorisation of Sunderland teams to be exported.

Ultimately the relocation of the Russell Foster Football Centre (Newbottle) into Durham would have little impact on the overall supply and demand analysis in Sunderland as the same level of demand would just be catered for elsewhere (albeit outside the authority).

Sport England has advised that the relocation would meet Exception 4 of Sport England Playing Field Policy as it would represent a replacement of playing field. If Leamside is approved it means that Newbottle has been replaced, however, until such time it has placed an objection on the Newbottle site becoming a private garden.

Recommendations

- ◀ Ensure the existing quantity of pitches are preserved and maintained to accommodate current and future levels of demand by relevant ground maintenance/ on site management.
- ◀ Work to secure tenure for those clubs accessing unsecure sites.
- ◀ Sustain pitch quality and seek improvements where necessary, focusing on poor quality and overplayed sites.
- ◀ Reconfigure pitches from adult to youth 11v11 provision at those sites which have spare capacity.
- ◀ Monitor the potential relocation of the Russell Foster Football Centre (Newbottle) to ensure it does not have a strategic impact on levels of supply and demand in Sunderland.
- ◀ Consider relocating all youth 9v9 demand off council pitches and onto 3G pitches.
- ◀ Work to accommodate future demand at sites which are not operating at capacity or at sites not currently available for community use that could be moving forward.
- ◀ Improve ancillary facilities where this is a clear need to do so.
- ◀ Ensure clubs playing within, or with aspirations to play within, the football pyramid can progress.

4.2: Third Generation turf (3G) pitches

Assessment Report summary

- ◀ **There is sufficient supply of full size 3G pitches to meet current and anticipated future training demand in Sunderland. This is due to the fact that since the 2018 PPP, the identified shortfall of 10 full size 3G pitches has been alleviated.**
- ◀ There are 16 full size 3G pitches in Sunderland. The Sunderland West Analysis Area accommodates the most amount of full size 3G pitches in Sunderland with a total of six pitches (38%) this is closely followed by the Washington Analysis Area with five pitches or 31% of provision. The Sunderland North and Coalfield analysis areas have four (25%) and one pitch (6%), respectively. All pitches are floodlit and available for community use.
- ◀ There are also 30 smaller size 3G pitches servicing Sunderland, of which, 28 are floodlit. All the provision is available for community use.
- ◀ Durham FA indicates plans to create its own hub venue within one of the local authorities under its jurisdiction (Durham, Sunderland, Gateshead and South Tyneside). Its plan is for the potential site to accommodate three full size 3G pitches (one of which is suitable for Step 5 football), several grass pitches and relevant ancillary provision.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

- ◀ In Sunderland, all 16 community available full size 3G pitches are either FA or FIFA certified.
- ◀ There are two World Rugby compliant 3G pitches within the City with one pitch each at Kepier Academy and Washington Football Hub.
- ◀ The 3G pitches at the three football hub sites (Downhill, Ford and Washington) are all on a long term lease from the Council to Leisure United. Similarly, provision at Silksworth Sports Complex is also managed on behalf of the Council by Everyone Active. All remaining provision is managed internally by the respective schools.
- ◀ The full size 3G pitches at Downhill Football Hub, Ford Football Hub, Kepier Academy and Washington Football Hub are currently considered to be good quality. The pitches at Castle View Sports Centre and Silksworth Sports Complex are standard quality.
- ◀ The only two pitches which are rated as poor quality are located at Biddick Academy and Farrington Community Academy.
- ◀ The majority of midweek availability is currently taken up, with spare capacity existing at periods which are generally unfavourable for community clubs such as 17:00 - 18:00 or 20:00-21:00.
- ◀ There is more spare capacity during the weekend with most pitches generally available Saturday and Sunday afternoons.
- ◀ The shortfall indicated by the FA Training Scenario within the Coalfield and Sunderland East analysis areas can be met through either accessing the surplus provision located within the Sunderland West and Washington analysis areas in addition to utilising small size 3G pitches or full size hockey suitable AGPs.

Scenarios

Moving football match play demand to 3G pitches

Moving match play to 3G pitches is supported by the FA and it is relatively popular within Sunderland already with 256 teams currently playing competitively on 3G surfaces. This is due to the creation of the three football hub sites and the utilisation of them as central venues.

The FA is particularly keen to work with local authorities to understand the potential demand for full size floodlit 3G pitches should all competitive matches that are currently played on council pitches be transferred.

Due to the 3G hub sites already being used extensively for mini 7v7 and mini 5v5 demand there is no further mini demand from Council sites which could be relocated to 3G provision. Therefore, the below analysis only focuses on youth 9v9, youth 11v11 and adult demand.

Table 4.6: Number of teams currently using council pitches

Pitch type	Pitch size	Peak period	No. of teams
Adult	11v11	Sunday AM	63
Youth	11v11	Saturday AM	41
Youth	9v9	Saturday AM	6
Mini	7v7	Saturday AM	-
Mini	5v5	Saturday AM	-
Total			110

The FA suggests an approach for estimating the number of full size, floodlit 3G pitches required to accommodate the above demand for competitive matches, as seen in the table below.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Table 4.7: Full size 3G pitches required for the transfer of demand on council pitches

Format	No. of teams at peak time	No. of matches at peak time	3G units required per match	Total 3G units required	3G pitches required
Adult	63	31.5	32	1,008	15.75
11v11	41	20.5	32	656	10.25
9v9	6	3	10	30	0.46
7v7	-	-	-	-	-
5v5	-	-	-	-	-

Transferring all youth 9v9, youth 11v11 and adult matches currently being played on council grass pitches would equate to the need for 15.75 full size 3G pitches. This is based on the greatest requirement is to accommodate adult pitches and because youth 11v11 and youth 9v9 have different peak periods.

It should also be noted that the 15.75 full size 3G pitch requirement is in addition to the current ten full size pitches in Sunderland, as the existing pitches are all operating close to capacity during the peak periods of Sunday AM/Saturday AM and could not accommodate this level of additional demand.

As creating this level of provision is not feasible, even if Leagues stagger start times, an alternative approach to consider is just transferring all youth 9v9 demand to play on 3G (six teams) which has smaller levels of demand in comparison to youth 11v11 and adult football.

Table 4.8: Moving all 9v9 matches to 3G pitches

Time slot	Pitch markings on full size 3G	Total games/teams accommodated
10am – Noon	2 x 9v9	2/4
Noon – 2pm	2 x 9v9	2/4
2pm – 4pm	2 x 9v9	2/4

Given this only equates to six teams, this demand could be accommodated on the existing number of pitches, with some programme reconfiguration.

Accommodating additional demand onto 3G pitches

There is additional capacity across the City on 3G pitches to accommodate further competitive demand particularly at the football hub sites. However, as mentioned, the operators of the football hub site, Leisure United, reports that from next season it aims to get RFL mini fixtures played at the Downhill Football Hub rather than on the grass pitches. In order to maximise pitch utilisation, it will mark out three mini 7v7 pitches on the 3G pitches instead of two pitches, in order to accommodate more fixtures.

Further to this, there is capacity on Saturday and Sunday afternoons on the majority of 3G pitches across the City. Using the below FA principles to maximise pitch usage, which were used in the initial football hub modelling, there is potential to accommodate eight mini 5v5 and four mini 7v7 teams, or four youth 9v9 teams on an afternoon on one 3G pitch. This is based on the assumption that 3G pitches are available from 13:00-17:00 (with morning fixtures played before this). Therefore, across both Saturday and Sunday afternoons, there is potential to accommodate 16 mini 5v5 team and eight mini 7v7/youth 9v9 teams on one full size pitch.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Figure 4.1: Summary of actual spare capacity

5v5, 7v7					9v9					
	1/4 PITCH	1/4 PITCH	1/4 PITCH	1/4 PITCH		1/2 Pitch	1/2 Pitch	1/2 Pitch	1/2 Pitch	
9:30 AM	1	1	1	1	9:30 AM - 10:30am	9:30 AM	1	1	1	1
9:45 AM	1	1	1	1	9:30am - 10:15am	9:45 AM	1	1	1	1
10:00 AM	1	1	1	1	10:00 AM	10:00 AM	1	1	1	1
10:15 AM	1	1	1	1	10:15 AM	10:15 AM	1	1	1	1
10:30 AM	1	1	1	1	10:30am - 11:30am	10:30 AM	1	1	1	1
10:45 AM	1	1	1	1	10:45 AM	10:45 AM	1	1	1	1
11:00 AM	1	1	1	1	11:00 AM	11:00 AM	1	1	1	1
11:15 AM	1	1	1	1	11:15 AM	11:15 AM	1	1	1	1
11:30 AM	1	1	1	1	11:30am - 12:00pm	11:30 AM	1	1	1	1
11:45 AM	1	1	1	1	11:45 AM	11:45 AM	1	1	1	1
12:00 PM	1	1	1	1	12:00 PM	12:00 PM	1	1	1	1
12:15 PM	1	1	1	1	12:15 PM	12:15 PM	1	1	1	1
12:30 PM	1	1	1	1	12:30am - 1:30pm	12:30 PM	1	1	1	1
12:45 PM	1	1	1	1	12:45 PM	12:45 PM	1	1	1	1
1:00 PM	1	1	1	1	1:00 PM	1:00 PM	1	1	1	1
1:15 PM	1	1	1	1						

If the above is extrapolated just to the football hub sites (10 3G pitches), this equates to 160 mini 5v5 teams and 80 mini 7v7/youth 9v9 teams across the weekend. This indicates that there is theoretically enough provision for future growth, although this comes with a number of caveats. For example, it is based on the assumption that the leagues within Sunderland allow for the fixtures to be played in the afternoon.

Furthermore, it also assumes that teams would be willing to play during these time slots, which goes against traditional football norms as it might clash with adult and professional football.

Therefore, in order to maximise usage it would require a gradual shift across Sunderland on how football is played and the peak periods of when specific ages play fixtures. This is a longer term goal to maximise usage of 3Gs in Sunderland with shorter growth in demand being able to be accommodate on the current pitches/timeslots with pitch reconfigurations and utilisation of current spare capacity on Saturday and Sunday mornings.

It should be noted that although there are levels of imported demand on 3G provision in the City, the majority of participation is from Sunderland based demand, as seen in the table below. Any additional demand established should be prioritised for Sunderland based teams.

Table 4.9: Percentage of Sunderland based competitive demand against imported demand at 3G central venues

Site Id	Site name	Analysis area	% Of Sunderland based demand	% Of Imported demand
15	Biddick Academy	Washington	100%	-
22	Castle View Sports Centre	Sunderland North	66%	34%
27	Downhill Football Hub	Sunderland North	93%	7%
40	Farringdon Community Academy	Sunderland West	63%	37%
41	Ford Football Hub	Sunderland West	55%	45%
120	Silksworth Sports Complex	Sunderland West	61%	39%
155	Washington Football Hub	Washington	74%	26%

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

World Rugby compliant 3G pitches

World Rugby produced the 'performance specification for artificial grass pitches for rugby', more commonly known as 'Regulation 22' that provides the necessary technical detail to produce pitch systems that are appropriate for rugby union. The RFU investment strategy for AGPs considers sites where grass rugby pitches are over capacity and where an AGP would support the growth of the game at the host site and for the local rugby partnership, including local clubs and education establishments.

Given the shortfall of grass rugby union pitches in Sunderland there is evidence to increase the utilisation of the two World Rugby compliant 3G pitches at Washington Football Hub and Keiper Academy in particular for Sunderland RUFC and Houghton RUFC.

As both pitches are operating close to capacity, particularly midweek, there may be a need to rationalise football demand in order to accommodate additional capacity for rugby union demand. This potentially means relocating football teams to other 3G pitches with capacity or relocating them to grass provision with capacity. This, however, should only be done after consultation with Sunderland RUFC and Houghton RUFC to understand the requirements and the site operators to understand if it is feasible.

Durham Football Association – Hub Site Aspirations

Durham FA reports aspirations to develop its own strategic hub site within one of the authorities in its jurisdiction i.e. Sunderland, Durham, South Tyneside and Gateshead. Its plan is for the potential site to accommodate three full size 3G pitches (one of which is suitable for Step 5 football), several grass pitches and relevant ancillary provision.

Based on the findings from the Assessment Report, particularly surrounding the supply and demand analysis for grass football pitches and 3G pitches, the creation of the proposed hub site is not required to meet current and anticipated future levels of demand.

There is no current shortfall of 3G provision in Sunderland following the development of the football hub sites with identified capacity on most 3G pitches across the City to accommodate more training and competitive demand. There is also no current shortfall of grass football pitches in the City with any potential future shortfalls being able to be met through pitch enhancement/pitch reconfiguration/securing access to educational sites.

Recommendations

- ◀ Protect current stock of 3G pitches.
- ◀ Look to refurbish the poor quality 3Gs at Biddick Academy and Farrington Community Academy.
- ◀ Look to maximise the usage of the football hub sites both midweek and weekend.
- ◀ Encourage more match play demand to transfer to 3G pitches.
- ◀ Ensure that educational 3G pitches have community use agreements (CUA) in place.
- ◀ Ensure all current and future providers have in place a sinking fund to ensure long-term sustainability.
- ◀ Ensure all pitches remain on the relevant FA/FIFA/WR registers and retested as required.
- ◀ Look to move youth 9v9 demand off council grass pitches and onto 3G pitches.
- ◀ Explore maximising the utilisation of all 3G stock in Sunderland through utilising spare capacity particularly on Saturday and Sunday afternoons.
- ◀ Look to actualise mini team future demand at Downhill Football Hub.
- ◀ Examine potentially rationalising partial football demand on the WR compliant 3G pitches at Keiper Academy and Washington Football Hub to accommodate more rugby union demand.
- ◀ Ensure any potential future 3G pitch aspirations are strategically looked at by the relevant stakeholders to safeguard the long term sustainability of current provision.

4.3: Cricket pitches

Assessment report summary

- ◀ **Overall, there is currently an insufficient supply of cricket squares in Sunderland to cater for all forms of cricket (Saturday, Sunday and Midweek). When taking into account future demand these shortfalls increase for Midweek cricket.**
- ◀ There are 10 grass wicket squares in Sunderland located across ten sites, all of which are available for community use.
- ◀ Leyburn Grove has an unused square with 18 wickets. Despite the cricket provision not being in use the site cannot be identified as disused as it is still actively used for football.
- ◀ There are three disused sites within Sunderland which contain cricket provision namely, Belford House (Sunderland East), Former South Hylton Cricket Club (Sunderland West) and Grove Coles (Sunderland West).
- ◀ In Sunderland, there are six NTPs all of which are standalone and do not adjoin any grass wickets.
- ◀ The majority of club in Sunderland (90% or nine clubs) have secure tenure at their home venues through ownership, long term lease or renting from City Council. The only Club that does not have secure tenure in Sunderland is Wearmouth CC which rents the use of Wearmouth CW Sports Field from Wearmouth Colliery Welfare.
- ◀ Despite having security of tenure Washington CC, Hylton CC and Ryhope CC all report aspirations to take on a longer term arrangement at the Washington Harraton Ground, Billy Hardy Sports Complex and Ryhope Colliery Welfare Park, respectively.
- ◀ There are a total of nine good quality and one standard quality grass cricket squares in the City.
- ◀ The audit of ancillary facilities determines that most club sites are accommodated by good or standard quality provision. Only two sites have poor quality provision.
- ◀ There are ten cricket clubs competing in Sunderland generating 79 teams. As a breakdown, this equates to 35 senior men's, two senior women's and 41 junior boys' and one junior girls' team.
- ◀ Of the responding clubs, seven indicate aspirations to increase levels of participation. This equates to a total predicted growth of 14 teams, equating six senior women's and eight junior teams.
- ◀ There is spare capacity at East Rainton Cricket Club for additional demand on Sundays and Midweek.
- ◀ There are seven sites in Sunderland considered to be overplayed by a total of 88 match equivalent sessions per season.

Scenarios

Alleviate overplay

There are seven sites in Sunderland considered to be overplayed by a total of 88 match equivalent sessions per season.

Table 4.10: Summary of senior competitive overplay

Site ID	Site name	Analysis area	Square quality	Number of squares	Overplay (matches per season)
3	Ashbrooke Sports Club	Sunderland East	Good	1	20
16	Billy Hardy Sports Complex	Sunderland North	Good	1	12
39	Eppleton Cricket Club	Coalfield	Good	1	3
52	Harraton Ground	Washington	Good	1	4
62	Hetton Lyons Cricket Club	Coalfield	Good	1	10

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Site ID	Site name	Analysis area	Square quality	Number of squares	Overplay (matches per season)
96	Philadelphia Cricket Club	Coalfield	Good	1	28
109	Ryhope Colliery Welfare Park	Sunderland East	Good	1	3
118	Silksworth Cricket Club	Sunderland West	Good	1	8
Total				8	88

As a guide, those sites which display overplay of less than 10 matches per season, such as Eppleton Cricket Club, Ryhope Colliery Welfare Park and Silksworth Cricket Club with good quality squares, are generally able to sustain this with appropriate and rigorous maintenance. It should be noted however this may cause the clubs to be less likely to increase participation surrounding women and junior cricket.

In comparison, the overplay on the squares at Ashbrooke Sports Club, Billy Hardy Sports Complex and Philadelphia Cricket Club each exceeds 10 matches per season meaning alternative solution need to be found to alleviate shortfalls. A solution could be to consider installing non turf wickets at these sites. As each of these squares is overplayed by less than 60 match equivalent sessions per season, all overplay could be alleviated through the installation of a wicket (as a non-turf wicket has capacity for 60 match equivalent sessions per season).

Although not readily available within grassroots cricket, there may be potential in the future to address overplay through the installation of hybrid wicket/s on competitive senior squares. The ECB has been working with SIS Pitches on the installation of hybrid cricket wickets at county cricket clubs (2019) and more recently recreational squares such as Perry Hall Park in Birmingham (2021).

A hybrid wicket combines natural turf grass with less the 5% of uniquely engineered, soft polyethylene yarn, which has already been used to improve golf tees, tennis courts and pitch surrounds. These wickets are to offer a greater capacity in addition to reducing time on repair works with a faster recovery time. Reports found that hybrid wickets improve surface stability, reduced wear, reduced bowler foot holes and significantly extended hours of playing time.

Ideally, once these become more readily available for community cricket clubs and have gone through the required testing, they could act as a way to increase levels of playing capacity on overplay squares. This would be particularly beneficial for those sites which are limited on space and cannot create additional wickets due to restrictions things such as boundary length or ball strike.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Installation of NTPs

As mentioned above, a potential way of alleviating overplay is to install NTPs. Once installed partial amounts of demand from grass wickets can then relocate to the NTPs. In addition to alleviating shortfalls, NTPs also have the possibility of creating additional capacity for additional usage.

The below table examines what the impact would be across Sunderland if all the squares were to have a NTP installed in replacement of one grass wicket. It also assumes that all senior midweek and junior demand (U7s through to U13s) would relocate demand onto the NTP rather than the grass wickets.

Table 4.11: Capacity of cricket squares if NTPs are established

Site ID	Site name	Analysis area	Community use?	Users	Security of tenure	No. of squares	Pitch quality	No. of grass wickets	Capacity (sessions per season)	Actual play (sessions per season)	Capacity rating (sessions per season)	Potential spare capacity for Saturday cricket?	Potential spare capacity for Sunday cricket?	Potential spare capacity for midweek cricket?
3	Ashbrooke Sports Club	Sunderland East	Yes	Sunderland CC	Secure	1	Good	12	60	80	20	No	No	No
16	Billy Hardy Sports Complex	Sunderland North	Yes	Hylton CC	Secure	1	Good	12	60	72	12	No	Yes	No
34	East Rainton Cricket Club	Coalfield	Yes	East Rainton CC	Secure	1	Good	12	60	22	38	No	Yes	Yes
39	Eppleton Cricket Club	Coalfield	Yes	Eppleton CC	Secure	1	Good	14	70	73	3	No	Yes	Yes
52	Harraton Ground	Washington	Yes	Washington CC	Secure	1	Good	16	80	84	4	No	No	No
62	Hetton Lyons Cricket Club	Coalfield	Yes	Hetton Lyons CC	Secure	1	Good	14	70	80	10	No	No	No
96	Philadelphia Cricket Club	Coalfield	Yes	Philadelphia CC	Secure	1	Good	11	55	83	28	No	Yes	No
109	Ryhope Colliery Welfare Park	Sunderland East	Yes	Ryhope CC	Secure	1	Good	14	70	73	3	No	Yes	No
118	Silksworth Cricket Club	Sunderland West	Yes	Silksworth CC	Secure	1	Good	8	40	48	8	No	Yes	Yes
158	Wearmouth CW Sports Field	Sunderland North	Yes	Wearmouth CC	Unsecure	1	Standard	16	64	24	40	No	Yes	Yes
If midweek and junior demand (U7s to U13s) relocated onto NTPs														
3	Ashbrooke Sports Club	Sunderland East	Yes	Sunderland CC	Secure	1	Good	11	55	48	7	No	No	No
16	Billy Hardy Sports Complex	Sunderland North	Yes	Hylton CC	Secure	1	Good	11	55	53	2	No	Yes	No
34	East Rainton Cricket Club	Coalfield	Yes	East Rainton CC	Secure	1	Good	11	55	22	33	No	Yes	Yes
39	Eppleton Cricket Club	Coalfield	Yes	Eppleton CC	Secure	1	Good	13	65	55	10	No	Yes	Yes
52	Harraton Ground	Washington	Yes	Washington CC	Secure	1	Good	15	75	61	14	No	No	No
62	Hetton Lyons Cricket Club	Coalfield	Yes	Hetton Lyons CC	Secure	1	Good	13	65	56	9	No	No	No
96	Philadelphia Cricket Club	Coalfield	Yes	Philadelphia CC	Secure	1	Good	10	50	56	6	No	Yes	No
109	Ryhope Colliery Welfare Park	Sunderland East	Yes	Ryhope CC	Secure	1	Good	13	65	49	16	No	Yes	No
118	Silksworth Cricket Club	Sunderland West	Yes	Silksworth CC	Secure	1	Good	7	35	24	11	No	Yes	Yes
158	Wearmouth CW Sports Field	Sunderland North	Yes	Wearmouth CC	Unsecure	1	Standard	15	60	24	36	No	Yes	Yes

If NTPs were installed at all community grass squares, in addition to the transfer of midweek and junior demand from grass to NTP, the majority of overplay across Sunderland would be alleviated. The only site to remain overplayed would be Philadelphia Cricket Club, however, this is considered to be manageable as it is below 10 match equivalent sessions per season. Furthermore, the installation of NTPs would also create additional capacity for more teams at East Rainton Cricket Club (Sundays and Midweek), Ryhope Colliery Welfare Park (Sundays) and Silksworth Cricket Club (Sundays and Midweek). If the above can be actualised there is no requirement to bring any disused provision back into use as shortfalls would be fully alleviated.

Recommendations

- ◀ Protect existing quantity of cricket squares.
- ◀ Explore feasibility of creating NTPs at community club sites to alleviate overplay issues and create additional capacity.
- ◀ In the longer term, explore the feasibility of installing hybrid wickets on sites which are overplayed and have limited capacity.
- ◀ Work with clubs and grounds staff to review quality issues on squares to ensure appropriate quality is achieved/sustained.
- ◀ Work with clubs to improve the quality of their ancillary provision where there is a clear need to do so.
- ◀ Assist clubs in developing/refurbishing their training facilities where there is a clear need to do so.
- ◀ Continue to support the development of cricket with the engagement of ECB initiatives such as All Stars, Dynamos and Softball cricket.
- ◀ Assist Wearmouth CC in securing long term tenure at Wearmouth CW Sports Field.
- ◀ Ensure that any developments nearby to existing cricket sites do not prejudice the use of the provision (e.g. through ball-strike issues).
- ◀ Due to future housing growth (Hetton Downs Phase three) surrounding Eppleton Cricket Club it is recommend that a Ball Stike assessment is carried out prior to any housing developments.

4.4: Rugby union - grass pitches

Assessment Report summary

- ◀ **Overall, there is a current shortfall of 19 match equivalent sessions per week on senior rugby union pitches to meet current demand. This is further exacerbated when considering future demand, resulting in a future shortfall of 21 match equivalent sessions.**
- ◀ Within Sunderland, there are 10 senior and two junior pitches provided, with all but two being available for community use. The unavailable pitches are located at Biddick Academy and Christ's College Sunderland.
- ◀ Houghton RUFC has plans to create or locate a second dedicated club pitch. Sunderland RUFC has ambitions to develop facilities at Hill View Playing Fields (Education) or as an alternative Ashbrooke Sports Club (Ryhope Road).
- ◀ Of the rugby union pitches in Sunderland, three are assessed as standard quality and seven as poor quality. No pitches, whether they are community accessible or not, are assessed as good quality.
- ◀ Both Houghton RUFC and Sunderland RUFC are considered to have secure tenure at their respective home sites. Washington RUFC has a rental agreement for Washington Football Hub. Houghton RUFC and Sunderland RUFC do not have secure tenure at their secondary sites of Durham Road Playing Field and Hill View Playing Fields (Education), respectively.
- ◀ There are three community rugby union clubs based in Sunderland providing a total of 35 teams. Both Houghton RUFC and Sunderland RUFC are large clubs collectively catering for six senior men's, two senior women's, 11 junior boys', three junior girls' and 12 mini teams. The three dedicated girls' teams play out of Houghton RUFC.
- ◀ Houghton RUFC aspires to grow its women and girls' sections but did not quantify this. Sunderland RUFC plans to add a fourth senior men's team and a girls' team.
- ◀ There are four sites which display potential spare capacity to accommodate additional play in Sunderland, however, in practice, there is no actual spare capacity for an increase in demand.
- ◀ There are five pitches on four sites in Sunderland which are overplayed by a total of 19 match equivalent sessions per week.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Scenarios

Sunderland RUFC

Sunderland RUFC currently uses provision at Ashbrooke Sports Club which has one floodlit senior pitch and accommodates the majority of its competitive and training demand. As a result, the pitch is overplayed by a total of 9.5 match equivalent sessions per week. The table below examines what the capacity on the site would be if the Club could afford to improve the pitch quality to the maximum quality rating of M2/D3.

Table 4.12: Increasing rugby union quality scores

Site ID	Site name	Analysis Area	No. of pitches	Pitch type	Floodlit?	Current quality	Current capacity rating ⁸	Improved quality	New capacity rating ⁹
3	Ashbrooke Sports Club	Sunderland East	1	Senior	Yes	Standard (M1/D1)	9.5	Good (M2/D3)	8

As shown, there would still be substantial levels of overplay on the site amounting to eight match equivalent sessions a week.

In total the Club generates 13.5 match equivalent sessions of demand (competitive and training) a week. This demand is mainly located at Ashbrooke Sports Club; however, two match equivalent sessions of demand is located on one poor quality senior pitch (M0/D1) at Hill View Playing Fields. This demand makes this poor quality pitch overplayed by 0.5 match equivalent sessions.

The table below examines what the pitch requirements would be to accommodate all demand from Sunderland RUFC adequately. This would mean there would be no overplay generated. Please note this is based on all mini and junior demand accessing senior pitches. It also assumes the reduction of one match equivalent session of training on the basis U13s/U14s will either train or play competitive fixtures rather than do both.

Table 4.13: Number of pitches, and their quality, required to cater for training and competitive demand

Type of demand	Amount of demand (MES)	Number of pitches	Floodlights?	Quality rating	Pitch capacity	Capacity rating
Training	8	3	Yes	Good (M2/D3)	7	2.5
Competitive	6	2	No	Good (M2/D3)	7	1

⁸ Match equivalent sessions include both training and competitive demand

⁹ Match equivalent sessions

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

In order to sufficiently accommodate demand there would be a requirement for five good quality (M2/D3) pitches, three of which are floodlit for training demand. This is the maximum quality rating for rugby union provision. If pitches of this quality cannot be established, a greater number of lower quality provision would be required to meet demand (For example three senior pitches of M1/D1 rating to accommodate competitive demand).

On the assumption Sunderland RUFC keeps using the senior pitch at Ashbrooke Sports Club, based on the assumption it was improved to M2/D3, there would still require an additional three senior pitches (one of which to be floodlit) to accommodate its remaining demand. Again, if the pitch at Ashbrooke Sports Club remains the same quality there would be a need to provide more senior pitches.

It is therefore recommended that the Steering Group works with the Club in order to identify playing field land of a suitable size and location to establish more rugby union provision.

The Club already aspires to develop and create a total of four senior pitches at Hill View Playing Fields, in addition to relevant ancillary provision, however, requires long term tenure in order to access relevant grant funding. Its potential second option would be to develop the currently disused site of Ryhope Road; however, this is less favourable due to its size and location in the Settlement break.

Alternatively, in order to reduce the grass pitch requirements for Sunderland RUFC the option of gaining greater access to World Rugby compliant 3G pitch, particularly for training demand, should be explored. The exact requirements would be dependent on the availability of such provision and the amount of demand to be transferred to artificial surfaces rather than grass.

If the above can be actualised there is no requirement to bring any disused grass provision back into use as shortfalls could be fully alleviated.

Houghton RUFC

Similarly, Houghton Rugby Club has one floodlit senior pitch which accommodates the majority of Houghton RUFC competitive and training demand and as a result is overplayed by a total of eight match equivalent sessions per week. The table below examines what the capacity on the site would be if the Club could afford to improve the pitch quality to the maximum quality rating of M2/D3.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Table 4.14: Increasing rugby union quality scores

Site ID	Site name	Analysis Area	No. of pitches	Pitch type	Floodlit?	Current quality	Current capacity rating ¹⁰	Improved quality	New capacity rating ¹¹
67	Houghton Rugby Club	Coalfield	1	Senior	Yes	Standard (M1/D1)	8	Good (M2/D3)	6.5

As shown, there would still be substantial levels of overplay on the site amounting to 6.5 match equivalent sessions a week.

In total the Club generates 12.5 match equivalent sessions of demand (competitive and training) a week. In addition to this the Club also accommodates 0.5 match equivalent sessions of demand from Durham Devils RLFC and one match equivalent session of demand from the University of Sunderland. Therefore, in total this equates to 14 match equivalent sessions worth of demand.

Houghton Rugby Club accommodates ten match equivalent sessions worth of this demand (nine match equivalent sessions from Houghton RUFC and one match equivalent sessions from University of Sunderland). In comparison, four match equivalent sessions (3.5 match equivalent sessions from Houghton RUFC and 0.5 match equivalent sessions from Durham Devils RLFC) worth of demand are spread across the two poor quality (M0/D1) senior pitches Durham Road Playing Fields. This makes the pitches accumulatively overplayed by 0.5 match equivalent sessions.

The table below examines what the pitch requirements would be to accommodate all demand from Houghton RUFC, University of Sunderland and Durham Devils RLFC adequately. This would mean there would be no overplay generated.

Table 4.15: Number of pitches, and their quality, required to cater for training and competitive demand

Type of demand	Amount of demand (MES)	Number of pitches	Floodlights	Quality rating	Pitch capacity	Capacity rating
Training	6	2	Yes	Good (M2/D3)	7	1
Competitive	8	3	No	Good (M2/D1)	9	1

In order to sufficiently accommodate demand, there would be a requirement for five good quality pitches, of which, two are M2/D3 rating and are floodlit for training demand and three are M2/D1 rating. If pitches of this quality cannot be established, a greater number of lower quality provision would be required to meet demand (For example three floodlit senior pitches of M1/D1 rating to accommodate training demand).

¹⁰ Match equivalent sessions include both training and competitive demand

¹¹ Match equivalent sessions

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

On the theory Houghton RUFC keeps using the senior pitch at Houghton Rugby Club, on the assumption it was improved to M2/D3, it would still require an additional four senior pitches, (one of which to be floodlit) for a total of five pitches, to accommodate its remaining demand. Again, if the pitch at Houghton Rugby Club remains the same quality there would be a need to provide more senior pitches.

It is therefore recommended that the Steering Group works with the Club to identify playing field land of a suitable size and location to establish more rugby union provision. This is based on the fact there are no current rugby union sites currently within the City which offer this amount of provision or even have spare capacity to accommodate demand (discounted due to unsecure tenure).

It is suggested that as the Club is already using provision at Kepier Academy and Durham Road Playing Fields as secondary sites these would be the easiest options to create new provision/improve current provision to alleviate overplay. For example, it is feasible to improve the quality of the two pitches at Durham Road Playing Fields in addition to establishing another senior pitch on the site. Another option would be to explore the feasibility of creating a senior grass rugby union pitch at Kepier Academy to support the Clubs demand.

Alternatively in order to reduce the grass pitch requirements for Houghton RUFC the option of gaining greater access to World Rugby compliant 3G provision, particularly for training demand, should be explored. The exact requirements would be dependent on the availability of such provision and the amount of demand to be transferred to artificial rather than grass. This is a more feasible solution for Houghton RUFC in comparison to Sunderland RUFC as it is already accessing the WR Complaint 3G at Kepier Academy for some training demand. If the above can be actualised there is no requirement to bring any disused provision back into use as shortfalls would be fully alleviated.

It should be noted that if the University of Sunderland managed to establish its own playing field site a total of one match equivalent session per week worth of demand could be removed from the above-mentioned competitive demand analysis. However, this demand is likely to remain at Houghton Rugby Club for the foreseeable future meaning the above conclusion is accurate.

Recommendations

- ◀ Existing quantity of rugby union pitches to be protected.
- ◀ Look to improve pitch quality at Sunderland RUFC (Ashbrooke Sports Club) and Houghton RUFC.
- ◀ Assist Sunderland RUFC in identifying additional pitch provision, of suitable quantity and quality, to alleviate identified levels of overplay.
- ◀ Assist Houghton RUFC in identifying additional pitch provision, of suitable quantity and quality, to alleviate identified levels of overplay.
- ◀ Ensure Washington RUFC has continued security of tenure/access of the WR compliant at the Washington Football Hub based on its levels of demand.
- ◀ Explore further options to establish a World Rugby compliant 3G pitch to transfer training demand away from overplayed grass pitches.
- ◀ Continue to develop strong relationships between rugby union clubs and schools through curricular and extracurricular programmes in order to increase levels of mini and junior participation.

4.5: Hockey pitches (sand/water-based AGPs)

Assessment Report summary

- ✦ **Based on levels of exported demand it is evident that there is an insufficient level of hockey suitable AGPs in Sunderland. In order to accommodate the exported demand of a total of one pitch would need to be established within the City.**
- ✦ There are two full size hockey suitable AGPs in Sunderland both of which are floodlit. This equates to one pitch each in the Sunderland East and Sunderland West analysis areas.
- ✦ The pitch at Raich Carter Sports Centre is available for community use whereas the pitch at Sandhill Academy is not accessible for community use.
- ✦ In addition, there are eight smaller size sand-based AGPs, six of which are available for community use.
- ✦ The pitch located at Raich Carter Sports Centre is operated through the leisure operator Everyone Active on behalf of the Council. In comparison the pitch at Sandhill Academy is managed via the overarching Southmoor Multi-Academy Trust.
- ✦ Sunderland Broom HC fields two senior men's, a senior women's and four dedicated junior teams. All teams play and train outside of the City in the neighbouring authority of South Tyneside at Boldon School. Games HC has one senior team.
- ✦ Both clubs report wanting to return back into Sunderland at the earliest possible chance available.
- ✦ There are substantial levels of latent demand for hockey in Sunderland generated from both Sunderland Broom HC and the University of Sunderland.

Scenarios

Creation of a hockey hub

It is evident that there is an insufficient level of full size hockey suitable AGPs in Sunderland based on the levels of exported demand (Sunderland Broom HC and Games HC).

The table below examines how many full size hockey suitable pitches would be required for all exported demand to return back into the City. This is built on that there is no current capacity available for hockey due to the poor quality and accessibility issues at Raich Carter Sports Centre or Sandhill Academy.

As a reminder one full size floodlit AGP is able to accommodate four match equivalent sessions on one day. With teams playing on a home and away basis, this equates to one AGP being able to cater for eight 'home' teams at peak time (one team requires 0.5 match equivalent sessions per week on its 'home' pitch).

Table 4.16: Match play capacity for senior hockey at peak time (Saturday)

Demand	Amount of exported demand at peak time on Saturday	Capacity analysis for hockey AGPs in Sunderland	Current capacity analysis	Capacity if one full size hockey AGP is made available in Sunderland	Potential future capacity
MES ¹²	2	-	2	4	2
Teams	4		4	8	4

¹² Match equivalent sessions

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

The table identifies that one full size hockey suitable AGP would be able to accommodate all exported demand from Sunderland Brooms HC and Games HC and still have capacity for the future growth of up to four teams (Two match equivalent sessions).

One pitch would also be suitable to accommodate the training demand from both Sunderland Broom HC and Games HC, in addition, to accommodate demand from the University of Sunderland as all this demand would take place midweek. This being said the pitch would need to priority all types of hockey demand before any potential demand from other sports such as football.

Therefore, initially there is a clear need to create a dedicated one pitch hockey hub (with suitable tenure/accessibility and accompany ancillary provision) within Sunderland. Based on the management and operational structures at both Raich Carter Sports Centre (Council/Everyone Active) and Sandhill View Academy (PPP/PFI) the better suited location would be Raich Carter Sports Centre. This is due to the steering group being better able to support and protect the longevity of hockey on the site in comparison to an educational facility which can restrict, or even stop, community use.

If a hockey hub is to be established at Raich Carter Sports Centre, it suggested that a hockey development group is created with relevant stakeholders (Council/Everyone Active/Sunderland Broom HC/Games HC/England Hockey/University of Sunderland/ other educational institutions) in order to prioritise hockey utilisation of the pitch. Remaining timeslots can then be used for alternative demand such as football training/leisure league etc.

Once a hockey suitable AGP is established in the City it is advised that the Council consider removing Permitted Development rights, whether this is on current or new provision, to prevent inappropriate conversion that has a detrimental impact on the existing sport.

In conjunction with the above, a conversation with the relevant stakeholders will also need to take place to ensure that future and latent demand is also taken into consideration. If hockey is successfully returned back into the City levels of future and latent demand could soon mean that there is a further requirement for additional full size provision.

As this demand will take a number of years to be realised, any need to access a secondary hockey suitable pitch will need to fall under a long term planning exercise. This can either be achieved through the refurbishment of Sandhill View Academy or the creation of brand new provision. As anecdotal evidence suggests the pitch at Sandhill View Academy maybe converted to a 3G surface rather than refurbished as hockey suitable provision, it is suggested that the only option would be to create a new pitch. Although with this being said, if the pitch at Sandhill View Academy is still a hockey suitable surface if/when demand warrants a second pitch it should be explored as a potential option.

Any new facility would need sufficient levels of investing and also need an existing infrastructure in place such as suitable ancillary provision. St Robert of Newminster School indicates aspirations to create a hockey suitable AGP on its site in order to better accommodate curricular and extracurricular demand in addition to supporting the development of community hockey within the City. Therefore, this should be identified as a favourable location if a new hockey suitable facility is to be created in Sunderland. Although not suitable for the initial pitch refurbishment at Raich Carter Sports Centre, if a new pitch were to be established at St Robert of Newminster School a Gen 2 Artificial Surface should be explored.

Gen 2 Artificial Surfaces

England Hockey reports it is currently trialling a different multi-sport surface in order to better accommodate lower levels of hockey demand and other sports such as netball and tennis.

The surface type known as Gen 2¹³ is a versatile surface that will ensure sports do not need to compromise on the playing experience. It will be a sand dressed synthetic turf with a compatible shock pad. The concept is designed to provide facilities, including schools, with a dynamic surface which reduces the amount of space required and utilised provision to full potential.

This surface type has the potential to be beneficial at educational sites where outdoor sporting provision has to be used for multiple activities and is often at a premium. The Gen 2 surface should therefore be considered when schools are refurbishing old hockey suitable AGPs or hard courts areas as a potential solution to maximise outdoor provision.

Recommendations

- ◀ As a priority look to refurbish and ensure long term hockey usage at Raich Carter Sports Centre for exported demand (Sunderland Broom HC and Games HC).
- ◀ Ensure a sinking fund is in situ in addition to a hockey development group in order to protect the longevity of hockey demand on the site.
- ◀ Monitor future levels of hockey demand in the City once it has returned in order to understand the requirement for a secondary pitch.
- ◀ If a secondary pitch is deemed necessary, based on levels of hockey demand at the time, explore the feasibility of creating a new pitch at St Robert of Newminster School, or accessing the pitch at Sandhill View Academy if still in situ.
- ◀ Sunderland City Council should consider removing Permitted Development Rights of any new Artificial Grass Pitches to prevent inappropriate conversion that has detrimental impact on the existing sport.

4.7: Tennis

Assessment report summary

- ◀ **It is considered that there are sufficient levels of supply for current and future club demand, although, issues regarding accessing the indoor courts during the winter at Silksworth Sports Complex needs addressing.**
- ◀ **There is a need to improve the quality and accessibility of existing poor quality public park courts in order to actualise substantial levels of latent demand.**
- ◀ There is a vested interest in increasing capacity of existing provision through a combination of floodlighting existing courts, increased covering of courts, as well increasing the quantitative supply.
- ◀ There is a total of 75 tennis courts identified in Sunderland across 18 sites, of which, 33 are identified as being floodlit. Of these 75 courts 25 are considered to be available for community use with 14 being floodlit.
- ◀ There are six sites across Sunderland which have a total of 17 disused courts. These are Hetton Park, Usworth Park, Penshaw Park (North Biddick), Sandhill Academy, Thompson Park and Barley Mow Park.
- ◀ There are permanent indoor courts located at Silksworth Sports Complex and David Lloyd Sunderland with each site accommodating eight courts.
- ◀ Of the 26 outdoor courts that are available for community use, 10 courts are rated as good quality, four courts are rated as standard quality and 11 courts are rated as poor quality.
- ◀ There are no tennis dedicated club sites within Sunderland. The existing clubs within the area utilise the large multi-sport facility available at the Silksworth Sports Complex. This site is managed by Everyone Active and is owned by Sunderland City Council.

¹³ <http://www.englishhockey.co.uk/page.asp?section=2596§ionTitle=Gen+2+Playing+Surface>

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

- ◀ No clubs express concerns in regard to security of tenure.
- ◀ There is a reported need to improve ancillary provision servicing non-club sites, particularly at Barnes Park, Ryhope Roker Park and Ryhope Colliery Welfare Park.
- ◀ In 2021, tennis membership across the seven clubs in Sunderland equates to 315 members, made up 115 senior members and 200 junior members.
- ◀ Both Sunderland Tennis Centre and New Silksworth TC indicate plans to increase membership, equating to an additional 10 senior and 50 junior members from Sunderland Tennis Centre, whilst New Silksworth TC did not make reference to any statistical goals for new members.
- ◀ None of the sites across Sunderland are identified as being overplayed.

Scenarios

LTA Investment

The LTA has developed a package of support for LAs to grow the use of park tennis courts by removing key barriers to participation. It should be noted that the LTAs package of support now includes specific funding linked to its Parks Investment Strategy. The criteria for this funding is still being confirmed with the Department for Digital, Culture, Media and Sport, but is aimed at courts in unplayable and very poor condition, and those within the most deprived areas of Britain.

ClubSpark and Rally can be used without a Gate Access system, however, a Gate Access system can not be used without Clubspark. The products are used to provide a remote booking and access system.

Instead of providing free access, some local authorities are now securing their courts as per a membership scheme that allows park user/player access through the use of a four digit PIN number¹⁴ following either a one off pay and play fee, or annual fee which is collected online via Clubspark. Not only does this deter unofficial use of courts but it also allows official use to be tracked, thus providing data on how well and how often courts are being accessed. In addition, it provides income generation that can go towards ongoing maintenance of the courts. The income can also help support the future court replacement costs.

Based on LTA modelling data, summarised in the table below from the Assessment Report, Barnes Park, Usworth Park, Roker Park and Ryhope Colliery Welfare Park are identified as key sites across the City for the development of informal tennis.

Table 4.17: Sunderland parks LTA penetration data

Site ID	Site Name	Analysis area	Penetration Figure	National Ranking
6	Barnes Park	Sunderland West	1,922	206
78	Usworth Park	Washington	816	451
95	Penshaw Park	Washington	1970	195
104	Roker Park	Sunderland North	1,166	520
109	Ryhope Colliery Welfare Park	Sunderland East	1,191	504
145	Thompson Park	Sunderland North	1652	286
152	Barley Mow Park	Sunderland East	1695	272

¹⁴ Pay & Play users receive a uniquely generated PIN for their individual booking, whereas those with membership or season ticket holders have a set four digit PIN that applies to all their bookings

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

It is anticipated that if the abovementioned investment takes place, there will also likely be an increase in demand for the established clubs in the City, Sunderland Tennis Centre, New Silksworth TC and David Lloyd Sunderland.

Recommendations

- ◀ Retain and sustain quality of club courts for competitive play through implementation of appropriate maintenance regimes.
- ◀ As a priority, look at establishing a bespoke package of investment between the Council and LTA to improve the quality and accessibility of identified park sites including the implementation of ClubSpark, Rally and Gate Access schemes as appropriate.
- ◀ If successful with the above recommendation monitor levels of demand and examine the feasibility of creating dedicated indoor tennis provision in cohesion with established tennis clubs in the City.
- ◀ Support Sunderland Tennis Centre with its aspiration to increase levels of demand on site in the next few years.
- ◀ Consider the feasibility of operating LTA programmes such as LTA Youth Start, Tennis for Free and Great British Tennis Weekend in the City to attract new players to the sport.

4.8: Bowls

Assessment Report summary

- ◀ **Supply is considered sufficient to meet demand given that no clubs express a need for additional greens.**
- ◀ There is a total of 18 flat bowling greens identified in Sunderland across 13 unique sites. All greens are available for community use.
- ◀ The Sunderland North Analysis Area contains the largest number of greens with five, whilst Sunderland East Analysis Area contains the least number with two greens.
- ◀ There are an additional 14 sites which each contain a total of 16 bowling greens that are no longer actively used.
- ◀ Following a non-technical assessment of greens in Sunderland and consultation with clubs, 11 greens are assessed as good (69%) and five as standard (31%) with no greens assessed as poor quality
- ◀ Only one green in Sunderland is serviced by floodlighting, this is located at Roker Park.
- ◀ Nine clubs rent their green, one has a lease arrangement in place (Washington BC) and one club owns their greens (Usworth BC).
- ◀ The Clubs located at Ashbrooke Sports Club (Sunderland BC), Herrington Recreation Ground (New Herrington BC) and Silksworth Recreation Ground (Silksworth BC) did not respond to consultation, therefore ownership and tenure of these sites are unknown.
- ◀ All clubs have access to a clubhouse/pavilion on site; however, these vary significantly in quality.
- ◀ There are 14 clubs using bowling greens in Sunderland; where membership is known, there are a total of 463 members, equating to 360 senior men, 94 senior women and nine juniors.
- ◀ The average club membership is 42.

Scenarios

As no clubs in Sunderland indicate a requirement to access an additional green or report that green quality has deteriorated, it is considered that the current provision for bowls is sufficient to meet current and future demand in the City. Therefore, focus should be on increasing participation and improving or maintaining the current stock of bowling greens in the Authority.

Recommendations

- ◀ Retain existing quantity of greens.
- ◀ Ensure that any potential development of greens considered as disused are mitigated in line with Sport England and the NPPF.
- ◀ Assist clubs, where possible, with any future ancillary provision improvements
- ◀ Support clubs with plans to increase membership so that growth can be maximised.

4.9: Other sports

Assessment Report summary

- ◀ **There is an insufficient supply of other sports pitches within the City. Primary demand for these facilities is generated by the University of Sunderland which aspires to establish its own off site playing field. There is also a minor shortfall of rugby league provision due to overmarking for rugby union.**
- ◀ There is one rugby league club in Sunderland, Durham Devils RLFC, which accommodates one senior men's team at Durham Road Playing Fields, where the Club plays amounting to 0.5 match equivalent sessions.
- ◀ Overall, there is a minor shortfall of rugby league provision across Sunderland solely due to the overmarking for rugby union demand
- ◀ The University of Sunderland currently has one American football team participating in BUCs fixtures. The team plays midweek and occasional trains on the 3G pitch at Farrington Community Academy in the City, however, most of its activity takes places at Monkton Stadium in the neighbouring authority of South Tyneside.
- ◀ Ideally the team would play and train within the City. If successful in establishing its own dedicated playing field site, the University of Sunderland will look to return this demand back into Sunderland.
- ◀ There are aspiration be the University of Sunderland to find a suitable site to develop its own playing pitches where it can look to provide provision for other sports such as rugby league, Ultimate, American football and Baseball/Softball, in addition to conventional pitch and non-pitch sports.

Scenarios

There are no specific scenarios related to other sports. The overplay on rugby league provision is addressed within the scenarios above for rugby union. The remaining issues raised are addressed in the scenario below surrounding the University of Sunderland.

Recommendations

- ◀ Look to improve the quality of rugby league provision in line with rugby union recommendations.
- ◀ In line with the scenario below look to create dedicated other sports pitch provision particularly for the University of Sunderland (American Football / Ultimate / Baseball/Softball).

4.11: University of Sunderland

The University of Sunderland aspires for its own off site sporting provision. It currently rents provision from a range of different stakeholders in order to accommodate its curricular, extracurricular and BUCs fixtures demand.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

To accommodate its current demand for grass pitch sports, which is eight football teams and two rugby union teams, any potential site would need to accommodate two adult pitches and one senior rugby union pitch which are at least standard/(M1/D1) quality.

This would equate to the need for one medium to large site, rather than multiple sites, based on the need for three pitches.

This is on the assumption teams play on a home and away basis and can play at least two games at peak period (Wednesday PM). If two fixtures could not take place during peak period, there would be a need for four standard quality adult pitches and still one M1/D1 senior rugby union pitch.

The site would also need to be accompanied by, or at least have suitable levels of land for development, in order to accommodate relevant ancillary provision.

To accommodate for latent/future demand for football and rugby union, in addition to other sports such as Ultimate, it is also recommended that additional space on the site is created to develop additional provision as required.

It should be noted that the above is not required from a supply and demand analysis for community sport perspective and would solely meet the requirements for the University.

Recommendations

- ◀ Explore potential site for which the University of Sunderland to obtain long term tenure which could accommodate, in the first instance two adult and one rugby union pitch. In addition, the site should have, or could have developable land for ancillary provision and additional pitches if future/latent demand is actualised.

PART 5: STRATEGIC RECOMMENDATIONS

The strategic recommendations for the Strategy have been developed via the combination of information gathered during consultation, site visits and analysis which culminated in the production of an assessment report, as well as key drivers identified for the Strategy. They reflect overarching and common areas to be addressed, which apply across playing pitch facilities and may not be specific to just one sport.

AIM 1

To **protect** the existing supply of outdoor sport facilities where it is needed for meeting current and future needs.

Recommendations:

- a. Protect playing pitch facilities (Playing field land, including peripheral land and accompanying ancillary provision) where there is a need to do so.
- b. Secure tenure and access to sites for high quality, development minded clubs, through a range of solutions and partnership agreements such as community use agreements, long term lease and community asset transfers.
- c. Maximise community use of education facilities where needed.

Recommendation (a) – Ensure, through the use of the PPP, that playing pitch facilities are protected through the implementation of local planning policy.

NPPF paragraph 99 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

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

All playing field and other outdoor sports facilities covered by the scope of this PPP should be protected. Further analysis is required around disused provision to understand whether the site's protection should continue or whether it would be more appropriate to relocate the resource.

The below table identifies all the disused sites across Sunderland by analysis area and identifies what provision the site has previously accommodated and when it was last used (if information is available).

Please note that each site has been given a PPP Site ID for reference, however, this differs from the Map ID which corresponds to Appendix Four and internal data within the Council.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Table 5.1: Summary of disused sites across Sunderland

PPP Site ID	Site name	Post code	Analysis area	Map ID	Disused provision on the site	Last known use
31	Easington Lane Flatts	DH5 0QD	Coalfield	20	1 x adult football pitch	Over 8 years
50	Grasswell (Hawthorn Street)	DH4 5JA	Coalfield	4	1 x adult football pitch	Over 11 years
167	Herrington CW	DH4 4LN	Coalfield	6	1 x bowling green	Over 18 years
171	Claremont Drive, Shiney Row	DH4 7LS	Coalfield	5	1 x youth 11v11 football pitch	Over 23 years
4	Ashbrooke Sports Club (Ryhope Road)	SR2 0SP	Sunderland East	25	1 x senior rugby union pitch	2016
12	Belford House Sports and Social Club ¹⁵	SR2 7TJ	Sunderland East	11	1 x six wicket grass cricket square 1 x adult football pitch 1 x youth 9v9 football pitch	2002
77	Lower Southmoor	SR2 9QU	Sunderland East	10	1 x youth 9v9 football pitch	Over 13 years
106	Ryhope Cricket Club bowls (Ryhope CW)	SR2 0AB	Sunderland East	19	1 x bowling green	Over 8 years
140	Sunderland High School - Junior School (The Limes)	SR2 7JA	Sunderland East	36	1 x adult football pitch 1 x senior rugby union pitch	2019
43	Fulwell Mill	SR5 1JT	Sunderland North	26A	1 x adult football pitch	2017
44	Fulwell Quarry	SR5 1JT	Sunderland North	26	1 x youth 11v11 football pitch 1 x youth 9v9 football pitch 1 x mini 7v7 football pitch 2 x Non turf pitches	2015
79	Marley Potts Playing Fields	SR5 5AZ	Sunderland North	28	1 x youth 11v11 football pitch 1 x youth 9v9 football pitch	2015
105	Rolls Royce	SR5 1SJ	Sunderland North	27	1 x adult football pitch	2018
111	Seaburn Camp	SR6 8AB	Sunderland North	9	6 x adult football pitch equivalents	Over 13 years
172	Community North Sports Complex (South East)	SR5 4BA	Sunderland North	24	2 x adult football pitches	2016

¹⁵ Site now does not accommodate the disused provision referenced as it has been partially developed.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

PPP Site ID	Site name	Post code	Analysis area	Map ID	Disused provision on the site	Last known use
173	Community North Sports Complex (North West)	SR5 4BA	Sunderland North	24A	1 x adult football pitch	2012
9	Barnes Park Extension	SR3 4PD	Sunderland West	3	1 x bowling green	Over 23 years
51	Grindon Mill Bowls Club	SR4 8HA	Sunderland West	15	1 x bowling green	2018
91	Northmoor	SR3 1TJ	Sunderland West	29	1 x adult football pitch	2014
121	South Hylton	SR4 0JX	Sunderland West	32	2 x adult football pitches	2014
146	Thorndale Road	SR3 4JQ	Sunderland West	14	1 x bowling green	Over 16 years
146	Thorndale Road	SR3 4JQ	Sunderland West	33	1 x adult football pitch	2015
149	Tunstall Hill	SR2 9DJ	Sunderland West	12	3 x adult football pitches	Over 13 years
170	Tay Road (Barnes Park Extension)	SR3 4PD	Sunderland West	34	2 x adult football pitches	2014
174	Former South Hylton Cricket Club	SR4 0JX	Sunderland West	22	1 x grass cricket square	Over 29 years
175	Foxhole Wood	SR3 3EL	Sunderland West	13	1 x senior rugby union pitch	Over 13 years
176	Grove Coles ¹⁶	SR4 6SS	Sunderland West	18	1 x grass cricket square 1 x adult football pitch	Over 13 years
179	West Park, Herrington	SR3 3RJ	Sunderland West	7	1 x adult football pitch	Over 23 years
98	Plessey Sports Field	SR5 3HZ	Washington	1	1 x bowling green	Over 33 years
98	Plessey Sports Field	SR5 3HZ	Washington	30	2 x adult football pitches	2015
178	Usworth Park (Rutherford/Sulgrave Road)	NE37 3BL	Washington	35	1 x adult football pitch	Over 7 years

There are 31 sites classified as being disused across the City equating to four in Coalfield, five in Sunderland East, seven in Sunderland North, 12 in Sunderland West and three in the Washington Analysis Area. It should be noted that an additional site by the name of Sunderland College (Washington Campus)¹⁷ since the production of the Assessment Report has been redesignated as an unused adult pitch rather than disused site. More details surrounding this are within Part 6: Action Plan.

¹⁶ Site may now accommodate less provision than that mentioned due to the construction of Paul Watson Way

¹⁷ This pitch has not been used since 2014/15, however as the pitch has been continuously marked out (but not needed), it cannot be classed as a disused site. However, this does not preclude it from coming forward for an alternative use provided it meets the recommended action set out within the Action Plan of this Playing Pitch Plan.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Table 5.2: Summary of disused provision by analysis area and type

Disused sports provision	Analysis area					Total
	Coalfield	Sunderland East	Sunderland North	Sunderland West	Washington	
Adult	2	2	11	11	8	34
Youth 11v11	1	-	2	-	-	3
Youth 9v9	-	2	2	-	-	4
Mini 7v7	-	-	1	-	-	1
Grass cricket square	-	1	-	2	-	3
NTP	-	-	2	-	-	2
Bowling green	1	1	-	3	1	6
Senior rugby union	-	2	-	1	1	4
Total	4	8	18	17	10	57

As seen in the table above, most of the disused provision is adult football pitches. Furthermore, both the Sunderland North and Sunderland West have significantly higher amounts of disused pitch provision when compared to the other three analysis areas.

However, as demonstrated within the rugby union and cricket scenarios, these shortfalls can be alleviated without necessarily the need to reinstate any disused provision.

For rugby union shortfalls can be addressed through a mixture of pitch enhancements, creation of additional pitches at current sites (if security of tenure can be obtained) and potential greater access to WR compliant 3G provision (Kepier Academy and Washington Hub).

For cricket, shortfalls can be address with the installation of NTPs at club sites and the transferal of junior demand off the grass wickets to the artificial pitch.

The solution for meeting the shortfalls identified in this strategy are set out within the site-by-site action plan within this document or will be within subsequent mitigation plans. For those disused sites that are not identified as addressing any shortfall and are being considered for alternative uses it is recommended that the following criteria is considered before release of the site: -

1) Firstly, explore the feasibility of bringing the site back into use through the submission of a feasibility study to the City Council. The study may show either:

a) The site has the demand to be brought back into sustainable use where funding is available, and use is secured by the Council, and relevant NGBs/Community Groups (funding must be secured within six months of the submission of the study);

or

b) The site is not sustainable, and no amount of money will make it desirable.

2) The site could become public open space to meet a need identified in the Green Space Audit, in line with policy NE4 of the CSDP; or

3) Redevelop the site for an alternative use. The City Council will seek S106 monies to invest in existing sports sites/facilities in the locality.

The maps included in Appendix Four identify all disused sites and any active sites within each Analysis Area. These maps and the PPP should be used to help inform development management decisions that affect existing or new playing pitch provision and accompanying ancillary facilities. All applications are assessed by the Local Planning Authority on a case by case basis taking into account site specific factors. In addition, Sport England is a statutory consultee on planning applications that affect or prejudice the use of playing field used within the last five years and will use the PPP to help assess that planning application against its Playing Fields Policy.

Policy Exception E1:

'A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport'.

Where the PPP cannot demonstrate that the site, or part of a site, is clearly surplus to requirements then replacement of the site, or part of a site, will be required to comply with the remaining Sport England policy exceptions.

Policy Exception E2

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity and quality of playing pitches or otherwise adversely affect their use'.

Policy Exception E3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- ◀ Reduce the size of any playing pitch;
- ◀ Result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- ◀ Reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain quality;
- ◀ Result in the loss of other sporting provision or ancillary facilities on the site;
- ◀ Prejudice the use of any remaining areas of playing field on the site'.

Policy Exception E4:

'The playing field or fields to be lost as a result of the proposed development would be replaced, prior to the commencement of development, by a new playing field site or sites:

- ◀ of equivalent or better quality and
- ◀ of equivalent or greater quantity;
- ◀ in a suitable location and;
- ◀ subject to equivalent or better management arrangements.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Policy Exception E5

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice of use, of the area of playing field'.

Disused sites should also be protected from development or replaced in accordance with Sport England's policy exceptions as they currently provide a solution to reducing identified shortfalls. Any disused playing fields are included within the Action Plan together with a recommendation in relation to bringing the site back into use or to mitigate the loss on a replacement site to address the shortfalls identified.

It may be appropriate to consider rationalisation of certain 'low value' playing pitch sites (i.e. one/two pitch sites with no changing provision) to generate investment in creating bigger and better venues (hub sites). It is vital, however, that there is no net loss of facilities and that replacement provision is in place and available for use prior to existing provision being lost.

Recommendation (b) – Secure tenure and access to sites through a range of solutions and partnership agreements

A number of education sites are being used in the City for competitive play, predominately for football. The following schools are already used for community use at varying levels but have no secure community usage:

- | | |
|---------------------------------------|--------------------------------------|
| ◀ Biddick Academy | ◀ Oxclose Community Academy |
| ◀ Castletown Primary School | ◀ Plains Farm Primary Academy |
| ◀ Castle View Sports Centre | ◀ Inspires |
| ◀ Farringdon Community Academy | ◀ Red house Academy |
| ◀ Fulwell Infant School Academy | ◀ Southmoor Academy |
| ◀ Highfield Community Primary School | ◀ Southwick Community Primary School |
| ◀ Hylton Castle Primary School | ◀ St Leonard's RC Primary School |
| ◀ Hetton Comprehensive School | ◀ St Robert of Newminster School |
| ◀ Hetton Community Primary School | ◀ The Venerable Bede Church of |
| ◀ John F Kennedy School | ◀ England Academy |
| ◀ Kepier Academy | ◀ Thornhill School |
| ◀ Monkwearmouth Academy Sports Centre | ◀ Usworth Colliery Primary School |
| ◀ New Silksworth Academy | ◀ Washington Academy |

Not having fully formalised usage presents a risk for those clubs using these sites as community use could technically be terminated at any time. Securing community use at such as will help to create additional pitch capacity and could help to address deficiencies as demonstrated within the Football Scenarios.

Further partnership working with NGBs should be carried out to encourage schools to put in place CUA including access to changing provision where required.

NGBs, Sport England and other appropriate bodies can often help to negotiate and engage with providers where the local authority may not have direct influence. This is particularly the case at sites that have received funding from these bodies or are going to receive funding in the future as community access can be a condition of the agreement.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

In the context of the Government's 2010 Spending Review, which announced significant public spending cuts, it is increasingly important for the Council to work with voluntary sector organisations to enable them to take greater levels of ownership and support the wider development and maintenance of facilities. To facilitate this, where practical, the Council should support and enable clubs to generate sufficient funds, providing this is to the benefit of sport.

It should be noted this would need to be undertaken in a strategic and phased approach in order to be considered sustainable.

The Council should explore opportunities to grant clubs security of tenure through lease agreements (minimum 25 years as recommended by Sport England and NGBs). The focus should be on clubs at poor quality local authority sites where there is opportunity to improve pitch and / or ancillary facilities. Security of tenure would encourage clubs to take more care of the site through responsible play. It would motivate them to look at ways of enhancing their facilities by using external funding mechanisms that the local authority may not be able to access. Clubs with lease arrangements already in place with other owners should review existing agreements when the term dips below 25 years.

Each club interested in leasing a site should be required to meet service and/or strategic recommendations. An additional set of criteria should also be considered, which takes into account club quality, aligned to its long-term development objectives and sustainability, as seen in the table below.

Table 5.3: Recommended criteria for lease of sport sites to clubs/organisations

Club	Site
<p>Clubs should have NGB accreditation award.</p> <p>Clubs commit to meeting demonstrable local demand and show pro-active commitment to developing school-club links.</p> <p>Clubs are sustainable, both in a financial sense and via their internal management structures in relation to recruitment and retention policy for both players, ground maintenance staff and volunteers.</p> <p>Clubs should have a sustainable sports development plan in place, demonstrating grass roots development and equality.</p> <p>Ideally, clubs should have already identified (and received an agreement in principle) any match funding required for initial capital investment identified.</p> <p>Clubs have processes in place to ensure capacity to maintain sites to the existing, or better, standards.</p>	<p>Sites should be those identified as 'Local Sites' (recommendation d) for new clubs (i.e. not those with a City-wide significance) but that offer development potential.</p> <p>For established clubs which have proven success in terms of self-management 'Key Centres' are also appropriate.</p> <p>Sites should acquire capital investment to improve or be leased with the intention that investment can be sourced to contribute towards improvement of the site.</p>

Local sports clubs should be supported by partners including the Council and NGBs to achieve sustainability across a range of areas including management, membership, funding, facilities, volunteers and partnership work. All clubs could be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)¹⁸. They should also be encouraged to work with partners locally – such as volunteer support agencies or local businesses.

¹⁸ <http://www.cascinfo.co.uk/cascbenefits>

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

The Council could establish core outcomes to derive from clubs taking on a lease arrangement to ensure that the most appropriate are assigned sites. Outcomes may, for example, include:

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

In addition, clubs should be made fully aware of the associated responsibilities/liabilities when considering leases of multi-use public playing fields. It is important in these instances that the site, to some degree, remains available for other purposes or for other users.

For clubs with lease arrangements already in place, these should be reviewed when fewer than 25 years remain to improve security of tenure and aid the attraction of funding; clubs with fewer than 25 years remaining on a lease agreement are unlikely to be eligible for external funding.

Community Asset Transfer

Another way of ensuring long term tenure for clubs is through a Community Asset Transfer (CAT). This is the transfer of management and/or ownership of public land and buildings from its owner (usually a local authority) to a community organisation (such as a Development Trust, a Community Interest Company or a social enterprise) for less than market value – to achieve a local social, economic or environmental benefit.

Community based organisations are often much more effective at engaging people than other types of organisation because they are close to and directly accountable to their community.

Communities that come together to plan and deliver services can make them more inclusive and responsive than state run services. Communities can mobilise a lot of volunteer time and energy. Asset transfer can, for example:

- ◀ Help local authorities meet policy objectives.
- ◀ Make better use of underused assets.
- ◀ Open and increase opportunities for clubs/organisations to access grant funding for which local authorities cannot apply (e.g. Football Foundation Grass Maintenance Fund).
- ◀ Improve assets through increased time and resource (both financial and volunteer) than what the local authority may be able to contribute.
- ◀ Give sports clubs and community organisations more security and sustainability and help transition clubs away from being funding dependent. Opens opportunities to revenue generation and greater self-dependence.
- ◀ Enable people to protect the assets in their communities – including iconic heritage buildings and open spaces. Reducing costs to the local authority and protection against further budgetary cuts.
- ◀ Involve people in designing and running the services from which, they benefit.
- ◀ Be a catalyst for getting people more involved as volunteers.
- ◀ Keep money in the local economy through enterprise and locally owned assets.

The Council should consider this option moving forward where appropriate. The Action Plan identifies some sites where asset transfers could take place, but requests are constantly being received, so the Action Plan is very much only a 'Snapshot' in time.

The Sport England Community Sport Asset Transfer Toolkit is a bespoke, interactive web based tool that provides a step by step guide through each stage of the asset transfer process should this be an option for the Council to consider. It can be accessed here:

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/community-assets-and-rights>

Recommendation (c) - Maximise community use of education facilities where needed

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

A large number of sporting facilities are located on education sites and making these available to sports clubs can offer significant benefits to both the schools and local clubs. It is, however, common for school stock not to be fully maximised for community use, even on established community use sites.

In some instances, outdoors sports facilities are unavailable for community use due to poor quality and therefore remedial works will be required before it can be established. The low carrying capacity of these pitches sometimes leads to them being played to capacity or overplayed simply due to curricular and extra-curricular use, meaning they cannot accommodate any additional use by the community.

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

As detailed earlier, NGBs and Sport England can often help to negotiate and engage with schools where the local authority may have limited direct influence. This is particularly the case at sites that have received funding from the relevant bodies or are going to receive funding in the future as community access can be a condition of the funding agreement.

AIM 2

To **enhance** outdoor sport facilities and ancillary facilities through improving quality and management of sites.

Recommendations:

- d. Maintain quality and seek improvements where necessary
- e. Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites.
- f. Work in partnership with stakeholders to secure funding
- g. Secure developer contributions

Recommendation (d) – Improve quality

There are a number of ways in which it is possible to improve quality, including, for example, addressing overplay and improving maintenance. Given that the majority of councils' face reducing budgets it is currently advisable to look at improving key sites as a priority (e.g. the largest sites that are the most overplayed or the poorest). The action plan within this document provides a starting point for this, identifying key sites, poor quality site and/or sites that are overplayed.

With such pressures on budgets, any wide-ranging direct investment into pitch quality is challenging and other options for improvements should be considered. This could be via asset transfer as highlighted in Aim 1 – recommendation two, with clubs taking on maintenance. However, it should be noted that asset transfer should be for the benefit of all parties concerned, both the lessee and the lessor.

Addressing quality issues

Quality across Sunderland is variable but generally most pitches are assessed as poor or standard quality. Where facilities are assessed as standard or poor quality and/or overplayed, maintenance regimes should be reviewed and, where possible, improved to ensure that what is being done is of an appropriate standard to sustain/improve pitch quality. Ensuring continuance of existing maintenance of good quality sites is also essential.

It is also important to note the impact the weather has on quality. The worse the weather, the poorer facilities tend to become, especially if no drainage systems are in place or if existing drainage systems are inadequate. This also means that quality can vary, year on year, dependent upon the weather and levels of rainfall.

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

For the purposes of quality assessments, outdoor sports facilities and ancillary facilities are separately reported as being of 'Good', 'Standard' or 'Poor' quality. Some good quality sites

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

may have poor quality elements and vice versa (e.g. a good quality pitch may be serviced by poor quality changing facilities).

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

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

Poor quality refers to provision with, for example, inadequate grass cover, uneven surfaces and poor drainage. In terms of ancillary facilities, poor quality refers to inappropriate changing rooms with no showers, no running water and/or old, dated interiors. If a poor quality site receives little or no usage that is not to say that no improvement is needed, it may instead be the case that it receives no demand because of its quality, thus an improvement in said quality will attract demand to the site, potentially from overplayed standard or good quality sites.

Without appropriate, fit for purpose ancillary facilities, good quality pitches may be underutilised. Changing facilities form the most essential part of this offer and therefore key sites should be given priority for improvement.

In order to prioritise investment into key sites it is recommended that the Steering Group within works up a list of criteria, relevant to Sunderland, to provide a steer on future investment.

Addressing overplay

In order to improve the overall quality of the outdoor facility stock; it is necessary to ensure that provision is not overplayed beyond recommended carrying capacity. This is determined by assessing quality (via a non-technical site assessment) and allocating a match limit to each (daily for hockey, weekly for football and rugby union and seasonal for cricket).

The FA, the RFU, the ECB and EH all recommend a number of matches that pitches should take based on quality, as seen in the table below. For other grass pitch sports, no guidelines are set by the NGBs although it can be assumed that a similar trend should be followed.

Table 5.4: Capacity of pitches

Sport	Pitch type	No. of matches		
		Good quality	Standard quality	Poor quality
Football	Adult pitches	3 per week	2 per week	1 per week
	Youth pitches	4 per week	2 per week	1 per week
	Mini pitches	6 per week	4 per week	2 per week
Rugby union	Natural Inadequate (D0)	2 per week	1.5 per week	0.5 per week
	Natural Adequate (D1)	3 per week	2 per week	1.5 per week
	Pipe Drained (D2)	3.25 per week	2.5 per week	1.75 per week
	Pipe and Slit Drained (D3)	3.5 per week	3 per week	2 per week
Cricket	One grass wicket	5 per season	4 per season	0 per season
	One synthetic wicket	60 per season		
Hockey	Full size AGP	4 per day	4 per day	4 per day

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

It is imperative to engage with clubs to ensure that sites are not played beyond their capacity. Play should therefore be encouraged, where possible, to be transferred to alternative venues that are not operating at capacity. This may include transferring play to 3G pitches or to sites not currently available for community use but which may be in the future.

A cost-effective way to reduce unofficial use (and therefore overplay), particularly for football, could be to remove goalposts in between match days, principally at open access, high traffic sites that are managed by clubs. This will, however, require adequate, secured storage to be provided.

For cricket, an increase in the usage of NTPs is key to alleviating overplay as this allows for the transfer of junior demand from grass wickets. It also does not require any additional playing pitch space as NTPs can be installed in situ to existing squares.

For rugby union, additional floodlighting can mitigate some of the overplay as it allows training demand to be spread across a greater number of pitches or unmarked areas. If permanent floodlighting is not possible, portable floodlighting is an alternative, as is the installation of a World Rugby compliant 3G pitch.

Increasing maintenance

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

The FA has a general pitch improvement strategy which has been developed in partnership with Grounds Management Association (GMA) to develop a grass pitch maintenance service that can be utilised by grassroots clubs with the aim of improving knowledge, skills and therefore the quality of pitches. The key principles behind the service are to provide clubs with advice/practical solutions in a range of areas, with the simple aim of improving playing surfaces. The programme is designed to help clubs on sites that they themselves manage and maintain but can also be used to advise council-maintained sites.

In addition, the FA's Strategy also aims to focus on developing improved maintenance with local authorities that can be utilised at local authority-maintained sites.

Further to the above, the Football Foundation and the FA have recently developed a new pitch maintenance grant fund that allows clubs and sports organisations to apply for funding for maintenance assistance, consumables and/or equipment. Local authorities are currently ineligible applicants through this fund; however, clubs, leagues and or charitable organisations using local authority sites can apply provided they have security of tenure and/or a proforma is in place.

For cricket and the ECB, the equivalent is the Grounds and Natural Turf Improvement Programme, which is jointly funded by the ECB, FA, Football Foundation and the GMA. Its aim is to raise the standards of sports surfaces as well as the understanding of sports turf management practices among grassroots sports clubs across England Wales.

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

The Council should work with users and the relevant NGBs to achieve the above and to fully determine the most appropriate improvements on a site-by-site basis.

Improving changing provision

There is a need to address changing provision at some sites in the City, these are generally centred at either club or Council managed sites.

Sites which predominantly accommodate adult and/or older junior age group sports should be prioritised for improvements, whilst there is a trend for younger junior age groups (particularly for football) not to require use of changing provision, with suitable male and female toilet provision for players and spectators considered to be of greater importance. For example:

- ◀ Glebe Park
- ◀ Herrington Recreation Ground
- ◀ King George V Playing Fields
- ◀ Leyburn Grove
- ◀ Shiney Row
- ◀ Silksworth Recreation Park
- ◀ Southern Area Playing Fields
- ◀ Thompson Park
- ◀ Ryhope Colliery Welfare Park
- ◀ Wearmouth CW Sports Field

Recommendation (e) – Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites

To allow for facility developments to be programmed on a phased basis the Council should adopt a tiered approach to the management and improvement of outdoor sport sites and associated facilities. Please refer to Part 6: Action Plan for the proposed hierarchy.

Recommendation (f) – Work in partnership with stakeholders to secure funding

Partners should ensure that appropriate funding secured for improved sports provision is directed to areas of need, underpinned by a robust strategy for improvement in outdoor sport provision and accompanying ancillary facilities.

To address community need, target priority areas and reduce provision duplication, a coordinated approach to strategic investment is required. In delivering this recommendation, the Council should maintain a regular dialogue with local partners through the PPP Steering Group.

Although some investment in new provision will not be made by the Council directly, it is important that the Steering Group directs and leads a co-ordinated approach to facility development whether made at/by education sites, NGBs, sports clubs and the commercial sector. This is to ensure that the extent to which it addresses community need is optimised and duplication is avoided.

One of sport's key contributions is its positive impact on public health. It is therefore important to lever in investment from other sectors such as, for example, health and wellbeing. Sport and physical activity can have a profound effect on peoples' lives, and plays a crucial role in improving community cohesion, educational attainment and self-confidence.

Recommendation (g) –Secure developer contributions

This strategy should inform policies and supplementary planning documents by setting out the approach to securing sport and recreational facilities through new housing development, which is especially pertinent to Sunderland given the level of identified housing growth within the City.

A development located within an accessible distance from a high-quality outdoor sport facility does not necessarily negate need for further provision or improvement to existing provision in the locality to accommodate additional demand arising from that development. The PPP should be used to help determine the likely impact of a new development on demand, the capacity of existing sites in the area, and whether there is a need for improvements to increase capacity or new provision is required.

For playing pitches, the Council should use Sport England’s Playing Pitch Demand Calculator (see Part 7) as a tool to determine developer contributions linking to sites within the locality. This uses team generation rates from the Assessment Report to determine how many new teams will be generated from an increase in population, as per that derived from housing growth. This is then converted into pitch requirements for each sport alongside the associated costs.

The guidance should be the basis for negotiation with developers to secure contributions to include provision within the development and/or enhancement of appropriate playing fields and subsequent maintenance on existing sites within the locality. Depending on the criteria linked to a housing development, Section 106 contributions could be used to improve the condition and maintenance regimes of pitches which, in turn, will increase pitch capacity to accommodate more matches.

A number of planning policy objectives should be implemented to enable the above to be delivered:

- ◀ Most new developments which create net additional floor space of 100 square metres or more or create a new dwelling.
- ◀ Planning consent should include appropriate conditions and/or be subject to specific planning obligations. Where developer contributions are applicable, a Section 106/CIL Agreement or equivalent must be completed that specifies, when applied, the amount that will be linked to Sport England’s Building Cost Information Service¹⁹ from the date of the permission and timing of the contribution/s to be made.
- ◀ Contributions should also be secured towards the first ten years of maintenance on new pitches. NGBs and Sport England can provide further and up to date information on the associated costs.
- ◀ External funding should be sought/secured to achieve maximum benefit from the investment into appropriate outdoor sport facility enhancement and its subsequent maintenance.
- ◀ Where new multiple pitches are provided, appropriate changing rooms and associated car parking should be located on site.
- ◀ All new or improved outdoor sport facilities on school sites should be subject to community use agreements.

¹⁹ <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

AIM 3

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

Recommendations:

- h. Identify opportunities to add to the overall stock to accommodate both current and future demand.
- i. Rectify quantitative shortfalls through the current stock.

Recommendation (h) - Identify opportunities to add to the overall stock to accommodate both current and future demand

The Steering Group should use the Action Plan within this Strategy for improvements to the Council's own outdoor sports facilities whilst recognising the need to support partners. The Action Plan lists improvements to be made to each site focused upon both qualitative and quantitative improvements as appropriate on an area by area basis.

Although there are identified shortfalls of match equivalent sessions, most current and future demand is currently being met and most shortfalls can be addressed via quality improvements and/or improved access to sites that are presently used minimally or currently unavailable. Adding to the current stock, particularly in the short term, is therefore not seen as a priority, where there is significant housing growth, or where sites fall out of use and require mitigation. That being said, there could be an option to develop new multi-sport provision as part of wider hub site developments by means of providing bigger, better-quality facilities.

It is important that there is a joined-up approach between the relevant neighbouring authorities to ensure that 3G pitches are developed at the most appropriate sites, such as by selecting sites that can contribute towards accommodating demand from neighbouring authorities. This approach will also ensure there is no duplication of provision that will compete against each other to attract demand.

Where new schools are provided in major new residential developments, they should be designed to facilitate community access, with opportunities for meeting the community's outdoor sports needs explored at the planning stage to maximise potential demand and ensure the correct facility provision. For example, full size 3G pitches are often best suited to secondary school sites, whereas mini football pitches and MUGAs/small sided AGPs on primary school sites.

Recommendation (i) - Rectify quantitative shortfalls through the current stock

The Council and its partners should work to rectify identified inadequacies and meet identified shortfalls as outlined in the preceding Assessment Report and the sport by sport specific recommendations (Part 3) as well as the following Action Plan (Part 6).

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

- ◀ Improving quality in order to improve the capacity to accommodate more demand.
- ◀ Transferring demand from overplayed sites to sites with spare capacity.
- ◀ The re-designation of facilities.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

- ◀ Securing long term community use at school sites including those currently unavailable.
- ◀ Working with commercial and private providers to secure tenure and increase usage.

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

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

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

PART 6: ACTION PLAN

The site-by-site action plan seeks to address key issues identified in the preceding Assessment Report. It provides recommendations based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement. It should be reviewed in the light of staff and financial resources in order to prioritise support for strategically significant provision and provision that other providers are less likely to make. The Action Plan is separated by analysis area.

The Council should make it a high priority to work with NGBs and other partners to comprise a priority list of actions based on local priorities, NGB priorities and available funding. To allow for facility developments to be programmed within a phased approach, the Council should adopt a tiered approach to the management and improvement of outdoor facility sites and associated provision.

The identification of sites is based on their strategic importance within the City i.e. they accommodate the majority of demand, or the recommended action has the greatest anticipated impact on addressing shortfalls (identified either on a sport-by-sport basis or across the Council area as a whole).

Table 6.1: Proposed tiered site criteria

Criteria	Hub sites	Key centres	Local sites
Site location	Strategically located in the City. Priority sites for NGBs.	Strategically located within the analysis area.	Serves the local community.
Site layout	Accommodates three or more grass pitches, including provision of an AGP.	Accommodates two or more grass pitches.	Accommodates one or more pitches.
Type of sport	Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.
Management	Management control remains within the local authority/other provider or with an appropriate lease arrangement through a committee or education owned.	Management control remains within the local authority/provider or with an appropriate club on a lease arrangement.	Management control remains within the local authority/provider or with an appropriate club on a lease arrangement.
Maintenance regime	Maintenance regime aligns with NGB guidelines.	Maintenance regime aligns with NGB guidelines.	Standard maintenance regime either by the club or in house maintenance contract.
Ancillary facilities	Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	No changing room access on site or appropriate access to accommodate both senior and junior use concurrently (if required).

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

Key centres are more community focused sites, although some are still likely to service a wider analysis area. There may be more of a focus on a specific sport.

Additionally, it is considered that some financial investment may be necessary to improve the ancillary facilities at both hub sites and key centre sites to complement the pitches in terms of access, flexibility (i.e. single-sex changing if necessary), quality and that they meet the rules and regulations of local competitions.

Local sites refer to those sites offering minimal provision or that are of minimal value to the wider community. Primarily they are sites with one facility or a low number of facilities that service just one or two sports. The level of priority attached to them for external investment may be relatively low.

For local authority sites, consideration should be given, on a site-by-site basis, to the feasibility of a club taking on a long-term lease (if not already present), in order that external funding can be sought. Such sites will require some level of investment, either to the outdoor sport facilities or ancillary facilities, and it is anticipated that one of the conditions of offering a hire/lease is that the Club would be in a position to source external funding to improve/extend the provision.

Other sites considered in this tier may be primary school sites or secondary school sites that are not widely used by the community or that do not offer community availability.

Some local sites are suitable for rationalisation providing that capital receipts are allocated to replace the lost provision at larger, multi-pitch sites.

Management and development

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

- ◀ Financial viability.
- ◀ Security of tenure.
- ◀ Planning permission requirements and any foreseen difficulties in securing permission.
- ◀ Adequacy of existing finances to maintain existing sites.
- ◀ Business Plan/Masterplan – including financial package for creation of new provision where need has been identified.
- ◀ Analysis of the possibility of shared site management opportunities.
- ◀ The availability of opportunities to lease sites to external organisations.
- ◀ Options to assist community groups to gain funding to enhance existing provision.
- ◀ Negotiation with landowners to increase access to private hub sites.
- ◀ Football investment programme/3G pitch development with the FA and Football Foundation

Priority

Although hub sites are mostly likely to have a **high** priority level as they have wide importance, high priority sites have been identified on the basis of the impact that the site will have on addressing the key issues identified in the assessment. Therefore, some key centres and local sites are also identified as having a high priority level. It is these projects/sites which should generally, if possible, be addressed within the short term (1-2 years).

The majority of key centres are a **medium** priority, have analysis area importance and have been identified on the basis of the impact that the site will have on addressing the issues identified in the assessment.

The **low** priority sites tend to be single pitch or single sport sites and often club or education sites with local specific importance but that may also contribute to addressing the issues identified in the assessment for specific users.

Costs

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

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

These are based on Sport England's estimated facility costs which can be found at:
<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

Timescales

The Action Plan has been created to be delivered over a ten-year period. The information within the Assessment Report, Strategy and Action Plan will require updating as developments occur.

The indicative timescales relate to delivery times and are not priority based:

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

Aim

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

Ancillary facilities

The quality of ancillary facilities across Sunderland has been assessed via a combination of site visits and user consultation to reach and apply an agreed rating as follows:

- ◀ Good
- ◀ Standard
- ◀ Poor

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Ancillary facility ratings are primarily influenced by the type of amenities which are available on a site accompanied by their quality, such as a clubhouse, changing rooms, showering provision, car parking, dedicated official and spectator facilities and boundary fencing.

Partners

It should be noted that the main organisations that the Council would look to work with to support delivery of the actions are those which operate the sites (indicated in the Management column) in addition to the NGBs for sports represented in the Sports column.

- ◀ Football / 3G – Football Foundation and Durham FA
- ◀ Cricket – ECB and Durham Cricket Board
- ◀ Rugby Union – RFU
- ◀ Rugby League – RFL
- ◀ Hockey AGP – England Hockey
- ◀ Bowls – Bowls England
- ◀ Tennis - LTA

Given the extent of potential actions it is reasonable to assume that partners will not necessarily be able to support all of the actions identified but where the action is a priority and resource is available the partner will endeavour to provide support. There are also instances where NGBs from other sports and Sport England maybe considered to support the delivery of certain actions, for example FF/DFA and EH regarding the development of (3G/Hockey Suitable AGPs) or the requirement to engage with Sport England surrounding any development disused provision.

Mitigation Report

It should be noted that there is a column in the action plan to signal if a site requires a mitigation report to be carried out if it were to be considered for development. This is based on the status and recommended actions for the site. Although not currently identified if any additional sites are considered for development, they will also require a mitigation report in accordance with Sport England and NPPF guidelines.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

COALFIELD ANALYSIS AREA

Summary

Sport	Analysis area	Current demand		Future demand (2033)
		Pitch type	Current capacity total in MES ^[1]	Future capacity total in MES
Football (grass pitches)	Coalfield	Adult	Spare capacity of 4	Spare capacity of 3.5
		Youth 11v11	Spare capacity of 1	At capacity
		Youth 9v9	At capacity	Shortfall of 0.5
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
	Sunderland	Adult	Spare capacity of 18.5	Spare capacity of 16
		Youth 11v11	Spare capacity of 1	Shortfall of 2.5
		Youth 9v9	At capacity	Shortfall of 3
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
Football (3G pitches)	Sunderland	Full size, floodlit	No current shortfall	No future shortfall
Cricket	Coalfield	Saturday	Shortfall of 41	Shortfall of 41
		Sunday	Shortfall of 25	Shortfall of 25
		Midweek	Shortfall of 11	Shortfall of 53
	Sunderland	Saturday	Shortfall of 88	Shortfall of 88
		Sunday	Shortfall of 72	Shortfall of 72
		Midweek	Shortfall of 58	Shortfall of 142
Rugby union	Coalfield	Senior	Shortfall of 9	Shortfall of 9
	Sunderland	Senior	Shortfall of 19	Shortfall of 22
Hockey (sand AGPs)	Sunderland	Full size, floodlit	Shortfall	Shortfall
Rugby league	Sunderland	Pitches	Shortfall of 1	Shortfall of 1
Tennis	Sunderland	Courts	Shortfall	Shortfall
Bowls	Sunderland	Greens	Spare capacity	Spare capacity

^[1] MES – match equivalent sessions per week (per season for cricket)

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁰	Cost ²¹	Aim
10	Barnwell Academy	DH4 7RT	3G	Education	One community available small size 3G pitch which is not floodlit.	Sustain quality with appropriate maintenance and retain as current use.	No	Local	L	L	L	Protect
14	Bernard Gilpin Primary School	DH5 8DA	Football	Education	One poor quality 11v11 pitch, no community use	Retain pitch for school use	No	Local	L	L	L	Protect
25	Russell Foster Football Centre (Newbottle)	DH4 4WL	Football	Private	Three 9v9 and four 7v7 both good quality and open to community use. Site is used for the Russell Foster Youth Football League. Planning applications are currently in place for the league to relocate from this site into Durham County following the sale of the site for development. Site can accommodate 20 mini pitches.	Monitor the ongoing situation to ensure there is no strategic impact on football in Sunderland. Ensure any loss of provision meets NPPF and Sport England Planning Policy Guidance.	No	Local	H	S	L	Protect
29	Dubmire Junior School	DH4 6HL	Football	Education	One poor quality unused 9v9 pitch despite being open to community use.	Improve pitch quality through more robust maintenance program. Following this seek means of increasing community use.	No	Local	L	L	L	Enhance
29	Dubmire Junior School	DH4 6HL	3G	Education	One standard quality small size 3G pitch that is available for community use but is not floodlit.	Sustain quality with appropriate maintenance and retain as current use. Ensure a sinking fund is in place for eventual refurbishment.	No	Local	L	M	L	Protect
30	Durham Road Playing Fields	DH5 8NF	Rugby union / Rugby league	Council	Two poor quality (M0/D1) senior rugby union pitches that are overplayed by one match equivalent session. One of the rugby union pitches is overmarked by rugby league. Rugby union pitches are used by Houghton RUFC and the rugby league pitch is used by Durham Demons RLFC.	Given identified overplay there is a need to improve pitch quality due to high demand on the site. In addition, with pitch enhancement explore the potential of establishing more provision on the site to alleviate overplay on both this site and others.	No	Local	H	S - M	M - H	Enhance Provide
31	Easington Lane Flatts	DH5 0QD	Football (Disused)	Council	No play for over eight years on this single pitch site. Site is not considered for development. It forms protected open countryside in the Core Strategy and is proposed to be designated greenspace in the draft A&D Plan.	Due to the site's location/size (single pitch)/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	Yes	Local	-	-	-	-
32	Easington Lane Primary School	DH5 0JT	Football	Education	One poor quality 9v9 pitch with no community use.	Retain pitch for school use.	No	Local	L	L	L	Protect
34	East Rainton Cricket Club	DH5 9NW	Cricket	Sports club (Council)	One good quality square with 12 grass wickets that has spare capacity for Sunday and Midweek cricket. Site is on a 25 year lease from the Council to East Rainton CC. Club aspires for an NTP.	Sustain square quality with appropriate capital upgrades maintenance. Section 106 money has been allocated to the site to support this. Look to maximise spare capacity for Sunday and Midweek cricket. Explore installing a NTP on site.	No	Local	L	S - M	L	Protect Provide Enhance
37	Eppleton Academy Primary School	DH5 9AJ	Football	Education	One poor quality unused 7v7 pitch open to community use	Improve pitch quality to sustain curricular and extracurricular demand.	No	Local	L	L	L	Enhance

²⁰ (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

²¹ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁰	Cost ²¹	Aim
38	Eppleton Colliery Welfare Site (Behind Hetton Sports Centre)	DH5 9NE	Football	Trust	One good quality adult pitch available for community use with spare capacity of one MES.	Sustain pitch quality with appropriate maintenance. Utilise spare capacity for future demand/alleviate overplay.	No	Local	L	L	L	Protect
39	Eppleton Cricket Club	DH5 9AJ	Cricket	Sports club	One good quality grass cricket square with 14 wickets. Overplayed by three match equivalent session. Owned by Eppleton CC.	Sustain quality with appropriate maintenance. Explore installing a NTP onsite to alleviate overplay.	No	Local	H	S - M	L	Protect Provide
46	Gillas Lane Primary Academy and Nursery	DH5 8EH	Football	Education	One poor quality 5v5 pitch with no community use.	Retain pitch for school use.	No	Local	L	L	L	Protect
50	Grasswell (Hawthorn Street)	DH4 5JA	Football (Disused)	Council	Single pitch site that has not been used in 11 years. There are no ancillary facilities on site. UDP identifies site as greenspace. Shown as greenspace in Greenspace Audit and forms part of a green corridor. Proposed to be designated as greenspace in draft A&D Plan and forms wildlife corridor.	Due to the site's location/size (single pitch)/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	Yes	Local	-	-	-	-
57	Herrington CW Recreation Ground	DH4 4LN	Football	Council	Two standard quality adult pitches and one poor quality youth 11v11 pitch. Accompanied by poor quality ancillary provision.	Look to improve pitch quality with enhanced levels of maintenance. Explore the feasibility of improving onsite ancillary provision.	No	Local	H	S-M	H	Protect Enhance
57	Herrington Recreation Ground	DH4 4LN	Bowls	Council	One standard quality green used by New Herrington BC.	Sustain quality with appropriate maintenance and retain as current use.	No	Local	L	L	L	Protect
59	Hetton Park	DH5 9LL	Bowls	Council	One bowling green.	Provision is not required to meet current or future demand therefore consider alternative uses.	No	Local	L	L	H	-
59	Hetton Park	DH5 9LL	Tennis (Disused)	Council	Two disused tennis courts.	Explore the potential to refurbish as part of joint partnership with the LTA.	No	Local	H	S	M	Enhance
60	Hetton Comprehensive School	DH5 9JZ	Football	Education	Two mini 5v5, three youth 11v11 and three youth 9v9 pitches all of which are standard quality. Mini and youth 11v11 pitches are played to capacity at peak time whereas the spare capacity is discounted for youth 9v9 pitches due to unsecure tenure. Site is used extensively by Hetton Juniors FC. Site has been identified for Grass Pitch Maintenance Funds.	Utilise Grass Pitch Maintenance Funding to improve pitch quality. Look to secure long term tenure on the site for Hetton Juniors FC via a CUA.	No	Local	M	L	L	Protect Enhance
60	Hetton Comprehensive School	DH5 9JZ	Hockey AGP	Education	One floodlit, 70m x 50m, sand dressed pitch available for community use	Sustain pitch quality and retain as current use. Ensure a sinking fund is in place for its eventual refurbishment.	No	Local	L	L	L	Protect
60	Hetton Comprehensive School	DH5 9JZ	Tennis	Education	Two poor quality concrete courts open for community use.	Improve quality as required to meet curricular/extracurricular demand.	No	Local	L	L	L	Enhance
61	Hetton Lyons Country Park	DH5 0SB	Football	Council	Two standard quality adult pitches with actual spare capacity of 1.5 MES.	Sustain pitch quality with appropriate maintenance. Look to utilise spare capacity or potential asset transfer.	No	Local	L	L	L	Protect
62	Hetton Lyons Cricket Club	DH5 0HF	Cricket	Sports club	One good quality square overplayed by 10 matches a season. Owned by	Sustain square quality with appropriate maintenance.	No	Local	H	S - M	L	Protect

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁰	Cost ²¹	Aim
					Hetton Lyons Cricket Club that aspires for an NTP.	Look to install a NTP to alleviate overplay.						Provide
63	Hetton Lyons Primary School	DH5 0AH	Football	Education	One 7v7 and one 9v9 both of which are open to the community and of a poor quality.	Improve pitch quality to meet curricular and extracurricular demand.	No	Local	L	L	L	Enhance
67	Houghton Rugby Club	DH4 5BH	Rugby union	Sports club	One standard quality (M1/D1) floodlit senior rugby pitch. Pitch is owned by Houghton RUFC and is overplayed by eight MES. Site is also used by Sunderland University. The Club has a ten-year development plan which includes providing additional changing rooms and a function room. To facilitate this, the Club plans to extend its clubhouse. The additional changing rooms would likely be dedicated female changing rooms as the Club aspires to grow both its women's and girls' sections.	Improve pitch quality as much as possible to alleviate substantial levels of overplay. The Council have received a request from the club to develop land at Old Durham Road Assist the Club, where possible, with its ten-year development plan surrounding its ancillary provision.	No	Local	H	S	L - M	Enhance
69	Houghton Sports Centre	DH4 5AH	3G	Everyone Active on behalf of the Council	One, small size floodlit 3G pitch that is available for community use.	The Joint Venture (Council and operator) to look to refurbish the pitch when required and retain as current use.	No	Local	L	L	L - M	Enhance
69	Houghton Sports Centre	DH4 5AH	Bowls	Council	One standard quality bowling green used by Houghton Town BC. Club aspires for a watering system.	Sustain green quality with appropriate maintenance. Explore the feasibility of installing a water system to help maintain the green.	No	Local	L	L	L	Protect Provide
73	Kepier Academy	DH4 5BH	Football	Education	Three adult and one 9v9 pitch all of which are standard quality and open to the community. Spare capacity discounted due to unsecure tenure.	Sustain pitch quality with appropriate maintenance. Look to secure community use via a CUA.	No	Key centre	M	S	L	Protect
73	Kepier Academy	DH4 5BH	3G	Education	One good quality 3G pitch that is floodlit and available for community use. Pitch is FA and WR certified. It has capacity at the weekend and is used for football and rugby union training (Houghton RUFC). It is only accessible for a limited number of hours for rugby union demand.	Sustain pitch quality with appropriate levels of maintenance. Ensure there is a sinking fund in the place for the eventual refurbishment. Ensure the pitch remains on the FA and WR registers. Look to maximise usage of the pitch both midweek and weekend. Explore rationalising football demand to allow for more rugby union demand. Look to secure community use via a CUA.	No	Key centre	M	S - L	L	Protect
73	Kepier Academy	DH4 5BH	Cricket	Education	One poor quality NTP on site.	Resurface as required for curricular/extracurricular demand.	No	Key centre	L	L	L	Protect
73	Kepier Academy	DH4 5BH	Rugby union	Education	One poor quality (M0/D1) junior pitch which is played to capacity by usage from Houghton RUFC. The Club aspires to create additional rugby union provision on the site.	Improve quality with better maintenance regime and look to secure community use via a CUA. Explore the opportunity of establishing additional rugby union pitches on the site for Houghton RUFC.	No	Key centre	M	S - M	L	Enhance Provide

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁰	Cost ²¹	Aim
73	Kepier Academy	DH4 5BH	Tennis	Education	Eight floodlit concrete tennis courts with no community use.	Improve court quality as appropriate to meet curricular and extracurricular demand.	No	Key centre	L	L	L	Protect
76	Leyburn Grove	DH4 5EQ	Football	Council	Three adult and one youth 11 pitch, all of which are of a good quality. Site has poor quality ancillary provision. The site could be considered for asset transfer should a suitable club be identified to improve the ancillary provision. Youth 11v11 pitch has actual spare capacity.	Explore the possibility of asset transfer Look to utilise actual spare capacity on the youth 11v11 pitch.	No	Local	M	M	M - H	Enhance
87	Newbottle Primary Academy	DH4 4EE	Football	Education	One poor quality 7v7 pitch with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
96	Philadelphia Cricket Club	DH4 4JE	Cricket	Sports club	One good quality square with 11 grass wickets. Square is overplayed by 28 sessions per season. Site is owned by Philadelphia Cricket Club. Club aspired to improve practice facilities.	Sustain square quality with appropriate maintenance. Explore installing a NTP in order to alleviate overplay. Explore refurbishing practise facilities.	No	Local	H	S - M	M - H	Enhance Provide
113	Shiney Row	DH4 4TU	Football	Council	Two adult and one 9v9 pitch all of which are of a good quality. Adult pitches have actual spare capacity of 2 MES. Site has poor quality ancillary provision.	Sustain pitch quality with appropriate maintenance. Explore the feasibility of enhancing onsite ancillary provision. Alternatively look at pitch reconfiguration to provide capacity for youth 11v11 formats.	No	Local	M	M	M	Protect Enhance
114	Shiney Row Primary School	DH4 4QP	Football	Education	Two poor quality unused 7v7 pitches that are open to the community.	Improve quality with better maintenance regime for school and community use.	No	Local	L	L	L	Enhance
133	St Michaels Catholic Primary School	DH5 8NF	Football	Education	Two poor quality 7v7 pitches with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
165	Dairy Lane Bowls Club	DH4 5BH	Bowls	Sports club	One good quality bowling green used by Dairy Lane BC.	Sustain existing maintenance regime as to maintain current level of quality.	No	Local	L	L	L	Protect
167	Herrington CW	DH4 4LN	Bowls (Disused)	Private	No play on the green for circa 18 years. UDP identifies site as a formal park, as does Greenspace Audit. Part of formal parkland and is protected as such. Also forms part of Green Belt.	Due to the site's location/size (single pitch)/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	No	Local	-	-	-	-
171	Claremont Drive, Shiney Row	DH4 7LS	Football (Disused)	Council	No formal play on the site for 23 years and is currently used as informal pitch with 9v9 goals. UDP saved policies identifies site as greenspace, as does Greenspace Audit. SHLAA identifies site as 'not currently developable'. Site is proposed to be designated in draft A&D Plan for greenspace.	Due to the site's location/size (single pitch)/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	No	Local	-	-	-	-

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

SUNDERLAND EAST ANALYSIS AREA

Summary

Sport	Analysis area	Current demand		Future demand (2033)
		Pitch type	Current capacity total in MES ^[1]	Future capacity total in MES
Football (grass pitches)	Sunderland East	Adult	Spare capacity of 1.5	Spare capacity of 0.5
		Youth 11v11	At capacity	At capacity
		Youth 9v9	At capacity	Shortfall of 1
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
	Sunderland	Adult	Spare capacity of 18.5	Spare capacity of 16
		Youth 11v11	Spare capacity of 1	Shortfall of 2.5
		Youth 9v9	At capacity	Shortfall of 3
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
Football (3G pitches)	Sunderland	Full size, floodlit	No current shortfall	No future shortfall
Cricket	Sunderland East	Saturday	Shortfall of 23	Shortfall of 23
		Sunday	Shortfall of 23	Shortfall of 23
		Midweek	Shortfall of 23	Shortfall of 47
	Sunderland	Saturday	Shortfall of 88	Shortfall of 88
		Sunday	Shortfall of 72	Shortfall of 72
		Midweek	Shortfall of 58	Shortfall of 142
Rugby union	Sunderland East	Senior	Shortfall of 10	Shortfall of 11
	Sunderland	Senior	Shortfall of 19	Shortfall of 22
Hockey (sand AGPs)	Sunderland	Full size, floodlit	Shortfall	Shortfall
Rugby league	Sunderland	Pitches	Shortfall of 1	Shortfall of 1
Tennis	Sunderland	Courts	Shortfall	Shortfall
Bowls	Sunderland	Greens	Spare capacity	Spare capacity

^[1] MES – match equivalent sessions per week (per season for cricket)

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²²	Cost ²³	Aim
3	Ashbrooke Sports Club	SR2 7HH	Cricket	Sports club	One good quality square with 12 wickets overplayed by 20 sessions per season. Site owned by the sports club. Club aspires for NTP and renovation of practice facilities.	Sustain square quality with appropriate levels of maintenance. Explore installing a NTP in order to alleviate overplay. Explore enhancing practice facilities.	No	Key centre	M	S - M	M	Enhance Provide
3	Ashbrooke Sports Club	SR2 7HH	3G	Sports club	One good quality small size 3G which is floodlit and available for community use. Used by Sunderland RUFC for mini training.	Sustain quality with appropriate maintenance and retain as current use. As it is used for rugby union demand explore obtaining a WR certification.	No	Key centre	L	L	L	Protect
3	Ashbrooke Sports Club	SR2 7HH	Rugby union	Sports club	One standard quality (M1/D1) senior pitch that is overplayed by 9.5 MES. Used by Sunderland RUFC.	Improve pitch quality as much as possible to alleviate substantial levels of overlay. Explore the feasibility of improving onsite ancillary provision.	No	Key centre	H	M	H	Enhance
3	Ashbrooke Sports Club	SR2 7HH	Bowls	Sports club	One good quality green used by Sunderland BC.	Sustain existing maintenance regime as to maintain current level of quality.	No	Key centre	L	L	L	Protect
4	Ashbrooke Sports Club (Ryhope Road)	SR2 0SP	Rugby union (Disused)	Sports club	Not used since 2016. Land is owned by Ashbrooke Sports and Social Club. Site is located within the Settlement Break. Site is identified for potential development by Sunderland RUFC to create additional capacity.	Explore the feasibility to develop the site to provide addition rugby union pitches for Sunderland RUFC with accompanying ancillary provision.	No	Local	-	-	-	-
12	Belford House Sports and Social Club	SR2 7TJ	Football Cricket (Disused)	Council	Single pitch site with no current usage. No play on the site since circa 2002. UDP saved policies identifies site as greenspace, however the site is not proposed to be designated as greenspace within the draft A&D Plan. Potential short term site for housing as no longer required for playing field use. Adjoining former club house and car park site has been developed for housing. Future use of the site could benefit from School access to car parking and changing as part of a community use agreement.	Site is deemed surplus to requirement therefore consideration should be given to the criteria set out within Part 5 Strategic Recommendations, recommendation A.	Yes	Local	-	-	-	-
13	Benedict Biscop CE Academy	SR3 2RE	Football	Education	One poor quality 9v9 pitch with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
49	Grangetown Primary School	SR2 8PX	Football	Education	One poor quality 5v5 pitch with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
65	Hill View Junior Academy	SR2 9HE	Football	Education	One poor quality 9v9 pitch that is unused despite being open to the community.	Improve quality with better maintenance regime for school use. Following this explore accommodating the existing football demand.	No	Local	L	L	L	Enhance
66	Hill View Playing Fields (Education)	SR2 9JT	Cricket	Education	A standalone NTP.	Sustain quality of NTP and explore engaging with the community.	No	Local	L	L	L	Protect

²² (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

²³ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²²	Cost ²³	Aim
66	Hill View Playing Fields (Education)	SR2 9JT	Rugby union	Education	One poor quality (M0/D1) senior pitch overplayed by 0.5 MES due to demand from Sunderland RUFC. The Club has aspirations to obtain long term tenure on the site in order to develop additional pitch provision.	Examine opportunities for security of tenure at this or other sites.	Yes	Local	H	S	H	Enhance Protect Provide
77	Lower Southmoor (Closed)	SR2 9QU	Football (Disused)	Council	No formal use of the site for 13 years. There are no ancillary facilities on site. UDP identifies site as greenspace, as does Greenspace Audit. Site proposed to be designated as greenspace in the draft A&D Plan. Currently used informally as kick about area but could potentially mark a youth 9v9 pitch.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	No	Local	-	-	-	-
80	Meadow Park (Long term lease from LA)	SR2 0NZ	Football	Sports club (Council)	One good quality adult pitch with standard quality ancillary provision. Sunderland RCA FC are in the process of acquiring a long-term lease of the site. Once secured the Club aspires to make ancillary enhancements.	Sustain pitch quality with appropriate maintenance. Continue the process of handing Sunderland RCA FC a long-term lease of the site. Explore the feasibility of improving onsite ancillary provision.	No	Local	M	M	M - H	Protect Enhance
83	Mowbray Park Bowls	SR1 1QB	Bowls (Disused)	Council	One disused bowling green.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	No	Local	-	-	-	-
99	Raich Carter Sports Centre	SR2 8PD	Hockey AGP	Commercial	One poor quality 100m x 60m sand dressed pitch which is available for community use and floodlit. Pitch is considered unusable for hockey demand.	As a priority look to refurbish this pitch with the preferred hockey suitable surface. Capital funds have been identified to facilitate the return of hockey to the site. Look to establish the site as a hockey hub with relevant development group to ensure the longevity of hockey on the site.	No	Local	H	S	H	Enhance Protect
106	Ryhope Colliery Welfare Park	SR2 0AB	Bowls (Disused)	Sports club	Not used in the last eight years. Forms part of formal park and is proposed to be designated in the draft A&D Plan as greenspace.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	No	Local	-	-	-	-
108	Ryhope Reclamation Site	SR2 0DH	Football	Council	Five poor quality adult pitches open to the community with no ancillary provision on site.	Improve quality with better maintenance regime for community use. Explore options for asset transfer.	No	Local	L	S	H	Enhance
109	Ryhope Colliery Welfare Park	SR2 0AS	Football	Council	One good quality adult pitch with actual spare capacity for 0.5 MES.	Sustain pitch quality with appropriate levels of maintenance. Utilise actual spare capacity.	No	Local	L	L	L	Protect
109	Ryhope Colliery Welfare Park	SR2 0AS	Cricket	Council	One good quality square with 14 wickets that is overplayed by three match equivalents sessions. Site is used by Ryhope CC which aspires to secure long term tenure on the site and improve onsite practice facilities.	Sustain square quality with appropriate maintenance. Explore the feasibility of securing long term tenure for this site.	No	Local	M	S - M	M	Enhance Protect

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²²	Cost ²³	Aim
						Look to install a NTP on site to alleviate overplay. Explore the feasibility of improving ancillary provision.						
109	Ryhope Colliery Welfare Park	SR2 0AS	Tennis	Council	One poor quality concrete tennis court with poor quality ancillary provision.	Site is targeted by the LTA for tennis improvements. Priority should be placed on enhancing the court surface and launching online booking. Council to explore feasibility of enhancing potential LTA funded works, such as floodlighting.	No	Local	H	S	M	Enhance
109	Ryhope Colliery Welfare Park	SR2 0AS	Bowls	Council	One standard quality bowling green used by Ryhope BC.	Maintain the green to retain quality.	No	Local	L	L	L	Protect
124	Southmoor Academy	SR2 7TF	Football	Education	Two adult and one 9v9 pitch all of a standard quality. Spare capacity discounted due to unsecure tenure. Site is serviced by poor quality ancillary provision.	Sustain pitch quality with appropriate levels of maintenance. Look to secure community use via a community use agreement.	No	Local	M	S- M	L	Protect Provide
124	Southmoor Academy	SR2 7TF	Cricket	Education	One standalone NTP.	Refurbish as required to meet curricular/extracurricular demand.	No	Local	L	L	L	Protect
124	Southmoor Academy	SR2 7TF	Hockey AGP	Education	One 40m x 18m non floodlit hockey suitable AGP.	Refurbish as required to meet curricular/extracurricular demand.	No	Local	L	L	L	Protect
124	Southmoor Academy	SR2 7TF	Tennis	Education	Three concrete courts with no community use.	Sustain levels of quality and explore opening to the community.	No	Local	L	L	L	Protect
127	St Aidens Catholic Academy Pitches	SR2 7BP	Football	Education	One poor quality adult pitch with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
127	St Aidens Catholic Academy Pitches	SR2 7BP	Rugby union	Education	One poor quality senior pitch with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
127	St Aidens Catholic Academy Pitches	SR2 7BP	Tennis	Education	Four non floodlit concrete courts with no community use.	Sustain levels of quality and explore opening to the community.	No	Local	L	L	L	Protect
129	St Anthonys Catholic Girls Academy	SR2 7JN	Football	Education	One poor quality 7v7 pitch with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
132	St Mary's Roman Catholic Voluntary Aided Primary School	SR2 7QN	Football	Education	One poor quality 7v7 pitch with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
134	St Pauls CE Primary School	SR2 0LW	Football	Education	One poor quality 7v7 pitch with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
140	Sunderland High School - Junior School (The Limes)	SR2 7JA	Football (Disused)	Education	Sunderland High School now closed. Currently proposed to be designated as greenspace in draft A&D Plan (also part of Conservation Area). Not identified as potential development site within SHLAA. AGP has been built upon and lost. Grass pitches (football and rugby) set out on playing field north east of school building. Last used for play in 2019.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	Yes	Local	-	-	-	-
143	The Venerable Bede Church of England Academy	SR2 0SX	Football	Education	Two adult, one 9v9 and one 7v7 pitch, all of which are standard quality. Spare capacity discounted due to unsecure tenure.	Sustain pitch quality as appropriate. Look to secure community use via CUA.	No	Local	M	S	L	Protect
143	The Venerable Bede Church of England Academy	SR2 0SX	Tennis	Education	Four non floodlit concrete courts not open to the community.	Protect existing supply for school use.	No	Local	L	L	L	Protect

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²²	Cost ²³	Aim
148	Thornhill School	SR2 7NA	Football	Education	One poor quality adult pitch that has spare capacity discounted due to poor quality and unsecure tenure. Sunderland Silksworth Lions Youth FC aspires to secure long term tenure and enhance pitch and ancillary provision.	Improve pitch quality with an enhanced maintenance regime. Look to secure tenure for community users via a CUA. Explore the feasibility of improving ancillary provision.	No	Local	M	S - M	L - M	Enhance
148	Thornhill School	SR2 7NA	Rugby union	Education	One poor quality senior pitch that is open to community use and has spare capacity of 0.5 MES discounted due to unsecure tenure.	Improve quality with better maintenance regime for school and community use.	No	Local	L	L	L	Enhance
148	Thornhill School	SR2 7NA	Tennis	Education	Six concrete courts with no community use.	Protect existing supply for school use.	No	Local	L	L	L	Protect
151	Valley Road Academy	SR2 8PL	Football	Education	One poor quality 9v9 pitch with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
152	Barley Mow Park	SR2 8RA	Tennis	Council	Two disused macadam courts.	Explore opportunities with the LTA for investment on the site.	No	Local	H	S	M	Enhance
152	Barley Mow Park	SR2 8RA	Bowls	Council	Two inactive bowling greens.	Retain as current use as open green space.	No	Local	L	L	L	Protect
164	David Lloyd Sunderland	SR3 3XN	Tennis	Commercial	Eight indoor courts used by respective members. Two of the indoor courts have capacity to be covered through the use of an air dome.	Sustain quality and retain as currently use.	No	Local	L	L	L	Protect

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

SUNDERLAND NORTH ANALYSIS AREA

Summary

Sport	Analysis area	Current demand		Future demand (2033)
		Pitch type	Current capacity total in MES ^[1]	Future capacity total in MES
Football (grass pitches)	Sunderland North	Adult	Shortfall of 0.5	Shortfall of 1
		Youth 11v11	At capacity	Shortfall of 0.5
		Youth 9v9	Spare capacity of 1	Spare capacity of 1
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
	Sunderland	Adult	Spare capacity of 18.5	Spare capacity of 16
		Youth 11v11	Spare capacity of 1	Shortfall of 2.5
		Youth 9v9	At capacity	Shortfall of 3
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
Football (3G pitches)	Sunderland	Full size, floodlit	No current shortfall	No future shortfall
Cricket	Sunderland North	Saturday	Shortfall of 12	Shortfall of 12
		Sunday	Shortfall of 12	Shortfall of 12
		Midweek	Shortfall of 12	Shortfall of 24
	Sunderland	Saturday	Shortfall of 88	Shortfall of 88
		Sunday	Shortfall of 72	Shortfall of 72
		Midweek	Shortfall of 58	Shortfall of 142
Rugby union	Sunderland North	Senior	At capacity	At capacity
	Sunderland	Senior	Shortfall of 19	Shortfall of 22
Hockey (sand AGPs)	Sunderland	Full size, floodlit	Shortfall	Shortfall
Rugby league	Sunderland	Pitches	Shortfall of 1	Shortfall of 1
Tennis	Sunderland	Courts	Shortfall	Shortfall
Bowls	Sunderland	Greens	Spare capacity	Spare capacity

^[1] MES – match equivalent sessions per week (per season for cricket)

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁴	Cost ²⁵	Aim
11	Beacon of Light	SR5 1SN	3G	Commercial	Seven standard quality, small size 3G pitches, one of which is indoor. All pitches are floodlit and available for community use.	Sustain quality with appropriate maintenance and retain as current use. Ensure a sinking fund is in place for eventual refurbishment.	No	Local	L	M	L	Protect
11	Beacon of Light	SR5 1SN	Hockey AGP	Commercial	Two standard quality, small size AGPs. Both pitches are floodlit and available for community use.	Sustain quality with appropriate maintenance and retain as current use. Ensure a sinking fund is in place for eventual refurbishment.	No	Local	L	M	L	Protect
16	Billy Hardy Sports Complex	SR5 3EQ	Football	Council	One good quality adult pitch that is played to capacity at peak time.	Sustain quality with appropriate maintenance and retain as current use. Explore the feasibility of secure long term tenure for relevant football clubs.	No	Local	L	L	L	Protect
16	Billy Hardy Sports Complex	SR5 3EQ	Cricket	Council	One good quality square with 12 wickets that is overplayed by 12 match equivalent sessions. Rented by Hylton CC. The Club aspires to improve practice facilities. It also aspires to take on a long term lease of the provision.	Sustain square quality with appropriate maintenance. Look to install an NTP in order to alleviate overplay. Explore the feasibility of secure long term tenure at this site. Explore the feasibility of improving practice facilities.	No	Local	M	S - M	M	Enhance Protect
16	Billy Hardy Sports Complex	SR5 3EQ	Bowls	Council	One good quality green used by used by Hylton C W BC.	Sustain existing levels of maintenance as to preserve quality.	No	Local	L	L	L	Protect
21	Carley Hill Road bowls	SR5 2EN	Bowls (Disused)	Sports club	One disused bowling green. Proposed to be designated in the draft A&D Plan as greenspace.	Provision is not required to meet current or future demand. Site is included within the wider Wearmouth Colliery Welfare Ground greenspace. Site is surplus to requirements.	No	Local	-	-	-	-
22	Castle View Sports Centre	SR5 3DX	Football	Education	Two standard quality adult pitches overplayed by 2 MES.	Improve existing maintenance on site as to enhance pitch quality.	No	Key centre	L	L	L	Enhance
22	Castle View Sports Centre	SR5 3DX	3G	Education	One full size and one small size 3G pitch both of which are standard quality and floodlit. The full size pitch is FA certified and has 33% spare capacity midweek and 37% spare capacity at the weekend.	Sustain quality with appropriate maintenance and retain as current use. Ensure a sinking fund is in place for eventual refurbishment. Look to utilise spare capacity where possible to accommodate additional demand. Ensure the full-size pitch is retested as appropriate to remain on the FA register.	No	Key centre	M	M	L	Protect
23	Castletown Primary School	SR5 3EQ	Football	Education	One poor quality 9v9 pitch open to the community and played to capacity.	Improve quality with better maintenance regime for school and community use.	No	Local	L	L	L	Enhance
26	Dame Dorothy Primary School	SR6 0EA	Football	Education	One un-used poor quality 7v7 pitch open to the community.	Improve quality with better maintenance regime for school and community use. From here explore enticing community use.	No	Local	L	L	L	Enhance

²⁴ (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

²⁵ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁴	Cost ²⁵	Aim
27	Downhill Football Hub (Long term Council Lease)	SR5 4BY	Football	Leisure United (Council)	Two good quality adult pitches and one standard quality 9v9 pitch. Both pitches are open to the community and have actual spare capacity during peak periods.	Utilise identified spare capacity on site and improve maintenance regime of the 9v9 pitch as to enhance quality.	No	Hub site	L	L	L	Enhance
27	Downhill Football Hub (Long term Council Lease)	SR5 4BY	3G	Leisure United (Council)	Three good quality full size floodlit 3G pitches all of which are available for community use. Each pitch is FIFA certified. Each pitch is extensively used midweek, however, has capacity at the weekends for more competitive fixtures.	Sustain pitch quality with appropriate maintenance. Ensure pitches are retested as appropriate to remain on the FIFA register. Look to utilise spare capacity where possible to accommodate additional competitive demand.	No	Hub site	H	L	L	Protect
36	English Martyrs RC Primary School	SR5 5AU	Football	Education	One poor quality 7v7 pitch with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
42	Fulwell Infant School Academy	SR6 8ED	Football	Education	One poor quality adult pitch open to the community that is played to capacity.	Improve quality with better maintenance regime for school and community use.	No	Local	L	L	L	Enhance
43	Fulwell Mill	SR5 1JT	Football (Disused)	Council	Last used in 2017. Site is allocated for residential development in the adopted CSDP, subject to site being identified as surplus to requirements through an up-to-date Playing Pitch Needs Assessment.	Site is deemed surplus to requirement therefore consideration should be given to the criteria set out within Part 5 Strategic Recommendations, recommendation A.	Yes	Local	-	-	-	-
44	Fulwell Quarry	SR5 1JT	Football Cricket (Disused)	Council	Last used 2015. Forms part of Fulwell Quarry masterplan – potential country park. Site is located within the Green Belt and is proposed to be designated as greenspace in draft A&D Plan.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	Yes	Local	-	-	-	-
71	Hylton Castle Primary School	SR5 3RE	Football	Education	One standard quality un-utilised 9v9 pitch open to the community.	Improve quality with better maintenance regime for school and community use. Following this, explore enticing members of the community to utilise the site.	No	Local	L	L	L	Enhance
71	Hylton Castle Primary School	SR5 3RE	Hockey AGP	Education	One 32m x 18m sand dressed AGP with servicing floodlights that is open for community use.	Retain as current use and look to refurbished when required.	No	Local	L	L	L	Protect
79	Marley Potts Playing Fields	SR5 5AZ	Football (Disused)	Council	Last used 2015. Site proposed to be designated as greenspace in draft A&D Plan. No development plans for the football pitches. Changing provision which was previously on the site was demolished due to dilapidation and health and safety concerns.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	Yes	Local	-	-	-	-
82	Monkwearmouth Academy Sports Centre	SR6 8LG	Football	Education	Three adult, one youth 11 and one 9v9 pitch, all of which is of a poor quality. Adult pitches are overplayed by 0.5 MES with the remaining pitches played to capacity. Site is used by North East Sports Youth FC. The Club is exploring Grass Pitch Maintenance Funding.	Look to secure tenure on the site for community users by a CUA. Explore accessing Grass Pitch Maintenance Funding to improve pitch quality.	No	Key centre	M	S - M	L	Enhance Protect

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁴	Cost ²⁵	Aim
82	Monkwearmouth Academy Sports Centre	SR6 8LG	Cricket	Education	One standalone NTP used for curricular purposes.	Protect existing NTP as to enable future use.	No	Key centre	L	L	L	Protect
82	Monkwearmouth Academy Sports Centre	SR6 8LG	Tennis	Education	Three concrete tennis courts that are currently unusable and in need of development.	Improve quality with resurfacing of the courts for school and community use.	No	Key centre	L	L	L	Enhance
90	Northern Saints C of E Voluntary Aided Primary School	SR5 5QL	Football	Education	One poor quality 11v11 pitch with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
100	Red House Academy	SR5 5LN	Football	Education	Two adult and one 9v9 pitch all of which are of a standard quality. Spare capacity on the adult pitches is discounted due to unsecure tenure. Youth 9v9 pitch is played to capacity.	Improve quality with better maintenance regime for school and community use. Look to secure community use via a CUA.	No	Local	L	L	L	Enhance
100	Red House Academy	SR5 5LN	Hockey AGP	Education	One sand filled 60m x 40m pitch that is unavailable to the community.	Retain as current use and look to refurbish when required.	No	Local	L	L	L	Protect
101	Redby Primary Academy	SR6 9QP	Football	Education	One poor quality 9v9 pitch with no community use	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
104	Roker Park	SR6 9NB	Tennis	Council	Two poor quality floodlit concrete courts open to the community. Site is used as secondary purposes for the Sunderland Tennis League.	Site is targeted by the LTA for tennis improvements. Priority should be placed on enhancing the court surface and launching online booking. Council to explore feasibility of enhancing potential LTA funded works, such as floodlighting.	No	Local	H	S	M	Enhance
104	Roker Park (Roker Marine BC)	SR6 9NB	Bowls	Council	Two good quality bowling greens used by utilised by Roker Marine BC.	Sustain current maintenance regime as to maintain current levels of quality.	No	Local	L	L	L	Protect
105	Rolls Royce	SR5 1SJ	Football (Disused)	Council	Site last used 2018. Site identified as 'not currently developable' in SHLAA. Proposed to be designated as greenspace in the draft A&D Plan. Potential short term development site if demonstrated no longer required for playing field use.	Site is deemed surplus to requirement therefore consideration should be given to the criteria set out within Part 5 Strategic Recommendations, recommendation A.	Yes	Local	-	-	-	-
111	Seaburn Camp (Closed)	SR6 8AB	Football (Disused)	Council	No play on the pitches for circa 13 years. The site suffers from an uneven topography. There are no ancillary facilities on site. Identified in UDP as greenspace, as does Greenspace Audit. Partly to provide SANG and SUDS for the housing site to the north. Draft A&D Plan proposes to designate the site as greenspace. Potential medium term development site if can be demonstrated no longer needed for playing fields and open space issue can be overcome.	Site is deemed surplus to requirement therefore consideration should be given to the criteria set out within Part 5 Strategic Recommendations, recommendation A.	Yes	Local	-	-	-	-

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁴	Cost ²⁵	Aim
115	Shipwrights	SR5 5DF	Football	Council	Two standard quality adult pitches that have actual spare capacity of 0.5 MES	Sustain pitch quality with appropriate maintenance. Utilise available actual spare capacity on site. Alternatively look at pitch reconfiguration to provide capacity for youth 11v11 formats.	No	Local	L	L	L	Protect
125	Southwick Community Primary School	SR5 2JX	Football	Education	One poor quality adult pitch open to the community that is played at capacity through curricular demand.	Improve quality with better maintenance regime for school use. From here explore the site being utilised for community purposes.	No	Local	L	L	L	Enhance
136	Sunderland AFC (Stadium of Light)	SR5 1SU	Football	Sports club	One good quality adult pitch used Sunderland AFC.	No action required.	No	-	-	-	-	Protect
145	Thompson Park	SR5 1SF	Football	Council	Three good quality adult pitches with poor quality ancillary provision. Pitches are open to the community and have no spare capacity.	Sustain pitch quality with appropriate maintenance. Explore the feasibility of improving onsite ancillary provision.	No	Local	L	M	L - M	Protect Enhance
145	Thompson Park	SR5 1SF	Cricket	Council	One standalone NTP on site.	Efforts should be made to protect the surface provided; however, it should be noted that cricket hasn't been played on this site for several years.	No	Local	L	L	L	Protect
145	Thompson Park	SR5 1SF	Bowls	Council	Two greens used by Thompson Park BC, one of which is of a standard quality and the other good quality.	Continue the developments that have seen quality of the greens improve in recent years as to provide two good quality greens.	No	Local	L	L	L	Protect
145	Thompson Park	SR5 1SF	Tennis	Council	Two disused tennis courts.	Explore opportunities with the LTA for investment into the site.	No	Local	H	S	M	Enhance
158	Wearmouth CW Sports Field	SR5 2SD	Football	Sports club	One poor quality adult pitch overplayed by 1 MES. Accompanied by poor quality ancillary provisions.	Improve pitch quality with enhanced levels of maintenance. Explore the feasibility of improving ancillary provision.	No	Local	L	L	L	Enhance
158	Wearmouth CW Sports Field	SR5 2SD	Cricket	Sports club	One standard quality square used by Wearmouth CC with poor quality ancillary provision.	Improve square quality with enhanced levels of maintenance. Explore the feasibility of improving ancillary provision.	No	Local	L	L	L	Enhance
160	Willow Fields Community Primary School	SR5 5RZ	Football	Education	One poor quality 9v9 pitch with no community use.	Improve quality with better maintenance regime for school use.	No	Local	L	L	L	Enhance
172	Community North Sports Complex (South East)	SR5 4BA	Football (Disused)	Council	Last used 2016. In the previous PPP pitches were poor quality and as such underused. Site considered as a potential boundary extension for adjacent school. Site is within the Green Belt and is protected open space.	Consider site as a potential boundary extension for adjacent schools. If deemed not feasible due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	Yes	Local	-	-	-	-
173	Community North Sports Complex (North West)	SR5 4BA	Football (Disused)	Council	Land to north-west of site (north of Kingsway Rd) is in Green Belt and is protected greenspace. Last used in 2012.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Sites is surplus to requirements.	No	Local	-	-	-	-

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

SUNDERLAND WEST ANALYSIS AREA

Summary

Sport	Analysis area	Current demand		Future demand (2033)
		Pitch type	Current capacity total in MES ^[1]	Future capacity total in MES
Football (grass pitches)	Sunderland West	Adult	Spare capacity of 5	Spare capacity of 5
		Youth 11v11	At capacity	Shortfall of 1
		Youth 9v9	At capacity	Shortfall of 0.5
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
	Sunderland	Adult	Spare capacity of 18.5	Spare capacity of 16
		Youth 11v11	Spare capacity of 1	Shortfall of 2.5
		Youth 9v9	At capacity	Shortfall of 3
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
Football (3G pitches)	Sunderland	Full size, floodlit	No current shortfall	No future shortfall
Cricket	Sunderland West	Saturday	Shortfall of 8	Shortfall of 8
		Sunday	Shortfall of 8	Shortfall of 8
		Midweek	Shortfall of 8	Shortfall of 14
	Sunderland	Saturday	Shortfall of 88	Shortfall of 88
		Sunday	Shortfall of 72	Shortfall of 72
		Midweek	Shortfall of 58	Shortfall of 142
Rugby union	Sunderland West	Senior	At capacity	At capacity
	Sunderland	Senior	Shortfall of 19	Shortfall of 22
Hockey (sand AGPs)	Sunderland	Full size, floodlit	Shortfall	Shortfall
Rugby league	Sunderland	Pitches	Shortfall of 1	Shortfall of 1
Tennis	Sunderland	Courts	Shortfall	Shortfall
Bowls	Sunderland	Greens	Spare capacity	Spare capacity

^[1] MES – match equivalent sessions per week (per season for cricket)

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁶	Cost ²⁷	Aim
1	Academy 360	SR4 9BA	Football	Education	One standard quality adult pitch with no community use.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular use.	No	Local	L	L	L	Enhance
1	Academy 360	SR4 9BA	Hockey AGP	Education	One 90m x 52m hockey suitable AGP with accompanying floodlights that is not open to the community.	Retain as current use and look to refurbish as required.	No	Local	L	L	L	Protect
1	Academy 360	SR4 9BA	Tennis	Education	Two concrete tennis courts with no community use.	Explore opening the courts to the general public.	No	Local	L	L	L	Enhance
6	Barnes Park	SR4 8HU	Tennis	Council	Two poor quality concrete tennis courts open to community use and serves members of the Sunderland Tennis League.	Site is targeted by the LTA for tennis improvements. Priority should be placed on enhancing the court surface and launching online booking. Council to explore feasibility of enhancing potential LTA funded works, such as floodlighting.	No	Local	H	S	M	Enhance
6	Barnes Park	SR4 8HU	Bowls	Council	Two bowling greens, one of which is good quality and the other assessed as standard. Site is used by three bowls clubs across the two greens.	Improve maintenance regime as to enhance surface quality for the standard green.	No	Local	L	L	L	Enhance
9	Barnes Park Extension	SR3 4PD	Bowls (Disused)	Council	The bowls club folded approximately 23 years ago and the site is managed as open greenspace. UDP identifies site as greenspace. Greenspace Audit identifies site as part of Barnes Park Extension and forms part of a green corridor. Proposed to be designated as greenspace in the draft A&D Plan.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Sites is surplus to requirements.	No	Local	-	-	-	-
17	Broadway Junior School	SR4 8NW	Football	Education	One poor quality 9v9 pitch not available to the community.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular use.	No	Local	L	L	L	Enhance
24	Christ's College Sunderland	SR4 8PG	Rugby union	Education	One poor quality junior pitch with no community use.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular use.	No	Local	L	L	L	Enhance
33	East Herrington Primary Academy	SR3 3PR	Football	Education	One poor quality 7v7 pitch not available to the community.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular use.	No	Local	L	L	L	Enhance
40	Farringdon Community Academy	SR3 3EL	Football	Education	One poor quality adult pitch with no community use.	Improve pitch quality as appropriate for curricular/extracurricular demand.	No	Local	L	L	L	Enhance
40	Farringdon Community Academy	SR3 3EL	3G	Education	One poor quality, full size 3G pitch that is floodlit and available for community use. Built in 2011. The full size pitch is FA certified and has 33% spare capacity midweek and 50% spare capacity at the weekend	As a priority look to refurbish to the pitch accompanied with a relevant sinking fund. Ensure the full size pitch is retested as appropriate to remain on the FA register.	No	Local	H	S	H	Enhance Protect

²⁶ (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

²⁷ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁶	Cost ²⁷	Aim
						Examine the feasibility of extending opening hours to increase pitch utilisation.						
40	Farringdon Community Academy	SR3 3EL	Tennis	Education	Four standard quality concrete floodlit courts that are open to community use	Sustain court quality and retain as current use.	No	Local	L	L	L	Protect
41	Ford Football Hub	SR4 0HB	3G	Leisure United (Council)	Three good quality full size floodlit 3G pitches all of which are available for community use. Each pitch is FIFA certified with one being compliant for Step 6 football and future proofed for Step 5. Each pitch is extensively use midweek, however, has capacity at the weekends for more competitive fixtures (Sat PM / Sun PM).	Sustain pitch quality with appropriate maintenance. Ensure pitches are retested as appropriate to remain on the FIFA register. Ensure pitch continues to meet the relevant non league requirements. Look to utilise spare capacity where possible to accommodate additional competitive demand.	No	Hub site	H	L	L	Protect
48	Goals Soccer Centre (Sunderland)	SR3 4AE	3G	Commercial	Ten poor quality, small size 3G pitches all of which are floodlit and available for community use.	Look to refurbish the pitches and retain as current use.	No	Local	L	L	L - M	Enhance
51	Grindon Mill Bowls Club	SR4 8HA	Bowls (Disused)	Unknown	Historically home to Grindon Mill Bowling Club, which has now folded. Site is disused; however, it was still in use in 2018. Proposed to be designated as greenspace in the draft A+D Plan.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	No	Local	-	-	-	-
54	Hasting Hill Academy	SR3 4LY	Football	Education	One poor quality 11v11 pitch with no community use.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular use.	No	Local	L	L	L	Enhance
64	Highfield Community Primary School	SR4 0DA	Football	Education	One poor quality 11v11 pitch that is open to the community but un-used.	Improve pitch quality as appropriate for curricular/extracurricular demand.	No	Local	L	L	L	Enhance
72	Hylton Road Playing Fields	SR4 6XA	Football	Council	Three standard quality adult pitches that have actual spare capacity of 2 MES. Site has issues with frequent dog walkers.	Sustain pitch quality with appropriate levels of maintenance. Utilise spare capacity. Alternatively look at pitch reconfiguration to provide capacity for youth 11v11 formats. Consider options for improving ancillary facilities.	No	Local	L	L	L	Protect
75	King George V Playing Fields (Sunderland)	SR4 8AZ	Football	Council	One good quality adult pitch and two standard quality adult pitches that accumulatively have spare capacity of 2 MES.	Sustain good pitch quality and look to improve standard pitch quality through enhanced maintenance. Utilise spare capacity or an asset transfer. Explore the feasibility of improving ancillary provision.	No	Local	H	M	M	Protect Enhance
86	New Silksworth Academy	SR3 1AS	Football	Education	One poor quality adult pitch played to capacity.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular and community use. Look to secure community use via a CUA.	No	Local	M	S	L	Provide

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁶	Cost ²⁷	Aim
91	Northmoor	SR3 1TJ	Football (Disused)	Council	Last used 2014. Forms part of the wider Silksworth Sports Complex site. No changing facilities. UDP – existing open space. Greenspace Audit identifies site as outdoor sports facilities. Not proposed to be designated as greenspace in draft A&D Plan. Land to the north is being brought forward for residential, with this site a potential 2 nd phase if no longer required as a playing field.	Site is deemed surplus to requirement therefore consideration should be given to the criteria set out within Part 5 Strategic Recommendations, recommendation A.	Yes	Local	-	-	-	-
97	Plains Farm Primary Academy Inspires	SR3 1SU	Football	Education	Two youth 11v11 and two youth 9v9 pitches all of which are standard quality. Youth 11v11 pitches have spare capacity discounted due to unsecure tenure. Youth 9v9 pitches are played to capacity at peak time. Sunderland Humbledon & Plains Farm Youth FC aspires to improve the ancillary provision. Site has Grass Pitch Maintenance Funding.	Improve pitch quality through the Grass Pitch Maintenance Fund. Look to secure community use via a CUA. Explore the potential of improving ancillary provision.	No	Local	M	S - M	M	Enhance Provide
97	Plains Farm Primary Academy Inspires	SR3 1SU	3G	Education	One poor quality, small size floodlit 3G pitch that is available for community use.	Look to refurbish the pitch and retain as current use.	No	Local	L	L	L - M	Enhance
110	Sandhill Academy	SR3 4EN	Football	Education	Two standard quality adult pitches with spare capacity discounted due to unsecure tenure.	Sustain pitch quality with appropriate levels of maintenance. Look to secure community use via a CUA.	No	Local	M	S	L	Enhance
110	Sandhill Academy	SR3 4EN	Cricket	Education	One standalone NTP on site.	Protect the existing NTP on site.	No	Local	L	L	L	Protect
110	Sandhill Academy	SR3 4EN	Rugby union	Education	One poor quality senior pitch that is open to community use with 0.5 MES of spare capacity discounted due to unsecure tenure.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular and community use.	No	Local	L	L	L	Enhance
110	Sandhill Academy	SR3 4EN	Hockey AGP	Education	One poor quality 100m x 60m sand dressed pitch which is available for community use and floodlit. Pitch is considered unusable for hockey demand.	As a priority look to refurbish this pitch to better support curricular and extracurricular demand. If the pitch remains as a hockey suitable surface long term explore the viability of it becoming a secondary location for the growth in hockey demand.	No	Local	H	S	H	Enhance Protect
110	Sandhill Academy	SR3 4EN	Tennis	Education	Four poor quality macadam courts open to the community.	Re-surface existing courts as required to meet curricular/extracurricular demand.	No	Local	L	L	L	Enhance
117	Silksworth Community Centre (Youth Almighty Project)	SR3 2BB	3G	Community organisation	One standard quality, small size 3G that is floodlit and available for community use.	Sustain quality with appropriate maintenance and retain as current use.	No	Local	L	M	L	Protect

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁶	Cost ²⁷	Aim
						Ensure a sinking fund is in place for eventual refurbishment.						
118	Silksworth Cricket Club	SR3 1EE	Cricket	Sports club	One good quality square with eight grass wickets overplayed by 8 MES. Owned by Silksworth Cricket Club that aspires to improve its practice facilities.	Sustain square quality with appropriate maintenance. Look to install a NTP to alleviate overplay. Explore the feasibility of improving practice facilities.	No	Local	M	S	M	Protect Enhance Provide
119	Silksworth Recreation Park	SR3 1AU	Football	Council	One good quality adult pitch with poor quality ancillary provision.	Sustain pitch quality with appropriate maintenance. Explore the feasibility of improving onsite ancillary provision. Explore opportunities for asset transfer.	No	Local	M	M	L - M	Enhance
119	Silksworth Recreation Park	SR3 1AU	Bowls	Council	One good quality bowling green used by Silksworth BC.	Sustain current maintenance program is to retain existing quality.	No	Local	L	L	L	Protect
120	Silksworth Sports Complex	SR3 1PD	Football	Council	Two standard quality adult pitches open to the community with actual spare capacity of 1 MES. One poor quality pitch with issues relating to waterlogging.	Sustain pitch quality with appropriate maintenance. Utilise the 1 MES of actual spare capacity on site. Explore options to resolve waterlogging issues on one pitch.	No	Key centre	L	L	L-M	Protect
120	Silksworth Sports Complex	SR3 1PD	3G	Everyone Active (Council)	Two standard quality full size floodlit 3G pitches all of which are available for community use. Each pitch is FA certified. Each pitch has capacity midweek and at the weekend to accommodate more demand.	Sustain pitch quality with appropriate maintenance. Look to refurbish the pitches when appropriate based on their deteriorating quality. Ensure pitches are retested as appropriate to remain FA certified. Look to utilise spare capacity where possible to accommodate additional competitive demand.	No	Key centre	M	M	H	Protect Enhance
120	Silksworth Sports Complex	SR3 1PD	Tennis	Everyone Active (Council)	Six macadam and four artificial courts, all of which are floodlit and of a good quality. Largest tennis site within Sunderland that also features indoor courts and good quality ancillary provision. Site is used for the Sunderland Tennis League.	Maintain existing levels of quality seen on site as to ensure the Sunderland Tennis League has the best quality provision available.	No	Key Centre	L	L	L	Protect
121	South Hylton	SR4 0JX	Football (Disused)	Council	Last used 2014. No changing and access issues to the site. UDP shows site as new or improved greenspace. Greenspace Audit identifies site for outdoor sports fields. Site proposed to be designated as greenspace in the draft A&D Plan.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	Yes	Local	-	-	-	-
122	South Hylton Primary Academy	SR4 0LS	Football	Education	One poor quality 5v5 pitch with no community use.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular use.	No	Local	L	L	L	Enhance

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁶	Cost ²⁷	Aim
130	St Cuthbert's Roman Catholic Voluntary Aided Primary School	SR4 8HP	Football	Education	Two poor quality 5v5 pitches with no community use.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular use.	No	Local	L	L	L	Enhance
131	St Leonard's RC Primary School	SR3 2BB	Football	Education	One poor quality 5v5 pitch that is open to community use	Improve pitch quality maintenance regime as to enhance pitch quality for curricular and community use. Following this seek trying to attract demand from football clubs.	No	Local	L	L	L	Enhance
137	Sunderland College (Bede Campus)	SR3 4AH	Football	Education	Two standard quality adult pitches with standard quality ancillary provision.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular and community use.	No	Local	L	L	L	Enhance
146	Thorndale Road	SR3 4JQ	Bowls (Disused)	Council	The bowls club folded some 16 years ago and the site is managed as open greenspace. UDP identifies site as park. Greenspace Audit shows site as formal parkland. Draft A&D Plan proposes to designate site as greenspace – formal parkland.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable for the Council to bring back into use to alleviate shortfalls. Site is surplus to requirements. However, an asset transfer could be considered if demand exists.	No	Local	-	-	-	-
146	Thorndale Road	SR3 4JQ	Football (Disused)	Council	Last used 2015. Forms part of Thorndale Park. Earthworks create a plateau area for a football pitch. Currently proposed to be designated as greenspace in draft A&D Plan. Part of a park and protected as greenspace.							
147	Thorney Close Primary School	SR3 4BB	Football	Education	One poor quality 7v7 pitch with no community use.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular use.	No	Local	L	L	L	Enhance
149	Tunstall Hill (Closed)	SR2 9DJ	Football (Disused)	Council	No play on the site for over 13 years. Teams complained mainly about the exposed and uneven pitches and poor facilities. UDP identifies site as greenspace, which is to be retained through the A+D Plan. Site forms part of a Local Nature Reserve, SSSI, Settlement Break and green corridor.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	Yes	Local	-	-	-	-
170	Tay Road (Barnes Park Extension)	SR3 4PD	Football (Disused)	Council	Last used 2014. Greenspace Audit identifies site as park of Barnes Park Extension and forms part of a green corridor. SHLAA currently shows sites as 'not currently developable'. Sites are designated as open space in the UDP however not proposed to be designated in the draft A&D Plan. Potential longer-term aspirations for development if no longer required as playing field.	Site is deemed surplus to requirement therefore consideration should be given to the criteria set out within Part 5 Strategic Recommendations, recommendation A.	Yes	Local	-	-	-	-
174	Former South Hylton Cricket Club	SR4 0JX	Cricket (Disused)	Council	Closed 29 years ago. Ownership of site unknown.	Due to the site's location/size/lack of suitable ancillary provision it is not	No	Local	-	-	-	-

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁶	Cost ²⁷	Aim
					Site proposed to be designated as greenspace in the draft A&D Plan and is not identified for development.	considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.						
175	Foxhole Wood	SR3 3EL	Rugby union (Disused)	Council	No demand for the pitch and no play circa 13 years. UDP identifies site as a "proposed park". Shown as greenspace on Greenspace Audit and forms part of a green corridor. Draft A&D Plan proposes to designate site as greenspace.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	No	Local	-	-	-	-
176	Grove Coles	SR4 6SS	Cricket Football (Disused)	Private	Private site. No play on the site for over 13 years. Part of the playing fields lost through the construction of the new bridge and associated access roads. UDP Alteration No.2 (2007) allocated the site for housing, local centre and business (Policy SA6A.1), Site is proposed housing allocation within the draft A&D Plan.	Site is deemed surplus to requirement therefore consideration should be given to the criteria set out within Part 5 Strategic Recommendations, recommendation A.	Yes	Local	-	-	-	-
179	West Park, Herrington	SR3 3RJ	Football (Disused)	Council	No formal use of the site for circa 23 years. There are no ancillary facilities on site Identified as greenspace in UDP and Greenspace Audit. Proposed to be designated as greenspace within draft A&D Plan. Site also has Village Green status.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	No	Local	-	-	-	-

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

WASHINGTON ANALYSIS AREA

Summary

Sport	Analysis area	Current demand		Future demand (2033)
		Pitch type	Current capacity total in MES ^[1]	Future capacity total in MES
Football (grass pitches)	Washington	Adult	Spare capacity of 8.5	Spare capacity of 8
		Youth 11v11	At capacity	Shortfall of 1
		Youth 9v9	Shortfall of 1	Shortfall of 1
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
	Sunderland	Adult	Spare capacity of 18.5	Spare capacity of 16
		Youth 11v11	Spare capacity of 1	Shortfall of 2.5
		Youth 9v9	At capacity	Shortfall of 3
		Mini 7v7	At capacity	At capacity
		Mini 5v5	At capacity	At capacity
Football (3G pitches)	Sunderland	Full size, floodlit	No current shortfall	No future shortfall
Cricket	Washington	Saturday	Shortfall of 4	Shortfall of 4
		Sunday	Shortfall of 4	Shortfall of 4
		Midweek	Shortfall of 4	Shortfall of 4
	Sunderland	Saturday	Shortfall of 88	Shortfall of 88
		Sunday	Shortfall of 72	Shortfall of 72
		Midweek	Shortfall of 58	Shortfall of 142
Rugby union	Washington	Senior	At capacity	At capacity
	Sunderland	Senior	Shortfall of 19	Shortfall of 22
Hockey (sand AGPs)	Sunderland	Full size, floodlit	Shortfall	Shortfall
Rugby league	Sunderland	Pitches	Shortfall of 1	Shortfall of 1
Tennis	Sunderland	Courts	Shortfall	Shortfall
Bowls	Sunderland	Greens	Spare capacity	Spare capacity

^[1] MES – match equivalent sessions per week (per season for cricket)

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁸	Cost ²⁹	Aim
2	Albany Village Primary School	NE37 1UA	Football	Education	Two poor quality 7v7 pitches with no community use.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular use.	No	Local	L	L	L	Enhance
5	Barmston Village Primary School	NE38 8JA	Football	Education	One poor quality 7v7 pitch with no community use.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular use.	No	Key centre	L	L	L	Enhance
15	Biddick Academy	NE38 8AL	Football	Education	Two adult and one 9v9 pitch, all to a standard quality with no community use.	Sustain pitch quality with appropriate maintenance and retain as current use.	No	Key centre	L	L	L	Protect
15	Biddick Academy	NE38 8AL	3G	Education	One poor quality, full size 3G pitch that is floodlit and available for community use. Built in 2011. The full-size pitch is FA certified and has 100% utilisation both midweek and at the weekends, however, it is only accessible for a limited number of hours.	As a priority look to refurbish to the pitch accompanied with a relevant sinking fund. Ensure the full-size pitch is retested as appropriate to remain on the FA register. Examine the feasibility of extending opening hours to increase pitch utilisation.	No	Key centre	H	S	H	Enhance Protect
15	Biddick Academy	NE38 8AL	Rugby union	Education	One standard quality senior pitch (M1/D1) that is unavailable for community use.	Sustain pitch quality with appropriate maintenance and retain as current use.	No	Key centre	L	L	L	Protect
15	Biddick Academy	NE38 8AL	Tennis	Education	Six floodlit concrete courts with no community use.	Sustain court quality with appropriate maintenance and retain as current use.	No	Key centre	L	L	L	Protect
45	George Washington Primary School	NE37 1NL	Football	Education	One 7v7 and one 11v11 pitch, both of which are of a poor quality and not available for community use.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular use.	No	Local	L	L	L	Enhance
47	Glebe Park	NE38 7LJ	Football	Council	One good quality adult pitch available for community use, with poor quality ancillary provision on site.	Sustain pitch quality with appropriate maintenance. Explore the feasibility of improving ancillary provision.	No	Local	L	M	M	Protect Enhance
52	Harraton Ground	NE38 9DZ	Cricket	Council	One good quality square with 16 wickets overplayed by four match equivalent sessions. Site user, Washington CC, who are trying to gain a long-term lease agreement report the need of updating the changing rooms.	Sustain square quality with appropriate levels of maintenance. Install an NTP to alleviate overplay. Improve the quality of the changing rooms and explore the possibility of granting a long-term lease for this site.	No	Local	M	M	M	Protect Enhance
78	Usworth Park	NE37 2BT	Bowls	Council	One good quality green owned by Usworth BC.	Sustain current maintenance regime as to continue current level of quality.	No	Local	L	L	L	Protect
78	Usworth Park	NE37 2BT	Tennis	Council	Six disused tennis courts.	Explore opportunities for funding with the LTA.	No	Local	H	S	M	Enhance
88	Nissan Sports & Leisure Complex	SR5 3NS	Football	Commercial	Two adult pitches and one 9v9, all of which are to a standard quality and open to the community. Site has actual spare capacity during peak time.	Sustain pitch quality with appropriate levels of maintenance. Utilise spare capacity. Alternatively look at pitch reconfiguration to provide capacity for youth 11v11 formats.	No	Local	L	S - M	L	Protect

²⁸ (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years)

²⁹ (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁸	Cost ²⁹	Aim
89	Washington AFC (Leased from Council)A	NE37 3HR	Football	Sports club	Site has three adult and two 9v9 pitches all of which range from good, standard and poor quality. Washington AFC are in the process of developing the 9v9 pitches to accommodate step football. Adult pitches have actual spare capacity for 3 MES.	Continue with site developments to enable step football to take place. Utilise the actual spare capacity identified on site. Continue with FF grass pitch maintenance fund to improve pitch quality.	No	Key Centre	H	S	M	Enhance
94	Oxclose Community Academy	NE38 0LN	Football	Education	One adult, one 11v11, two 9v9's and one 7v7's all of which are to a standard quality and open to the community. Site has standard quality ancillary provision.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular and community use.	No	Local	L	L	L	Enhance
94	Oxclose Community Academy	NE38 0LN	Hockey AGP	Education	One sand filled 34m x 18m floodlit hockey suitable AGP that is open to the community.	Retain as current use and refurbish when required.	No	Local	L	L	L	Protect
95	Penshaw Park (North Biddick)	DH4 7PP	Bowls	Council	One good quality green used by North Biddick BC.	Sustain current maintenance program as to ensure green quality remains to a good standard.	No	Local	L	L	L	Protect
95	Penshaw Park (North Biddick)	DH4 7PP	Tennis	Council	One disused tennis court.	Explore opportunities for funding with the LTA.	No	Local	H	S	M	Enhance
98	Plesseys Sports Field	SR5 3HZ	Bowls (Disused)	Council	Has not been used as a bowls green for circa 33 years. Site is identified as greenspace in the Greenspace Audit. The site lies within the International Advanced Manufacturing Park (IAMP) to the north of Nissan and is identified for development within the adopted IAMP Area Action Plan. Required for development medium term as part of the IAMP development subject to the site being identified as surplus to requirements.	Site is deemed surplus to requirement therefore consideration should be given to the criteria set out within Part 5 Strategic Recommendations, recommendation A.	Yes	Local	-	-	-	-
		Football (Disused)		Last used 2015. Lack of demand due to poor quality and no changing rooms. Site is identified as greenspace in the Greenspace Audit. The site lies within the International Advanced Manufacturing Park (IAMP) to the north of Nissan and is identified for development within the adopted IAMP Area Action Plan. Required for development medium term as part of the IAMP development, subject to site being identified as surplus to requirements.								
103	Rickleton Primary School	NE38 9EZ	Football	Education	One poor quality 7v7 pitch with no community use.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular use.	No	Local	L	L	L	Enhance

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁸	Cost ²⁹	Aim
123	Southern Area Playing Fields	NE38 9DE	Football	Council	Five adult pitches of a standard quality and two poor quality 9v9 pitches along with poor quality ancillary provision. There are aspirations of gaining an asset transfer of the site of which it has some monies but requires further financial support. Site has actual spare capacity for 4.5 MES. Explore opportunities for asset transfer.	Sustain standard quality pitches with appropriate maintenance and look to improve poor quality pitches. Utilise spare capacity. Alternatively look at pitch reconfiguration to provide capacity for youth 11v11 formats. Examine the feasibility of securing long term tenure on the site to a suitable club.		Local	M	M	M	Protect Enhance
135	St Robert of Newminster School	NE38 8AF	Football	Education	Site has three adult and one 7v7 pitch all of which is to a standard quality and open to the community. Site is serviced by poor quality ancillary provision.	Try to improve the poor quality on site ancillary provision as to better service the school and community.	No	Local	M	M	H	Enhance
135	St Robert of Newminster School	NE38 8AF	Rugby union	Education	One poor quality un-used senior rugby pitch despite open to community use.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular and community use.	No	Local	L	L	L	Enhance
135	St Robert of Newminster School	NE38 8AF	Tennis	Education	Five concrete courts with no community use.	Ensure levels of quality remain to a playable standard.	No	Local	L	L	L	Protect
135	St Robert of Newminster School	NE38 8AF	Hockey AGP	Education	The School aspires to create a full size hockey suitable AGP to better accommodate curricular, extracurricular and community hockey demand.	As a longer term planning exercise explore the feasibility of creating a full size hockey suitable AGP on the site if the future growth in hockey demand warrants so.	No	Local	L	L	H	Provide
138	Sunderland College (Washington Campus)	NE37 2NH	Football	Education	One unused adult pitch not available for community use. Provision has not been actively used for educational purposes for a number of years.	Site is deemed surplus to requirement therefore consideration should be given to the criteria set out within Part 5 Strategic Recommendations, recommendation A.	Yes	Local	-	-	-	-
144	The Washington Millennium Centre	NE37 2QD	3G	Trust	One standard quality, small size 3G that is floodlit and available for community use.	Sustain quality with appropriate maintenance and retain as current use. Ensure a sinking fund is in place for eventual refurbishment.	No	Local	L	M	L	Protect
150	Usworth Colliery Primary School	NE37 3BL	Football	Education	One 11v11, two 9v9 and two 5v5 pitches all of which are of a poor quality and use by Washington Athletic Youth FC who are trying to gain a long term lease for the site as well as create additional pitches.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular and community use. Explore the possibility of asset transfer.	No	Local	L	M	M	Enhance
153	Washington Academy	NE37 2AA	Football	Education	Two adult and two 9v9 pitches all of which are poor quality and open to the community.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular and community use.	No	Local	L	L	L	Enhance
153	Washington Academy	NE37 2AA	Tennis	Education	Four concrete tennis courts with no community use.	Ensure levels of quality remain to a playable standard.	No	Local	L	L	L	Protect
155	Washington Football Hub	NE37 2TT	Football	Leisure United (Council)	One good quality adult pitch with actual spare capacity.	Sustain quality with appropriate maintenance. Utilise actual spare capacity on site.	No	Local	L	L	L	Protect

**SUNDERLAND CITY COUNCIL
STRATEGY & ACTION PLAN**

Site ID	Site	Post code	Sport	Management	Current status	Recommended actions	Mitigation report required?	Site hierarchy tier	Priority	Timescales ²⁸	Cost ²⁹	Aim
155	Washington Football Hub	NE37 2TT	3G	Leisure United (Council)	Four good quality full size floodlit 3G pitches all of which are available for community use. Three pitches are FIFA certified whereas one is FA and WR compliant. Each pitch is extensively use midweek, however, has capacity at the weekends for more competitive fixtures (Sat PM / Sun PM).	Sustain pitch quality with appropriate maintenance. Ensure pitches are retested as appropriate to remain on the FA, WR and FIFA registers. Look to utilise spare capacity where possible to accommodate additional competitive demand for both football and rugby union.	No	Hub site	H	L	L	Protect
156	Washington Glebe Bowling Club	NE38 7AS	Bowls	Sports club	One good quality bowling green used by Washington BC	Continue current maintenance regime as to sustain levels of quality.	No	Local	L	L	L	Protect
157	Washington Leisure Centre	NE38 7SS	3G	Everyone Active (Council)	Six standard quality, small size 3Gs that are floodlit and available for community use.	Sustain quality with appropriate maintenance and retain as current use. Ensure a sinking fund is in place for eventual refurbishment.	No	Local	L	M	L	Protect
166	Dame Margaret	NE38 7LJ	Football	Council	One poor quality adult pitch that is open to the community.	Improve pitch quality maintenance regime as to enhance pitch quality for community use.	No	Local	L	L	L	Enhance
169	John F Kennedy Primary School	NE38 7AR	Football	Education	One 9v9 and one 7v7 pitch, both of which are of a poor quality and open to community use.	Improve pitch quality maintenance regime as to enhance pitch quality for curricular and community use.	No	Local	L	L	L	Enhance
178	Usworth Park (Rutherford/Sulgrave Road)	NE37 3BL	Football (Disused)	Council	Forms part of the wider park site Part of a park and proposed to be designated as greenspace in draft A&D Plan.	Due to the site's location/size/lack of suitable ancillary provision it is not considered suitable to bring back into use to alleviate shortfalls. Site is surplus to requirements.	No	Local	-	-	-	-

PART 7: HOUSING GROWTH SCENARIOS

The PPS provides an estimate of demand for pitch sports based on population forecasts and club consultation to 2033 (in line with the Sunderland City Council's Core Strategy and Development Plan (CSDP)). This future demand is translated into teams likely to be generated, rather than actual pitch provision required. The Sport England Playing Pitch Calculator (PPC) adds to this, updating the likely demand generated for pitch sports based on housing increases and converts the demand into match equivalent sessions and the number of pitches required. This is achieved via team generation rates (TGRs) as included in the Assessment Report to determine how many new teams would be generated from an increase in population derived from housing growth and gives the associated costs of supplying the increased pitch provision.

Experience shows that housing sites with 600 dwellings or more are likely to generate demand for new provision to be created. For large scale developments, it is likely that demand will be potentially generated for larger sports such as football and/or cricket. Consideration should be given to providing multi-pitch sites with suitable ancillary provision, including appropriate clubhouse/changing facilities and car parking. Single pitch sites which have been provided traditionally by developers are not considered to provide long term sustainable provision for pitch sports.

Where demand does not warrant new pitch provision, the Action Plan in this document should be consulted to determine whether the additional demand can be accommodated via existing provision (in which case no further action is required). If this is not the case, contributions should be sought to enhance existing provision in the locality to accommodate the increased demand. This can be through, for example, improving quality, or providing new or improved ancillary provision. Consultation with appropriate NGBs should also be used to assist in the selection of suitable sites and suitable enhancements.

The scenarios below show the additional demand for pitch sports generated from housing growth. The demand is shown in match equivalent sessions per week for most sports, except for cricket, where match equivalent sessions are by season. Training demand is expressed in either hours or match equivalent sessions. Where expressed in hours, it is expected that demand will be to either a 3G pitch (to accommodate football demand) or an AGP (to accommodate hockey demand). Where expressed in match equivalent sessions, it is expected training will take place on floodlit grass pitches.

The scenarios are as follows:

- ◀ **Scenario One** - additional demand for pitch sports generated from housing growth from 1,000 dwellings by Riverside Sunderland. This is a cluster of five sites.³⁰
- ◀ **Scenario Two** - additional demand for pitch sports generated from housing growth from 1,500 dwellings by Washington Meadows. (Ref 748).
- ◀ **Scenario Three** - additional demand for pitch sports generated from housing growth from 660 dwellings by Philadelphia. This is a cluster of two adjoining sites.³¹
- ◀ **Scenario Four** - additional demand for pitch sports generated from housing growth from 720 dwellings by Former Groves. (Ref 085).
- ◀ **Scenario Five** - additional demand for pitch sports generated from housing growth from 3,000 dwellings by four sites.³²

³⁰ Vaux 132 units (site ref 063- this site has full planning permission in place), Farringdon Row North, Ayres Quay 80 units (ref 078B), Farringdon Row South 160 units (ref 078A), Sheepfolds North 265 units (ref 80A), Sheepfolds south 185 units (ref 80C), Bonnersfield 200 units (ref 090). The sites will be connected via a new pedestrian bridge link across the Wear from Vaux site to Sheepfolds.

³¹ 195 units (ref 330B), 465 units (ref 330A – this site has full planning permission in place).

³² Chapelgarth 750 units (ref 081 – this site has planning permission in place and is under construction), Land North Of Burdon Lane 1,000 units (ref 477 – this site has full planning permission in place), Cherry Knowle 800

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

It should be noted that the reference next to each development correspond to those within the City's Strategic Housing Land Availability Assessment (SHLAA).

The indicative figures assume that population growth will average 2.25³³ per dwelling.

Please note that the examples used in each of the abovementioned scenarios have been provided on the basis that there is no adjustment in future demand (from participation growth) over and above population growth. It is suggested that this is monitored and updated as part of the Stage E review to monitor the impact of the COVID 19 pandemic and its likely impact on future participation levels.

Scenario One – additional demand for pitch sports generated from housing growth from 1,000 dwellings by Riverside Sunderland

The estimated additional population derived from housing growth from 1,000 dwellings with an occupancy rate of 2.25 per household is 2,250 people. This population increase equates to 2.51 match equivalent sessions of demand per week for grass pitch sports and 5.72 match equivalent sessions of demand per season for cricket. Training demand equates to 4.57 hours of use per week for football on 3G pitches. There are also 0.13 match equivalent sessions per week of training for rugby union on a floodlit grass pitch.

Table 7.1: Likely demand for grass pitch sports generated from 1,000 dwellings

Pitch sport	Estimated demand by sport for 1,000 dwellings	
	Match demand (MES) per week ³⁴	Training demand ³⁵
Adult football	0.58	4.57 hours
Youth football	0.92	
Mini soccer	0.78	
Rugby union	0.11	0.13 match equivalent sessions
Rugby league	0	0.00 match equivalent sessions
Adult hockey	0.02	0.06 hours
Junior & mixed hockey	0.02	0.00 hours
Cricket	5.72	-

units (ref 062- first phase 304 units has full planning permission and is under construction, remaining 496 units has outline consent in place), South Ryhope 450 units (ref 426A- Full planning permission in place).

³³ The occupancy rate of 2.25 is based upon figures used within the CSDP.

³⁴ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

³⁵ Hours equate to access to a full size floodlit 3G pitch or hockey suitable AGP

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

Table 7.2: Estimated demand and costs for new pitch provision

Pitch type	Estimated demand and costs for new pitches			Changing rooms	
	Number of pitches to meet demand	Capital cost ³⁶	Lifecycle Cost (per annum) ³⁷	Number	Capital cost
Adult football	0.58	£52,744	£11,129	1.16	£181,965
Youth football	0.92	£67,309	£14,135	1.19	£187,139
Mini soccer	0.78	£17,708	£3,719	0	£0
Rugby union	0.11	£14,458	£3,094	0.23	£35,630
Rugby league	0	£424	£94	0.01	£1,273
Cricket	0.12	£33,186	£6,704	0.25	£38,811
Sand based AGPs	0.01	£3,826	£119	0.01	£1,590
3G	0.12	£108,776	£4,423	0.24	£37,716

Scenario Two – additional demand for pitch sports generated from housing growth from 1,500 dwellings by Washington Meadows

The estimated additional population derived from housing growth from 1,500 dwellings with an occupancy rate of 2.25 per household is 3,375 people.

This population increase equates to 3.61 match equivalent sessions of demand per week for grass pitch sports and 8.59 match equivalent sessions of demand per season for cricket.

Training demand equates to 6.85 hours of use per week for football on 3G pitches. There are also 0.20 match equivalent sessions per week of training for rugby union/rugby league on a floodlit grass pitch.

Table 7.3: Likely demand for grass pitch sports generated from 1,500 dwellings

Pitch sport	Estimated demand by sport for 1,500 dwellings	
	Match demand (MES) per week ³⁸	Training demand ³⁹
Adult football	0.87	6.85 hours
Youth football	1.39	
Mini soccer	1.17	
Rugby union	0.17	0.19 match equivalent sessions
Rugby league	0.01	0.01 match equivalent sessions
Adult hockey	0.03	0.09 hours
Junior & mixed hockey	0.02	0.01 hours
Cricket	8.59	-

The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

³⁶ Sport England Facilities Costs Second Quarter 2020 – (<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>)

³⁷ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

³⁸ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

³⁹ Hours equate to access to a full size floodlit 3G pitch or hockey suitable AGP

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Table 7.4: Estimated demand and costs for new pitch provision

Pitch type	Estimated demand and costs for new pitches			Changing rooms	
	Number of pitches to meet demand	Capital cost ⁴⁰	Lifecycle Cost (per annum) ⁴¹	Number	Capital cost
Adult football	0.87	£79,122	£16,695	1.74	£272,970
Youth football	1.39	£100,967	£21,203	1.79	£280,710
Mini soccer	1.17	£26,561	£5,578	0	£0
Rugby union	0.17	£21,690	£4,642	0.34	£53,449
Rugby league	0.01	£636	£141	0.01	£1,909
Cricket	0.19	£49,783	£10,056	0.37	£58,221
Sand based AGPs	0.01	£5,739	£178	0.02	£2,386
3G	0.18	£163,168	£6,634	0.36	£56,576

Scenario Three – additional demand for pitch sports generated from housing growth from 660 dwellings by Philadelphia.

The estimated additional population derived from housing growth from 660 dwellings with an occupancy rate of 2.25 per household is 1,485 people. This population increase equates to 1.57 match equivalent sessions of demand per week for grass pitch sports and 3.78 match equivalent sessions of demand per season for cricket. Training demand equates to 3.01 hours of use per week for football on 3G pitches. There are also 0.08 match equivalent sessions per week of training for rugby union on a floodlit grass pitch.

Table 7.5: Likely demand for grass pitch sports generated from 660 dwellings

Pitch sport	Estimated demand by sport for 660 dwellings	
	Match demand (MES) per week ⁴²	Training demand ⁴³
Adult football	0.38	3.01 hours
Youth football	0.61	
Mini soccer	0.51	
Rugby union	0.07	0.08 match equivalent sessions
Rugby league	0	0 match equivalent sessions
Adult hockey	0.01	0.04 hours
Junior & mixed hockey	0.01	0 hours
Cricket	3.78	-

⁴⁰ Sport England Facilities Costs Second Quarter 2020 – (<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>)

⁴¹ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

⁴² As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

⁴³ Hours equate to access to a full size floodlit 3G pitch or hockey suitable AGP

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

Table 7.6: Estimated demand and costs for new pitch provision

Pitch type	Estimated demand and costs for new pitches			Changing rooms	
	Number of pitches to meet demand	Capital cost ⁴⁴	Lifecycle Cost (per annum) ⁴⁵	Number	Capital cost
Adult football	0.38	£34,814	£7,346	0.77	£120,109
Youth football	0.61	£44,424	£9,329	0.79	£123,507
Mini soccer	0.51	£11,685	£2,454	0	£0
Rugby union	0.07	£9,543	£2,042	0.15	£23,518
Rugby league	0	£280	£62	0.01	£840
Cricket	0.08	£21,905	£4,425	0.16	£25,617
Sand based AGPs	0	£2,525	£78	0.01	£1,050
3G	0.08	£71,790	£2,919	0.16	£24,892

Scenario Four – additional demand for pitch sports generated from housing growth from 720 dwellings by Former Groves

The estimated additional population derived from housing growth from 720 dwellings with an occupancy rate of 2.25 per household is 1,620 people.

This population increase equates to 1.73 match equivalent sessions of demand per week for grass pitch sports and 4.12 match equivalent sessions of demand per season for cricket.

Training demand equates to 3.29 hours of use per week for football on 3G pitches. There are also 0.09 match equivalent sessions per week of training for rugby union/rugby league on a floodlit grass pitch.

Table 7.7: Likely demand for grass pitch sports generated from 720 dwellings

Pitch sport	Estimated demand by sport for 720 dwellings	
	Match demand (MES) per week ⁴⁶	Training demand ⁴⁷
Adult football	0.42	3.29 hours
Youth football	0.67	
Mini soccer	0.56	
Rugby union	0.08	0.09 match equivalent sessions
Rugby league	0	0.00 match equivalent sessions
Adult hockey	0.01	0.04 hours
Junior & mixed hockey	0.01	0.0 hours
Cricket	4.12	-

The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

⁴⁴ Sport England Facilities Costs Second Quarter 2020 – (<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>)

⁴⁵ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

⁴⁶ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

⁴⁷ Hours equate to access to a full size floodlit 3G pitch or hockey suitable AGP

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Table 7.8: Estimated demand and costs for new pitch provision

Pitch type	Estimated demand and costs for new pitches			Changing rooms	
	Number of pitches to meet demand	Capital cost ⁴⁸	Lifecycle Cost (per annum) ⁴⁹	Number	Capital cost
Adult football	0.42	£37,982	£8,014	0.83	£131,037
Youth football	0.67	£48,464	£10,178	0.86	£134,751
Mini soccer	0.56	£12,749	£2,677	0	£0
Rugby union	0.08	£10,411	£2,228	0.16	£25,655
Rugby league	0	£305	£68	0.01	£916
Cricket	0.09	£23,897	£4,827	0.18	£27,947
Sand based AGPs	0	£2,755	£85	0.01	£1,145
3G	0.09	£78,321	£3,184	0.17	£27,157

Scenario Five – additional demand for pitch sports generated from housing growth from 3,000 dwellings by four sites

The estimated additional population derived from housing growth from 3,000 dwellings with an occupancy rate of 2.25 per household is 6,750 people.

This population increase equates to 7.19 match equivalent sessions of demand per week for grass pitch sports and 17.17 match equivalent sessions of demand per season for cricket.

Training demand equates to 13.70 hours of use per week for football on 3G pitches. There are also 0.39 match equivalent sessions per week of training for rugby union/rugby league on a floodlit grass pitch.

Table 7.9: Likely demand for grass pitch sports generated from 3,000 dwellings

Pitch sport	Estimated demand by sport for 3,000 dwellings	
	Match demand (MES) per week ⁵⁰	Training demand ⁵¹
Adult football	1.74	13.70 hours
Youth football	2.77	
Mini soccer	2.33	
Rugby union	0.34	0.38 match equivalent sessions
Rugby league	0.01	0.01 match equivalent sessions
Adult hockey	0.06	0.04 hours
Junior & mixed hockey	0.05	0.01 hours
Cricket	17.17	-

The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

⁴⁸ Sport England Facilities Costs Second Quarter 2020 – (<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>)

⁴⁹ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

⁵⁰ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

⁵¹ Hours equate to access to a full size floodlit 3G pitch or hockey suitable AGP

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Table 7.10: Estimated demand and costs for new pitch provision

Pitch type	Estimated demand and costs for new pitches			Changing rooms	
	Number of pitches to meet demand	Capital cost ⁵²	Lifecycle Cost (per annum) ⁵³	Number	Capital cost
Adult football	1.74	£158,245	£33,390	3.48	£545,945
Youth football	2.77	£201,942	£42,408	3.58	£561,448
Mini soccer	2.33	£53,120	£11,155	0	£0
Rugby union	0.34	£43,378	£9,283	0.68	£106,895
Rugby league	0.01	£1,273	£281	0.02	£3,818
Cricket	0.37	£99,567	£20,113	0.74	£116,443
Sand based AGPs	0.02	£11,479	£356	0.03	£4,771
3G	0.36	£326,336	£13,269	0.72	£113,152

Conclusion

Scenarios identify that, through overall housing growth, demand will be generated to some extent for all pitch sports (football, 3G, rugby union, rugby league, cricket and hockey), however, for most of the sports this does not equate to a need for a whole pitch (rugby union, rugby league, hockey, 3G pitches and cricket).

In comparison it is indicating there is enough future growth from housing developments to warrant new pitches for mini, youth and adult football.

There is a future shortfall of youth pitches that needs to be addressed, meaning there is a potential requirement to create new pitches, however, as the shortfalls a minimal the potential monies generated from housing growth would be more effectively spent on improving pitch quality and reconfiguring pitch layouts from adult to youth 11v11/youth 9v9 pitch types.

Using the evidence provided in the PPP it is suggested that there is no additional need to create any new adult football pitches in the City as there is already 18.5 match equivalent sessions of spare capacity on this pitch type. With this being said this should be examined on a case by case basis to understand if the spare capacity is located near to where the proposed housing developments are situated.

Furthermore, due to the nature of how football is played in Sunderland, with the use of 3Gs at central venues, it can be argued that there is also not a strategic need to create any new mini pitch provision. This is based on the likelihood that these teams will play their fixtures in 3G provision rather than grass.

This means there is a greater need for 3G provision, then what is suggested in the scenarios above, however, it does not necessarily equate to a need for additional 3G pitches. Again, based on findings from the PPP, initially all current 3G pitches should aim to maximise utilisation before any new provision is established. This is particularly essential at the three football hub sites. Only once these are fully maximised should consideration be given to creating new 3G pitches. A revaluation of pitch usage can come during the Stage E process or upon the next iteration of the PPP (*circa* 2027/28).

⁵² Sport England Facilities Costs Second Quarter 2020 – (<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>)

⁵³ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Therefore, monies suggested for new adult football pitches and 3G should be either pooled to put towards larger projects (creation of new or enhancement of current provision for other sports such as rugby union or hockey) or put towards other strategic recommendations outlined within this document, specifically within the Action Plan (an example improving pitch/ancillary facility quality).

For cricket, as there is not a strategic need for new cricket provision, monies should be directed to alleviating identified levels of overplay by providing NTPs at club sites and improving quality square/ancillary provision where applicable and as identified within the action plan.

For rugby, the PPP identifies a strategic need to create new pitches. Therefore, developer contributions should be pooled towards creating new pitches, particularly for Houghton RUFC, Sunderland RUFC. Alternatively, monies for adult pitches/3G could be redirected to establishing rugby union provision as suggested earlier.

Finally, there is a strategic need for a full size hockey suitable AGP within the City of suitable quality and accessibility. Potential monies could therefore be pooled to either refurbish one of the current pitches or to contribute towards the creation of a new pitch.

The Council should work with relevant stakeholders and use the PPP, in conjunction with the PPC, to understand if onsite provision could help to address some of the need for new provision identified within the PPP.

The disposal of disused sites identified within the PPP, should also consider how mitigation can help to address shortfalls identified.

The PPC only identifies pitch sports and there is also a requirement to improve facilities for non-pitch sports such as tennis, bowls and other pitch sports. Therefore, securing developer contributions to deliver improvements/new provision should be guided by the site by site Action Plan and in consultation with the relevant NGB.

PART 8: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE

Delivery

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

It is important that this document is used in a practical manner, is engaged with partners and encourages partnerships to be developed and maintained to ensure that outdoor sports facilities are regarded as a vital aspect of community life and which contribute to the achievement of Council priorities. The Strategy should therefore be regarded as part of the planning process, with the success of study and the benefits that are gained from it being dependent upon regular engagement between all partners involved and the adoption of a strategic approach. Each member of the steering group should take the lead to ensure the PPP is used and applied appropriately within their area of work and influence.

To help ensure that the PPP is well used, it should be regarded as the key document within the study area, guiding the improvement and protection of playing pitch and outdoor sports provision. It needs to be the document people regularly turn to for information on the how current demand is being met and what actions are required to improve the situation and meet future demand, as well as when development proposals come forward or when funding bids are made. For this to be achieved, the Steering Group needs to have a clear understanding of how the PPP can be applied and therefore delivered.

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

Monitoring and updating

Once the PPP is complete, it is advised that the Steering Group is kept together, with twice-yearly meetings recommended and often encouraged by Sport England and the NGBs. The purpose of these meetings is to:

- ◀ Act as a focal point for promoting the value and importance of the PPP and provision in the area.
- ◀ Monitor, evaluate and review progress with the delivery of the recommendations and action plan.
- ◀ Share lessons learnt from how the PPP has been used and how it has been applied to a variety of circumstances.
- ◀ Ensure the PPP is used effectively to input into any new opportunities to secure improved provision and influence relevant programmes and initiatives.
- ◀ Maintain links between all relevant parties with an interest provision in the area.
- ◀ Review the need to update the PPP along with the supply and demand information and assessment work on which it is based.

Alongside regular steering group meetings, a good way to keep the strategy up to date and maintain relationships is to also hold sport specific meetings with the NGBs and other relevant

parties. These should look to update the key supply and demand information, if necessary amend the assessment work, track progress with implementing the recommendations and action plan and highlight any new issues and opportunities.

The meetings could be timed to fit with the annual affiliation process undertaken by the NGBs, which would help to capture any changes in the number and nature of sports clubs in the area. Other information that is already collected on a regular basis such as pitch booking records for local authority and other sites could also be fed in.

As a guide, if no review and subsequent update has been carried out within three years of the PPP being signed off, then Sport England and the NGBs would consider it and the information on which it is based to be out of date. The nature of the supply and in particular the demand for provision is likely to change year-on-year; therefore, without any form of review and update, it would be difficult to make the case that the supply and demand information and assessment work is sufficiently robust.

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

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

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Checklists

In order for this Strategy to be signed off by the steering group, a Stage D Checklist: Develop the Strategy, is signed off.

Stage D Checklist: Develop the Strategy	Tick ✓	
	Yes	Requires Attention
Step 7: Develop the recommendations and action plan	✓	
1. Have a number of study area specific scenarios been looked at to help explore key issues and findings along with possible recommendations and actions?	✓	
2. Have any recommendations and actions regarding AGP provision taken into account the guidance in the 'Selecting the Right Artificial Surface' document and any NGB specific information?	✓	
3. Do the recommendations reflect the drivers, vision and objectives of the work?	✓	
4. Are the recommendations precise enough to enable the development of clear individual area, sport and site specific actions to help achieve them?	✓	
5. Have all relevant parties been engaged with the development of, and are signed up to the delivery of, the recommendations and actions?	✓	
6. Are the recommendations and actions clearly presented?	✓	
7. Has particular attention been paid to the situation at priority sites and those which are being significantly overplayed?	✓	
8. Have area, sport and site specific solutions been proposed to protect, enhance, and provide playing pitch provision to meet the current and future demand?	✓	
9. Has guidance on the future of any sites highlighted as being at risk been provided?	✓	
10. Do the recommendations and actions seek to make the best use of existing pitches?	✓	
11. Has the detriment and benefit of proposals to relocate provision been presented?	✓	
12. Has the level and type of any new playing pitch provision required been presented?	✓	
13. Has the importance of providing appropriate and fit for purpose ancillary facilities been highlighted in order to maximise the potential benefit to sport of any pitches?	✓	
14. Have the recommendations sought to ensure an adequate amount of spare capacity in the provision of accessible pitches with secured community use?	✓	
15. Does the PPP provide a steer as to the future of any spare capacity and any provision that may be genuinely surplus to requirements (paragraphs D12 to D15)?	✓	
16. Does the action plan cover the points listed in paragraph D17?	✓	
17. Does the action plan provide the most appropriate actions to improve provision in the study area rather than just those which the local authority can deliver?	✓	
18. Does the action plan represent an infrastructure plan for playing pitches with deliverable area, sport and site specific actions and projects?	✓	
Step 8: Write and Adopt the Strategy	✓	
1. Does the PPP document provide the reader with a clear understanding of the areas listed in paragraph D20?	✓	

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

2.	Is it clear from the PPP document why the recommendations and actions have been included, how they are to be delivered and what they will achieve?	✓	
3.	Does the PPP document indicate how it should be used and applied in different areas and circumstances along with the benefits of doing so?	✓	
4.	Has the PPP document been subject to appropriate consultation?	✓	
5.	Do all members of the steering group and other relevant parties endorse the PPP and recognise its lead role in guiding the improvement of pitches in the study area?	✓	
6.	Has the PPP document been formally adopted by the local authority and is its status recognised across all relevant departments?	✓	

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

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

For more information, see:

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport>

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

APPENDIX ONE: FUNDING PLAN

Funding opportunities

In order to deliver much of the Action Plan it is recognised that external partner funding will need to be sought. Although seeking developer contributions in applicable situations and other local funding/community schemes could go some way towards meeting deficiencies and/or improving provision, other potential/match sources of funding should be investigated. Below is a list of current funding bodies and relevant website links; further detail is not available at this stage as the funding streams are regularly changing.

Awarding body	Website link
The National Lottery Community Fund	http://www.tnlcommunityfund.org.uk/
Sport England	https://www.sportengland.org/funding/
Football Foundation	https://footballfoundation.org.uk/what-we-do
Rugby Football Foundation (RFF)	http://www.rugbyfootballfoundation.org/index.php?option=com_content&view=article&id=14&Itemid=113
The England and Wales Cricket Trust	https://www.ecb.co.uk/be-involved/club-support
EU Life Fund	http://ec.europa.eu/environment/funding/intro_en.htm
National Hockey Foundation	http://www.thenationalhockeyfoundation.com/
Rugby Football League	https://www.rlwc2021.com/facilities

Funder's requirements

Below is a list of funding requirements that can typically be expected to be provided as part of a funding bid, some of which will fall directly out of the Playing Pitch Plan:

- ◀ Identify need (i.e., why the Project is needed) and how the Project will address it.
- ◀ Articulate what difference the Project will make.
- ◀ Identify benefits, value for money and/or added value.
- ◀ Provide baseline information (i.e., the current situation).
- ◀ Articulate how the Project is consistent with local, regional and national policy.
- ◀ Financial need and project cost.
- ◀ Funding profile (i.e., Who's providing what? Unit and overall costs).
- ◀ Technical information and requirements (e.g., planning permission).
- ◀ Targets, outputs and/or outcomes (i.e., the situation after the Project/what the Project will achieve)
- ◀ Evidence of support from partners and stakeholders.
- ◀ Background/essential documentation (e.g., community use agreement).
- ◀ Assessment of risk.

Indicative costs

The indicative costs of implementing key elements of the Action Plan can be found on the Sport England website:

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

The costs are for the development of community sports facilities and are based on providing good quality sports facility based on the last quarter. The Facilities Costs are updated on the Sport England website every quarter. These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead of Sport England.

APPENDIX TWO: GLOSSARY

Capacity is the amount of play a site can regularly accommodate (in the relevant comparable unit) for community use without adversely affecting its quality and use. This is typically outlined by the NGB.

Overplay is when a pitch is used over the amount that the carrying capacity will allow, (i.e. more than the site can accommodate). Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected.

Spare capacity is the amount of additional play that a pitch could potentially accommodate in addition to current activity. There may be reasons why this potential to accommodate additional play should not automatically be regarded as actual spare capacity, for example, a site may be managed to regularly operate slightly below its carrying capacity to ensure that it can cater for a number of friendly matches and training activity. This needs to be investigated before the capacity is deemed **actual spare capacity**.

Match equivalent sessions is an appropriate comparable unit for pitch usage. For football, rugby union and rugby league, pitches should relate to a typical week within the season and one match = one match equivalent session if it occurs every week or 0.5 match equivalent sessions if it occurs every other week (i.e. reflecting home and away fixtures). For cricket pitches, it is appropriate to look at the number of match equivalent sessions over the course of a season and one match = one match equivalent session.

Displaced demand generally relates to play by teams or other users of playing pitches from within the study area (i.e. from residents of the study area) which takes place outside of the area. This may be due to issues with the provision of pitches and ancillary facilities in the study area, just reflective of how the sports are played (e.g. at a central venue for the wider area) or due to the most convenient site for the respective users just falling outside of the local authority/study area.

Unmet demand is demand that is known to exist but unable to be accommodated on current supply of pitches. This could be in the form of a team with access to a pitch for matches but nowhere to train or vice versa. This could also be due to the poor quality and therefore limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement. League secretaries may be aware of some unmet demand as they may have declined applications from teams wishing to enter their competitions due to a lack of pitch provision which in turn is hindering the growth of the league.

Latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. This could include feedback from a sports club who may feel that they could set up and run an additional team if they had access to better provision.

Future demand is an informed estimate made of the likely future demand for pitches in the study area. This is generally based on the most appropriate current and future population projections for the relevant age and gender groupings for each sport. Key trends, local objectives and targets and consultation also inform this figure.

Casual use or other use could take place on natural grass pitches or AGPs and include:

- ◀ Regular play from non-sports club sources (e.g. companies, schools, fitness classes)
- ◀ Infrequent informal/friendly matches
- ◀ Informal training sessions
- ◀ More casual forms of a particular sport organised by sports clubs or other parties
- ◀ Significant public use and informal play, particularly where pitches are located in parks/recreation grounds.

APPENDIX THREE: SPORTING CONTEXT

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

National context

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

Department of Media Culture and Sport Sporting Future: A New Strategy for an Active Nation (2015)

The Government published its strategy for sport in December 2015. This strategy confirms the recognition and understanding that sport makes a positive difference through broader means and that it will help the sector to deliver five simple but fundamental outcomes: physical health, mental health, individual development, social and community development and economic development. In order to measure its success in producing outputs which accord with these aims it has also adopted a series of 23 performance indicators under nine key headings, as follows:

- ◀ More people taking part in sport and physical activity.
- ◀ More people volunteering in sport.
- ◀ More people experiencing live sport.
- ◀ Maximising international sporting success.
- ◀ Maximising domestic sporting success.
- ◀ Maximising domestic sporting success.
- ◀ A more productive sport sector.
- ◀ A more financially and organisationally sustainable sport sector.
- ◀ A more responsible sport sector.

Sport England: Uniting the Movement 2021

Sport and physical activity has a big role to play in improving the physical and mental health of the nation, supporting the economy, reconnecting communities and rebuilding a stronger society for all. From this notion, Sport England has recently released its new strategy, Uniting the Movement, its 10-year vision to transform lives and communities through sport and physical activity.

It seeks to tackle the inequalities long seen in sport and physical activity. Providing opportunities to people and communities that have traditionally been left behind, and helping to remove the barriers to activity, has never been more important.

There are three key objectives to the Strategy:

- ◀ Advocating for movement, sport and physical activity.
- ◀ Joining forces on five big issues
- ◀ Creating the catalyst for change

In particular, the five big issues are identified where the greatest potential is seen for preventing and tackling inequalities in sport and physical activity. Each one is a building block that, on its own, would make a difference, but together, could change things profoundly:

Recover and reinvent: Recovering from the biggest crisis in a generation and reinventing as a vibrant, relevant and sustainable network of organisations providing sport and physical activity opportunities that meet the needs of different people.

Connecting communities: Focusing on sport and physical activity's ability to make better places to live and bring people together.

Positive experiences for children and young people: Unrelenting focus on positive experiences for all children and young people as the foundations for a long and healthy life.

Connecting with health and wellbeing: Strengthening the connections between sport, physical activity, health and wellbeing, so more people can feel the benefits of, and advocate for, an active life.

Active environments: Creating and protecting the places and spaces that make it easier for people to be active.

The specific impact of the Strategy will be captured through programmes funded, interventions made, and partnerships forged. For each specific area of action, a set of key performance indicators will be developed. This hybrid approach will help evidence the overall progress being made by all those involved in supporting sport and physical activity.

National Planning Policy Framework (updated 2021)

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

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

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

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

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

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

The FA National Football Facilities Strategy (2018-28)

The Football Association's (FA) National Football Facilities Strategy (NFFS) provides a strategic framework that sets out key priorities and targets for the national game (i.e., football) over a ten-year period.

The Strategy sets out shared aims and objectives it aims to deliver on in conjunction with The Premier League, Sport England and the Government, to be delivered with support of the Football Foundation.

These stakeholders have clearly identified the aspirations for football to contribute directly to nationally important social and health priorities. Alongside this, the strategy is clear that traditional, affiliated football remains an important priority and a core component of the game, whilst recognising and supporting the more informal environments used for the community and recreational game.

Its vision is: *"Within 10 years we aim to deliver great football facilities, wherever they are needed"*

£1.3 billion has been spent by football and Government since 2000 to enhance existing football facilities and build new ones. However, more is needed if football and Government's shared objectives for participation, individual well-being and community cohesion are to be achieved. Nationally, direct investment will be increased – initially to £69 million per annum from football and Government (a 15% increase on recent years).

The NFFS investment priorities can be broadly grouped into six areas, recognising the need to grow the game, support existing players and better understand the different football environments:

- ◀ **Improve 20,000 Natural Turf pitches**, with a focus on addressing drop off due to a poor playing experience;
- ◀ **Deliver 1,000 3G AGP 'equivalents'** (mix of full size and small sided provision, including MUGAs - small sided facilities are likely to have a key role in smaller / rural communities and encouraging multi-sport offers), enhancing the quality of playing experience and supporting a sustainable approach to grass roots provision;
- ◀ **Deliver 1,000 changing pavilions/clubhouses**, linked to multi-pitch or hub sites, supporting growth (particularly in women and girls football), sustainability and providing a facility infrastructure to underpin investment in coaching, officials and football development;
- ◀ **Support access to flexible indoor spaces**, including equipment and court markings, to support growth in futsal, walking football and to support the education and skills outcomes, exploiting opportunities for football to positively impact on personal and social outcomes for young people in particular;
- ◀ **Refurbish existing stock to maintain current provision**, recognising the need to address historic under-investment and issues with refurbishment of existing facilities;
- ◀ **Support testing of technology and innovation**, building on customer insight to deliver hubs for innovation, testing and development of the game.

Local Football Facility Plans

To support in delivery of the NFFS, The FA has commissioned a national project. Over the next two years to 2020, a Local Football Facility Plan (LFFP) will be produced for every local authority across England. Each plan will be unique to its area as well as being diverse in its representation, including currently underrepresented communities.

Identifying strategic priorities for football facilities across the formal, recreational and informal game, LFFPs will establish a ten-year vision for football facilities that aims to transform the playing pitch stock in a sustainable way. They will identify key projects to be delivered and act as an investment portfolio for projects that require funding. As such, around 90% of all will be identified via LFFPs. LFFPs will guide the allocation of 90% of national football investment (The FA, Premier League and DCMS) and forge stronger partnerships with local stakeholders to develop key sites. This, together with local match-funding will deliver over one billion pounds of investment into football facilities over the next 10-years.

It is important to recognise that a LFFP is an investment portfolio of priority projects for potential investment - it is not a detailed supply and demand analysis of all pitch provision in a local area. Therefore, it cannot be used as a replacement for a Playing Pitch Strategy (PPS) and it will not be accepted as an evidence base for site change of use or disposal.

A LFFP will; however, build on available/existing local evidence and strategic plans and may adopt relevant actions from a PPS and/or complement these with additional investment priorities.

The FA: Time for Change Strategy (2020-24)

The FA launched its new National Game Strategy in January 2021 which aims to 'unite the game and inspire the nation'. It will do this in two ways, by 'changing the game to maximise its impact' and by 'serving the game to deliver football for all'.

To achieve this, the strategy will focus on six Game Changer objectives, to change the fabric of the game and tackle long-term issues, to make the largest possible impact in the years ahead:

- ◀ Win a major tournament
- ◀ Service > two million through a transformed media platform
- ◀ Ensure equal opportunities for every girl
- ◀ Delivery of 5,000 quality pitches
- ◀ A game free of discrimination
- ◀ Maximise the appeal and revenue of the FA cups and BFAWSL

These are underpinned by eight Serve objectives, ensuring maintenance of brilliant business-as-usual services to support the growing and evolving needs of the game:

- ◀ Trusted, progressive regulation and administration
- ◀ Safe and inclusive football pathways and environment
- ◀ Personalised and connected learning experiences
- ◀ Maximum investment into the game
- ◀ Diverse, high-performing workforce and inclusive culture
- ◀ World class venues and events
- ◀ Strong reputation and clear brand identity
- ◀ Technology enabled and insight driven

England and Wales Cricket Board (ECB) Inspiring Generations (2020-2024)

The England and Wales Cricket Board unveiled a new strategic plan in 2019. The strategic plan aims to connect communities and improve lives by inspiring people to discover and share their passion for cricket

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

The plan sets out six important priorities and activities, these are:

- ◀ **Grow and nurture the core**
 - ◀ Create an infrastructure investment fund for First Class County Clubs (FCCs)
 - ◀ Introduce a new Community Investment Funding for FCCs and County Cricket Boards (CCBs)
 - ◀ Invest in club facilities
 - ◀ Develop the role of National Counties Cricket
 - ◀ Further invest in County Competitions

- ◀ **Inspire through elite teams**
 - ◀ Increase investment in the county talent pathway
 - ◀ Incentivise the counties to develop England Players
 - ◀ Drive the performance system through technology and innovation
 - ◀ Create heroes and connect them with a new generation of fans

- ◀ **Make cricket accessible**
 - ◀ Broaden crickets appeal through the New Competition
 - ◀ Create a new digital community for cricket
 - ◀ Install non-traditional playing facilities in urban areas
 - ◀ Continue to deliver South Asian Action Plans
 - ◀ Launch a new participation product, linked to the New Competition

- ◀ **Engage children and young people**
 - ◀ Double cricket participation in primary schools
 - ◀ Deliver a compelling and coordinated recreational playing offer from age five upwards
 - ◀ Develop our safeguarding to promote safe spaces for children and young people

- ◀ **Transform women's and girls' cricket**
 - ◀ Grow the base through participation and facilities investment
 - ◀ Launch centres of excellence and a new elite domestic structure
 - ◀ Invest in girls' county age group cricket
 - ◀ Deliver a girls' secondary school programme

- ◀ **Support our communities**
 - ◀ Double the number of volunteers in the game
 - ◀ Create a game-wide approach to Trust and Foundations through the cricket network
 - ◀ Develop a new wave of officials and community coaches
 - ◀ Increase participation in disability cricket

The Rugby Football Union Strategic Plan (2021)

The RFU has released its new strategic vision, which is to achieve 'a successful and thriving game across England'. The strategy can be found [here](#).

It identifies four 'Game Objectives' and four 'Driving Objectives', to form priority focuses for the strategy. It believes that these objectives will make the greatest substantive improvements to the game and investment will be aligned to these areas.

Game objectives

- ◀ **Enjoyment** – Enable positive player experiences on and off the field.
- ◀ **Winning England** – Create the best possible high-performance system for England Rugby.
- ◀ **Welfare** – Enhance players welfare to protect and support the wellbeing of players.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

- ◀ **Flourishing rugby communities** – Support clubs to sustain and grow themselves and to reflect society.

Driving objectives

- ◀ **Diversity & inclusion** – Drive rugby union in England to reflect the diversity of society.
- ◀ **Understand** – Build a deep understanding of players, volunteers and fans to shape the future of the game.
- ◀ **Connect** – Connect with and grow the rugby community and create exceptional experiences.
- ◀ **Commercial & operational excellence** – Ensure a sustainable and efficient business model delivered by an inspired workforce.

A number of aims, identified as key to the achievement of these main objectives, are particularly relevant to facilities. The provision of good quality and suitable rugby union facilities will help to achieve these aims and in turn objectives:

- ◀ **Enjoyment** – Improve accessibility for women and girls across the game.
- ◀ **Enjoyment** – Make the game inclusive and attractive for 14 to 18 year olds.
- ◀ **Flourishing rugby communities** – Provide support to help clubs maximise the benefit from their facilities and assets.
- ◀ **Diversity & Inclusion** – Improve the diversity of all facets of our game and continue to create and inclusive environment for all.

The Rugby Football League Facility Strategy

The RFL's Facilities Strategy was published in 2011. The following themes have been prioritised:

- ◀ Clean, Dry, Safe & Playable
- ◀ Sustainable clubs
- ◀ Environmental Sustainability
- ◀ Geographical Spread
- ◀ Non-club Facilities

The RFL Facilities Trust website www.rflfacilitiestrust.co.uk provides further information on:

- ◀ The RFL Community Facility Strategy
- ◀ Clean, Dry, Safe and Playable Programme
- ◀ Pitch Size Guidance
- ◀ The RFL Performance Standard for Artificial Grass Pitches
- ◀ Club guidance on the Annual Preparation and Maintenance of the Rugby League Pitch

Further to the 2011 Strategy detail on the following specific programmes of particular relevance to pitches and facility planning are listed below and can be found via the trust link (see above):

- ◀ The RFL Pitch Improvement Programme 2013 – 2017
- ◀ Clean, Dry and Safe programmes 2013 - 2017

Rugby League World Cup ‘Inspired by 2021’ Legacy Programme

The Rugby League World Cup 2021 will develop a £10 million legacy programme with funds driven into local clubs and community projects. The government investment, delivered by Sport England, is part of RLWC 2021’s ambitious plan to grow the sport and make it more visible, engaging and welcoming to current and potential participants.

The funding will be split into large transformational community projects, such as changing room improvements and new artificial grass pitches with the remaining funding used for smaller scale initiatives such as supplying new kit and equipment to promote club and community development. The investment will focus on the following four key areas:

- ◀ Creating welcoming environments
- ◀ Encouraging participation growth
- ◀ Building community engagement
- ◀ Cultivating further investment

England Hockey (EH) - A Nation Where Hockey Matters 2013

The vision is for England to be a ‘Nation Where Hockey Matters’.

We know that delivering success on the international stage stimulates the nation’s pride in their hockey team and, with the right events in place, we will attract interest from spectators, sponsors and broadcasters alike. The visibility that comes from our success and our occasions will inspire young people and adults to follow in the footsteps of their heroes and, if the right opportunities are there to meet their needs, they will play hockey and enjoy wonderful experiences.

Underpinning all this is the infrastructure which makes our sport function. We know the importance of our volunteers, coaches, officials, clubs and facilities. The more inspirational our people can be, the more progressive we can be and the more befitting our facilities can be, the more we will achieve for our sport. England Hockey will enable this to happen and we are passionate about our role within the sport. We will lead, support, counsel, focus and motivate the Hockey Nation and work tirelessly towards our vision.

As a governing body, we want to have a recognisable presence to participants of the game, be that through club or association website or their communications, or through the work of the many outstanding coaches in our game, so that players understand that their club is part of a wider team working together to a common goal.

The core objectives are as follows:

1. Grow our Participation
2. Deliver International Success
3. Increase our Visibility
4. Enhance our Infrastructure
5. For England Hockey to be proud and respected custodians of the sport

Club participation

Our club market is well structured and clubs are required to affiliate to England Hockey to play in community leagues. As a result only relatively few occasional teams lie outside our affiliation structure. Schools and Universities are the other two areas where significant hockey is played.

Hockey is clearly benefiting from a double Olympic legacy. After Great Britain's women won bronze in front of a home crowd in London in 2012 the numbers of young girls playing the sport doubled and a historic gold in Rio 2016 saw more than 10,000 players promptly joining clubs. These triumphs have inspired the nation to get active and play hockey. Thanks to the outstanding work of the network of clubs across the country, England Hockey has seen unprecedented growth at both ends of the age range. There has been an 80% increase in the number of boys and girls in clubs, as well as a 54% increase in players over the age of 46.

Hockey clubs have reaped the rewards of the improved profile of the sport, focussing on a link with schools to provide excellent opportunities for young players. Programmes such as Quick sticks – a small-sided version of hockey for 7-11 year olds – in Primary Schools have been hugely successful in allowing new players to take part in the sport from an early age. The growth in the sport since the eve of London 2012 has been seen across the country, examples being a 110% increase in under 16s club participation in London, and a 111% growth in the North West in the same age bracket.

England Hockey Strategy

England Hockey's Facilities Strategy can be found [here](#).

Vision: For every hockey club in England to have appropriate and sustainable facilities that provide excellent experiences for players.

Mission: More, Better, Happier Players with access to appropriate and sustainable facilities

The 3 main objectives of the facilities strategy are:

1. PROTECT: To conserve the existing hockey provision

- There are currently over 800 pitches that are used by hockey clubs (club, school, universities) across the country. It is important to retain the current provision where appropriate to ensure that hockey is maintained across the country.

2. IMPROVE: To improve the existing facilities stock (physically and administratively)

- The current facilities stock is ageing and there needs to be strategic investment into refurbishing the pitches and ancillary facilities. England Hockey works to provide more support for clubs to obtain better agreements with facilities providers & education around owning an asset.

3. DEVELOP: To strategically build new hockey facilities where there is an identified need and ability to deliver and maintain. This might include consolidating hockey provision in a local area where appropriate.

England Hockey has identified key areas across the country where there is a lack of suitable hockey provision and there is a need for additional pitches, suitable for hockey. There is an identified demand for multi pitches in the right places to consolidate hockey and allow clubs to have all of their provision catered for at one site.

Tennis in Britain - LTA Strategy

The LTA's vision for 2019 – 2023, Tennis Opened Up includes seven strategies relating to three objectives which are built around its mission 'to grow tennis by making it relevant, accessible, welcoming and enjoyable'.

SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Objectives

- ◀ Increase the number of fans on our database from [623,602] to [1,000,000] by 2023.
- ◀ More people playing more often;
 - ◀ Increase the number of adults playing tennis each year from [7.7% (4,018,600)] of the population to [8.5% (4,420,460)], and the frequency of adults playing tennis twice a month 2.5% 1,311,800 to 1.9% 1,500,000 by 2023.
 - ◀ The number of children playing tennis once a week from 550,000 to 700,000 (7.9% to 10% of the population) by 2023.
- ◀ Enable 5 new players to break into the top 100 by 2023 and inspire the tennis audience.

Strategies

1. Visibility - Broaden relevance and increase visibility of tennis all year round to build engagement and participation with fans and players.
2. Innovation - Innovate in the delivery of tennis to widen its appeal.
3. Investment - Support community facilities and schools to increase the opportunities to play
4. Accessibility - Make the customer journey to playing tennis easier and more accessible for anyone
5. Engagement - Engage and collaborate with everyone involved in delivering tennis in Britain, particularly coaches and volunteers to attract and maintain more people in the game.
6. Performance - Create a pathway for British champions that nurtures a diverse team of players, people and leaders.
7. Leadership - Lead tennis in Britain to the highest standard so it is a safe, welcoming, well-run sport.

Bowls England: Strategic Plan 2014-2017

Although the Plan is out of date, it remains the most up to date available. Bowls England will provide strong leadership and work with its stakeholders to support the development of the sport of bowls in England for this and future generations.

The overall vision of Bowls England is to:

- ◀ Promote the sport of outdoor flat green bowls.
- ◀ Recruit new participants to the sport of outdoor flat green bowls.
- ◀ Retain current and future participants within the sport of flat green bowls.

In order to ensure that this vision is achieved, ten key performance targets have been created, which will underpin the work of Bowls England up until 31st March 2017.

- ◀ 115,000 individual affiliated members.
- ◀ 1,500 registered coaches.
- ◀ Increase total National Championship entries by 10%.
- ◀ Increase total national competition entries by 10%.
- ◀ Medal places achieved in 50% of events at the 2016 World Championships.
- ◀ 35 county development plans in place and operational.
- ◀ County development officer appointed by each county association.
- ◀ National membership scheme implemented with 100% uptake by county associations.
- ◀ Secure administrative base for 1st April 2017.
- ◀ Commercial income to increase by 20%.

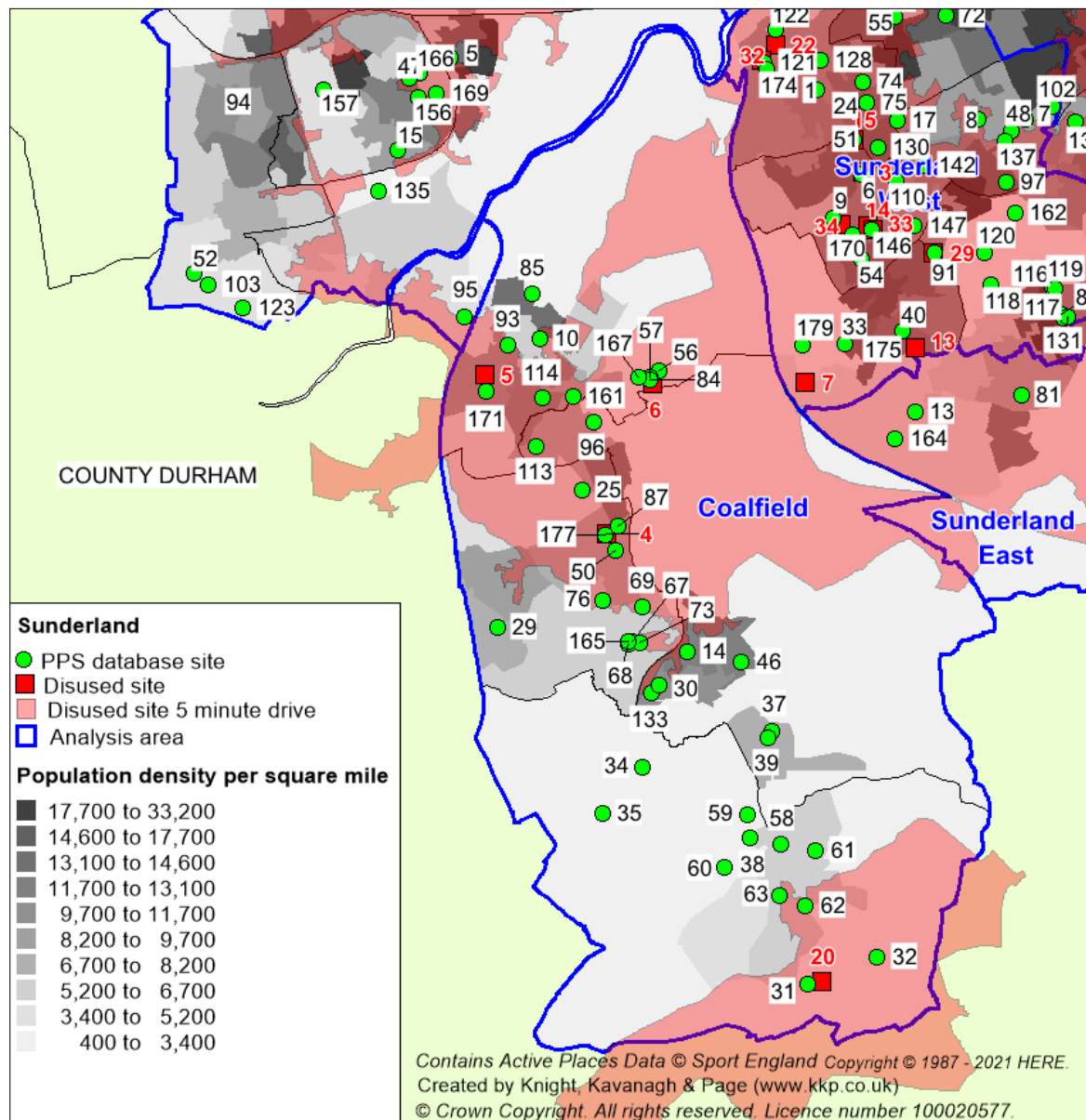
SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Despite a recent fall in affiliated members, and a decline in entries into National Championships over the last five years, Bowls England believes that these aims will be attained by following core values. The intention is to:

- ◀ Be progressive.
- ◀ Offer opportunities to participate at national and international level.
- ◀ Work to raise the profile of the sport in support of recruitment and retention.
- ◀ Lead the sport.
- ◀ Support clubs and county associations.

APPENDIX FOUR: DISUSED SITES MAPPING BY ANALYSIS AREA

Figure 4.1: Disused used sites with a five minute drive time radius (Coalfield)



SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Figure 4.2: Disused used sites with a five minute drive time radius (Sunderland West and Sunderland East)

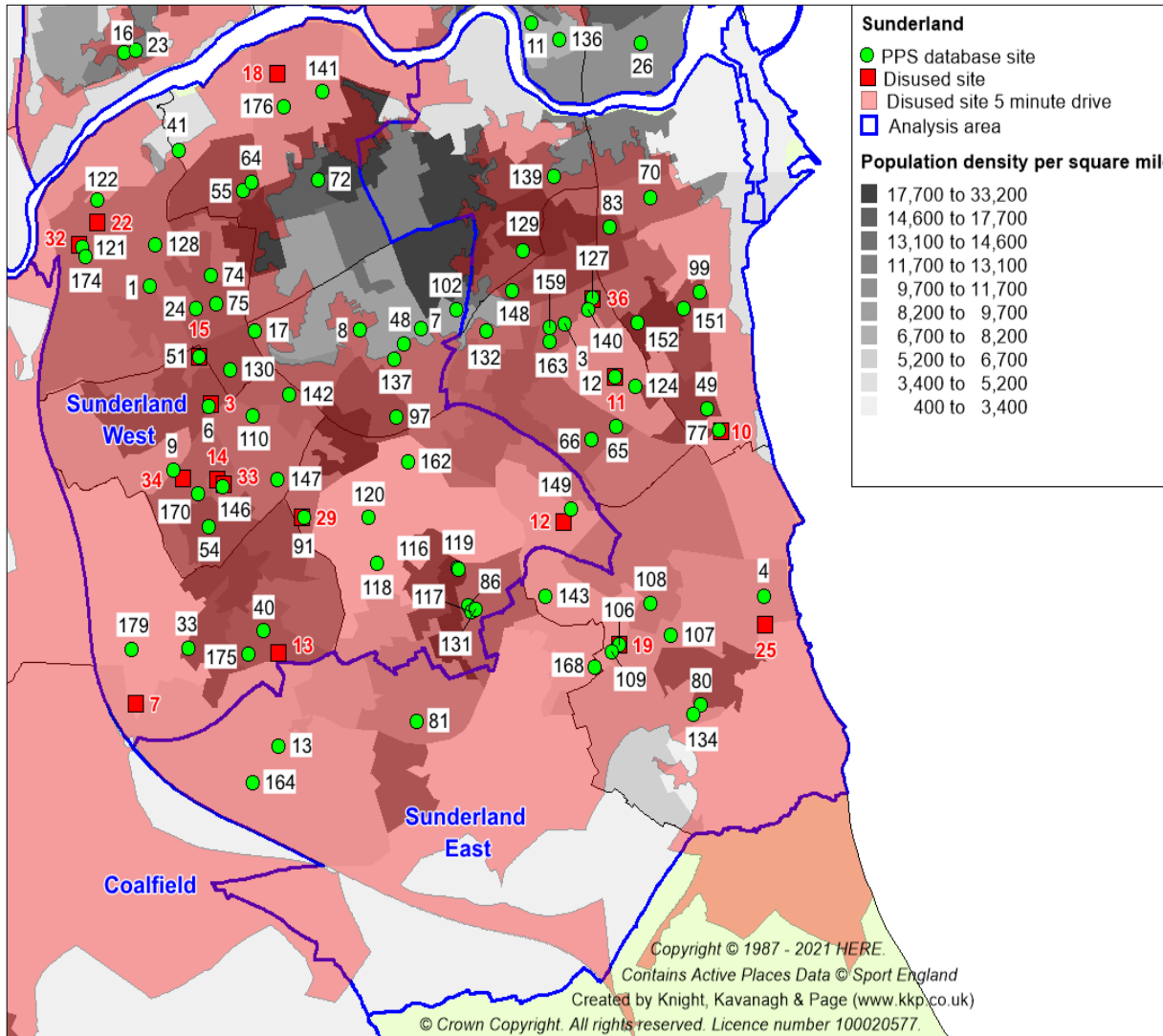
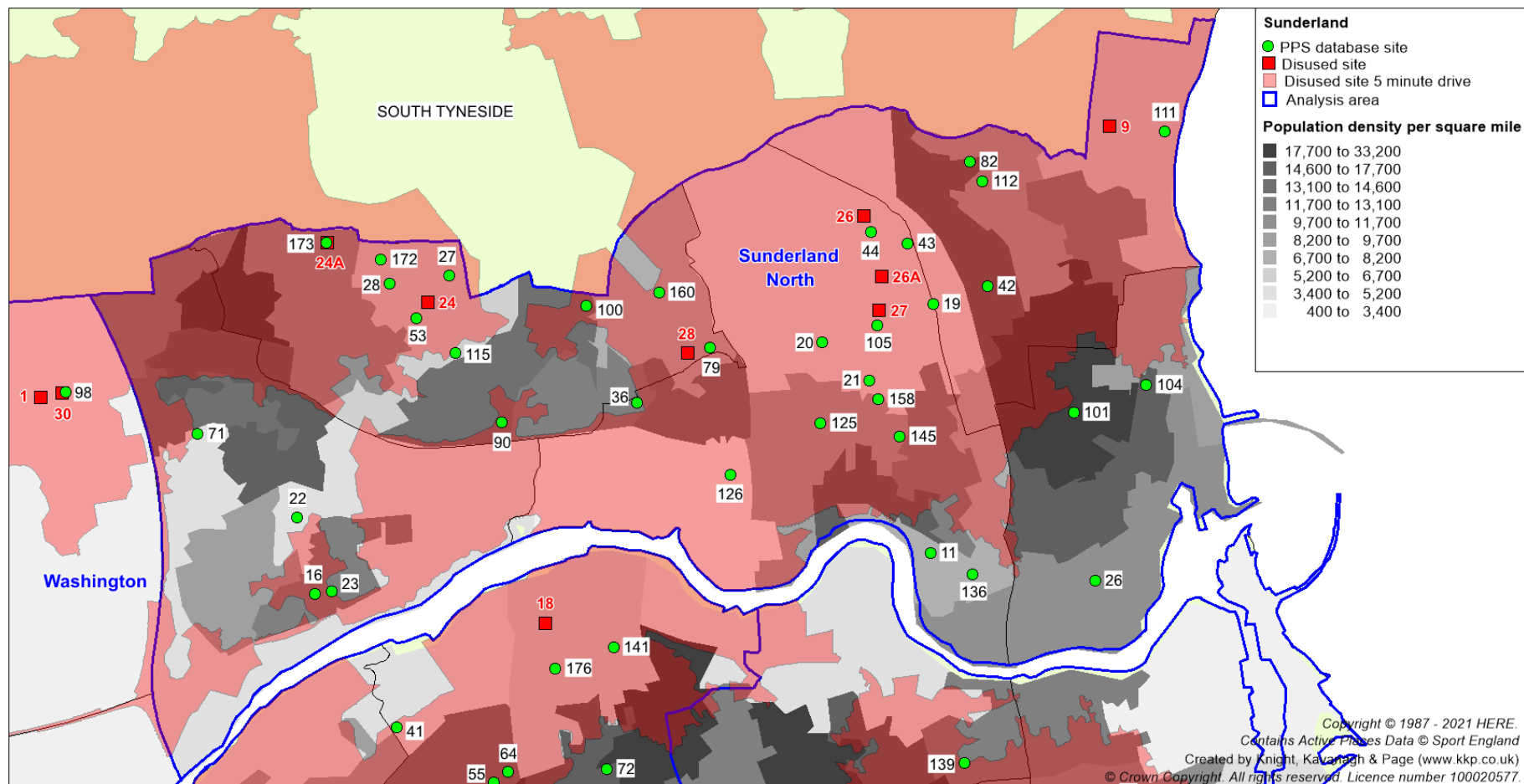


Figure 4.3: Disused used sites with a five minute drive time radius (Sunderland North)



SUNDERLAND CITY COUNCIL STRATEGY & ACTION PLAN

Figure 4.4: Disused used sites with a five minute drive time radius (Washington)

