

An aerial photograph of a large sports facility. In the foreground, there is a large, well-maintained green grass field. To the left of the field, there are several fenced-in artificial turf pitches. In the background, there is a large, multi-story brick building, likely a school or community center, surrounded by trees and residential housing. A road with traffic is visible on the right side of the image.

# Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 2031

## CONTENTS

Introduction, Background and Consultation 3

Part 1 – Playing Pitch Strategy 29

Part 2 – Built Sports Facilities Strategy plus other outdoor sports 94

Appendices – separate documents:

Appendix A – Assessment of Needs Report Cricket

Appendix B – Assessment of Needs Report Football

Appendix C - Assessment of Needs Report Hockey

Appendix D - Assessment of Needs Report Rugby



# Introduction



## i. Introduction – Brief, Scope, Vision and Aims

### i.i Background

The new Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 31 produced in line with Sport England's latest guidance, is the follow-on document to the Ealing Sports Facility Strategy 2012-21 adopted by Cabinet in February 2013 and the Playing Pitch Strategy 2017-31, adopted by Cabinet in March 2017.

Continuum Sport and Leisure Limited were commissioned by the Council to lead on the production of the new strategy, following national guidance published by Sport England. Each local authority in the country is encouraged to produce this type of document to inform future decisions regarding the demand and supply of existing and new indoor and outdoor sports facilities in a given area. The strategy document also informs an updated action plan which details potential facility developments based on the demand and supply analysis. This action plan will be reviewed and adjusted where necessary on an annual basis.

The supply side information contained in the strategy is generated through standard facility audits used for all levels of facility from park to elite sport, with findings then corroborated by the relevant national governing body of that sport. The demand side information is generated from surveys of current and potential users including local sports clubs as well as club and team data provided by the relevant governing bodies of sport and facility booking records where available. The Council's Leisure Service has provided context and a local perspective on the overarching vision and principles driving the strategy and the outcome objectives.

The resulting action plan is a guide to how enhanced and new facilities might be developed, pending funding confirmation and planning permission where necessary, where they might be developed and the lead organisation to meet identified demand, exploit opportunities that may arise and provide sustainable management and operational models. Often projects are delivered through the Council or the sport's governing body engaging with voluntary, education or commercial partners. Each potential project identified in the action plan will be reviewed and re-evaluated considering the situation at the time as factors on both the demand and supply side may have changed as well as the cost and viability of the project at the point when an individual project is being considered.

When applying for funding to develop new facilities, Sport England, National Governing Bodies of Sport and most other funding organisations, require evidence of the current demand and supply of facilities in an area to justify the proposed project. This strategy - developed and agreed in partnership with these same organisations - is the document that provides this information and is vital to the success of any funding bid.

Through the implementation of this strategy, the Council has an important role to play in providing access to sporting opportunities at a cost that is acceptable to the wider community. The Council has a role to play as a direct provider of entry level facilities such as free to use casual football pitches as well as pay and play summer and winter sports pitches with changing and toilet facilities to allow clubs to play competitively.

The Council also plays an enabling role in developing better quality facilities by engaging and enabling community organisations through the asset transfer process to independently manage and operate existing and new



facilities. At the very top level, professional sports clubs based in the borough provide facilities catering for elite sport.

### **i.ii Why the Strategy Has Been Developed**

The purpose of the strategy is to support the Council's corporate priorities in shaping the future of Ealing and most importantly contribute to the achievement of outcomes relating to improved health and increased physical activity levels of Ealing residents, establishing how to best meet their current and future health and wellbeing needs and encourage and support the continued independence of Ealing residents, contributing to the priority of making Ealing a better place to live and work.

Ealing Council's main reasons for producing this follow-on facility strategy and associated action plan are detailed below:

- To assess and measure the impact of the Ealing Sports Facility Strategy 2012 – 21 and the London 2012 Games legacy programme
- To develop an accurate and robust evidence base to provide the leisure and sport content for the Local Plan refresh and to help inform Planning policy decisions regarding the protection, enhancement and provision of existing and future indoor and outdoor sports facilities providing an understanding of the best location(s) for any new facilities
- To use the evidence base to help calculate and secure developer contributions (Section 106 Agreements) as part of the planning process where sport and leisure is a consultee on all future housing developments to ensure the impact on the sport and leisure infrastructure is considered and to provide funding to enable the development of sports facilities to benefit residents
- To create an agreed list of priority projects which will help to meet any existing deficiencies, meet future demand and feed into wider

infrastructure planning (including periodic updates to the borough's Infrastructure Delivery Plan) as well as helping to secure internal capital and revenue investment as well as grants from external agencies

- To identify and help meet the growing need of Ealing's strong network of voluntary sports clubs, for better quality sport appropriate facilities, including improvements to existing or the building of new facilities.

### **i.iii Improvement Projects Achieved**

Ealing has made a significant investment in sport and leisure facilities over the last 10 years or so, creating a real legacy from the London 2012 Games for Ealing, whilst improving accessibility to key sports facilities and encouraging people to start and stay active.

The Council has invested over £36 million improving the borough's main indoor leisure centres; the new Northolt Leisure Centre opened in 2010 on the site of Northolt Swimarama and Everyone Active Acton Centre opened in 2014 on the site of Acton Swimming Baths. Both new centres provide a better quality and wider range of facilities than the centres they replaced, and both have 25m 8 lane swimming pools, teaching pools with a moveable floor to meet the needs of people of all ages and abilities, large gyms and studios. Sport and active recreation facilities at both venues are co located with other Council services, a library and soft play facility at Northolt and a library and adults and children's services in Acton.

Most notably with regard to new playing pitch provision, £18.5 million funding has been invested by a range of partners in two new football hubs at Rectory Park, Northolt (in the north west of the borough) and Gunnersbury Park (closest to Acton and Ealing in the east). Both sites now have 2 floodlit artificial grass pitches, and the latter also includes a sports

hall to cater for Handball and Futsal, floodlit tennis courts, a gym, studios and grass pitches. The Rectory Park Football Hub was funded by Ealing Council, the Football Foundation and London Marathon Charitable Trust; Middlesex FA's new Headquarters is co located in the same building, allowing the MFA to operate the Football Hub as well as administer county football matters on site. The new indoor and outdoor sports facilities at Gunnersbury Park Sports Hub, were funded by both Ealing and Hounslow Council's, the Football Foundation, London Marathon Charitable Trust, Sport England, the Lawn Tennis Association and England Cricket Board, as well as the University of West London, Brentford Football Club and Community Trust and the International School of London.

To create a sustainable legacy from the London 2012 Games, after carrying out a strategic assessment of its indoor and outdoor sporting assets, the Council identified a number of outdoor sports grounds to make available to the voluntary sector through an asset transfer process. This process involved transferring the management and/or ownership of land or buildings from the Council to a community organisation at 'less than best consideration' – that is at less than its full market value to achieve a public benefit. To date, the process has been highly successful and supported the further development of Ealing's existing strong and vibrant community sports sector. Ealing Council's work in this area has been recognised by Sport England and the Football Association and used as a case study in their respective asset transfer toolkits.

To realise this aim, the Council worked with community and voluntary sector organisations to develop small scale sports facilities; working with each partner to raise the necessary funding for the project and to build out the facility. The Council with its voluntary sector partners raised and invested £8.5 million into new and improved outdoor sports facilities. By

leasing the new/improved facilities to the community-based partners, long term sustainability was secured - i.e. facilities managed by the community for the community.

Leading examples of this asset transfer approach include:

- **Spikes Bridge Park, Southall** - A new pavilion, floodlit 3G artificial grass pitch, cricket and grass football facilities in Southall installed in 2015 and currently leased to London Tigers.
- **Boddington Gardens, Acton** - A new pavilion, floodlit sand based artificial grass pitch, cricket pitch and grass football pitches came back into use in 2015, leased to Actonians Sports Club.
- **Perivale Park** - A new pavilion opened in 2016 provides users of the pay and play cricket and football pitches in this park with changing rooms and toilets.
- **Popesfield Playing Fields, Ealing** - A new pavilion and cricket and grass football pitches opened summer 2017 and leased to Ealing Cricket Club.
- **Lord Halsbury Memorial Sports Ground, Northolt** - A new pavilion including boxing gym and a floodlit 3G artificial training pitch opened in 2014 and leased to Larkspur Rovers Football Club
- **Scotch Common, West Ealing** - A new pavilion was built and leased to Pitshanger Football Club.

The Council has also worked closely with local schools to promote out of hours community use of new facilities on school sites that can be used for community sport and recreation. Through the planning process, Community Use Agreements have been secured ensuring that school facilities are available to local sports groups at an affordable price out of school hours. This type of agreement is in place at William Perkin High School, which opened its sports facilities including a floodlit full size 3G artificial grass pitch and sports hall for club-based community use in 2015. There are similar



agreements in place at Ealing Fields High School and Ada Lovelace High School from 2021; both have sports halls available for community use, the former a 3-court hall and the latter a 4-court hall.

A number of free to use entry level facilities for playing pitch sports including MUGAs for football and cage cricket have also been provided by the Council in public parks and in residential areas.

Commercial and voluntary sector organisations have also funded sports facility improvement projects in Ealing, most prominently Trailfinders Sports Club Ground has transformed in recent years to a top-class rugby venue with excellent facilities (including an indoor training complex opened in January 2022) for the professional rugby team, large amateur rugby club, cricket and football clubs that operate on the site. Club des Sport has invested heavily in a range of sports facilities in Acton, including floodlit artificial grass pitches for football and cricket nets, for use by resident sports clubs including Acton Cricket Club. Wasps FC has invested in a floodlit rugby compliant artificial grass pitch facility and private schools in the borough have also invested in their sports facilities (for example floodlights added to the hockey artificial pitch at St Benedict's in Perivale), which facilitates community hockey club use after school hours. Hooks Boxing Club opened a new facility in April 2018, converting the gym facility adjacent to Actonians Sports Ground in Popes Lane. Putt in the Park opened in Acton Park in 2016, creating a family orientated attraction on the site of a disused bowls green and pavilion.

#### i.iv Vision and Key Objectives

The vision for the Strategy is to facilitate the creation of a sporting infrastructure across Ealing that provides residents of all ages, abilities and backgrounds with the opportunity to be active and play sports.

The key objectives of the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 31 are to:

1. Provide the Council and its partners with a robust document with an evidence base that can be reliably used to support spatial planning decisions and inform capital investment plans and external funding bids for new and/or enhanced indoor and outdoor sports facilities.
2. Improve public health by encouraging more people in Ealing to be more active by ensuring facilities for indoor and outdoor sports are of the appropriate quality are both available and accessible.
3. Ensure future sustainability of sport and leisure in Ealing through sports and physical activity networks, involving sports clubs and other delivery organisations.

In order to achieve the vision and 3 key objectives of this new 10-year strategy, the Council will explore opportunities to:

- Enable and promote a network of accessible sports facilities across the borough maintaining and enhancing the borough's built and green infrastructure
- Work with commercial and community partners and national governing bodies to enable and secure the development and long-term management as well as financial viability of indoor and outdoor sport facilities across the borough

- Seek to maximise opportunities which may arise to develop sports facilities as part of wider regeneration, education or place-based projects
- Identify and bid for external funding to support the development and delivery of new sports facilities across Ealing
- Help clubs and organisations to promote the benefits of sport to bring communities together to make them stronger reducing inequality and celebrating diversity
- Promote sport and active recreation as a key enabler to healthy and active lifestyles
- Be innovative and creative when investigating possible solutions to facility supply needs in light of the general reduction in funding available to improve and or build new sports facilities
- Identify opportunities for the possible co-location of facilities including film studios, libraries, health clinics, etc.
- Expand community use of existing education facilities not currently available for community use
- Investigate the viability of developing indoor facilities at existing outdoor sports venues to create sustainable and self-financing indoor and outdoor sports hubs managed and operated by voluntary sports clubs.

By acting on the recommendations in this strategy and delivering the facility developments included in the action plan the following outcomes will be realised for Ealing residents:

- More opportunities for people to be more active reducing the number of inactive people
- Increased levels of physical activity and greater participation in sports
- Better, more accessible facilities for physical activity and sports, of appropriate quality, available across the borough

- Reduced public subsidy and better long-term sustainability of sports facilities across the borough
- More community organisations developing and operating facilities for the benefit of local residents
- More opportunities for people to volunteer in sport and active recreation for the benefit of others
- New regeneration or education projects will factor in future community use sports facilities enhancing local places and spaces for the enjoyment of residents
- Stronger and healthier communities, reducing health inequalities
- Planning policy which supports and encourages people to be more active.

#### i.v The Extent of the Study Area

The extent of the study area is the Ealing local authority boundary (to correspond with all local planning documents).

Significant built sports facilities and playing pitch sites located in neighbouring authorities that provide easy access for Ealing residents have been taken into consideration in determining current and future facility needs in the borough. Similarly, in terms of demand, due consideration is given to sports infrastructure in neighbouring authorities close to the borough boundary and to any areas allocated for large scale new housing developments.

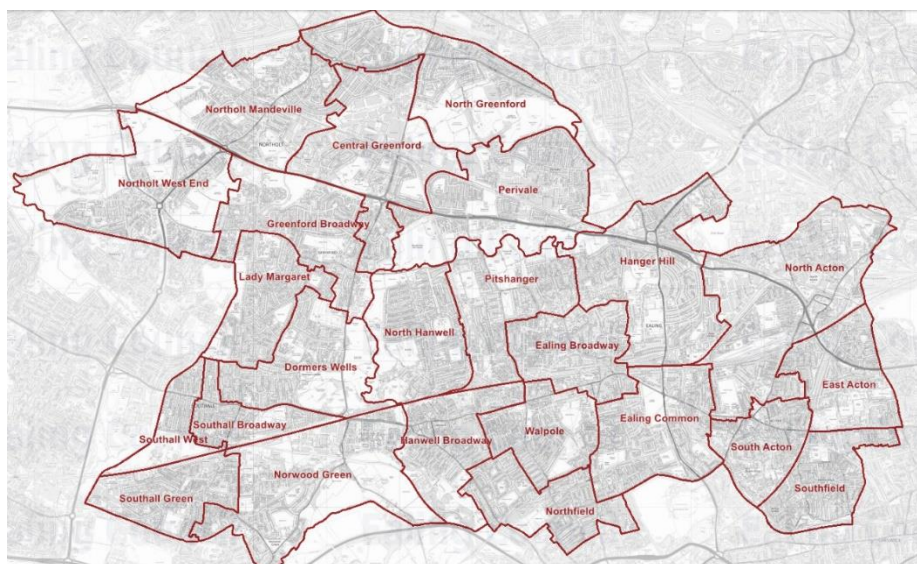
The impact of 'displaced' demand is considered in relation to the sports and recreation facility needs in the borough. This includes both exported demand (i.e. Ealing residents and sports teams accessing facilities in neighbouring local authorities) and imported demand (residents and teams



from neighbouring local authorities accessing sports facilities in Ealing). The neighbouring local authority areas are:

- Harrow and Brent - to the north
- Hammersmith and Fulham – to the east
- Hounslow – to the south
- Hillingdon - to the west

*Figure i.i - London Local Authority Map (source LB Ealing ward boundaries 2022)*

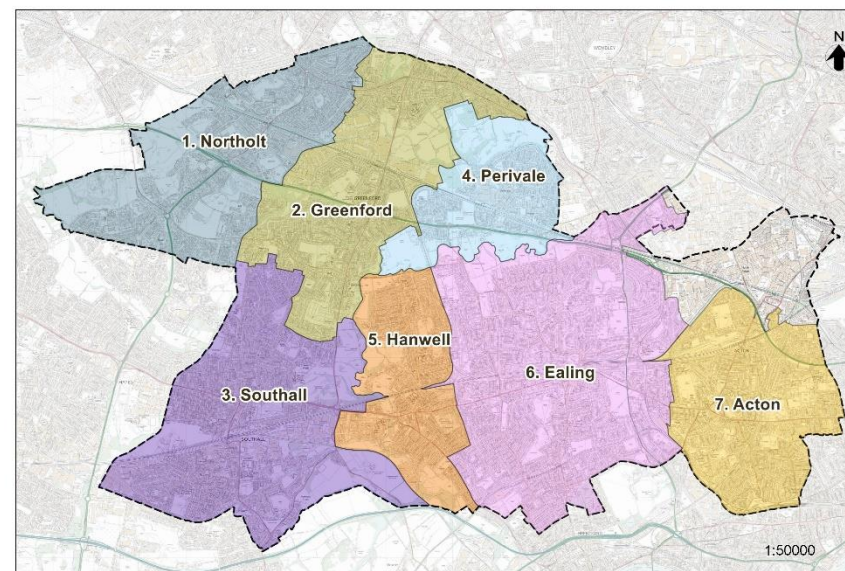


The Steering Group overseeing the development of this strategy agreed to work with a single study area to cover the whole of the borough. As in 2016, when the current strategy began to be developed, it was agreed there is still no clear rationale to analyse the supply and demand balance of sporting

infrastructure in the borough by geographical sub-areas as the borough has good connectivity and transport links are extensive and easily accessed.

However, it was agreed that the expression and communication of identified priorities in the action plan should recognise the existence of Ealing's seven 'town' community identities of Northolt, Southall, Greenford, Perivale, Hanwell, Acton and Ealing.

*Figure i.ii - Ealing's Seven 'Towns' (source LB Ealing)*



### i.vi The Approach to Developing the Strategy

The strategy aims to be robust, based on local needs (currently and to 2031) and deliverable. This objective is assured by adhering to National Planning Policy Framework (NPPF).

Para 98 of the NPPF states: *“Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate”.*

The strategy document comprises two parts - Playing Pitches (part 1) and Indoor and Built Sports Facilities (part 2) – each with an action plan for implementation.

#### Ealing Indoor & Outdoor Sports Facility Strategy 2022 – 31

##### **PART 1** **Playing Pitch** **Strategy**

Natural turf and artificial turf pitches for cricket, hockey, football and rugby

##### **PART 2** **Built Sports Facilities** **Strategy**

Indoor and Outdoor Built Sports Facilities plus other grass pitch sports

The 2022 Strategy also aligns directly with Sport England's national guidance for local authorities concerning the key planning stages and processes to follow to ensure that investment in sport and physical activity best meets local priority outcomes.

Published in 2019, Sport England's Strategic Outcomes Planning Guidance (SOPG) recognises that commitment from local authorities to the provision of physical activity. The Sport England SOPG also recognises local authorities are under increasing pressure to meet the growing needs of their communities with limited resources and using new approaches to commissioning services.

Robust, evidence-based planning of affordable and sustainable sport and physical activity facilities and services towards delivery of strategic outcomes that are shared by all key agencies and local stakeholders is the basis of the SOPG approach. The key SOPG stages are set out below.





The Ealing Indoor & Outdoor Sports Facilities Strategy 2022 - 31 identifies shared strategic objectives and outcomes (Stage 1) and recommends key interventions by the Council and its strategic partners to protect, enhance and provide sports facilities that will contribute to delivering the outcomes (Stage 3). The recommendations are based on insight into the sport, physical activity and community building needs and priorities of the Ealing community and place (Stage 2) and realistic assessment of the potential investment commitment required (Stage 4).

The Consultant Team have also followed specific Sport England guidance for both the built facilities and playing pitch elements of the study as follows:

- Assessing Needs & Opportunities Guide (ANOG) for Indoor & Outdoor Sports Facilities, Sport England (July 2014),
- Playing Pitch Strategy Guidance (October 2013).

Sport England's ANOG guidance highlights the importance of undertaking detailed assessments of sports facility needs and the benefits of sports and physical activity within local authority areas (as well as considering the range of possible options and scenarios for meeting priority needs and achieving positive outcomes identified through this process), before making recommendations for future action. Specifically, the guidance recommends that local authorities:

1. *Recognise and give significant weight to the benefits of sport and physical activity.*
2. *Undertake, maintain and apply robust and up-to-date assessments of need and strategies for sport and physical activity provision, and base policies, decisions and guidance upon them.*
3. *Plan, design and maintain buildings, developments, facilities, land and environments that enable people to lead active lifestyles.*

The guidance published by Sport England also advocates that strategic recommendations and action planning consider the following hierarchy of needs:

1. **Protect** existing sports facilities where these are sustainable and continue to perform a valuable role in meeting community needs;
2. **Enhance** existing facilities that meet these criteria but need improvement to continue to be of value; and, lastly,
3. **Provide** new or extended facilities where there is found to be substantial unmet needs currently or predicted for the future.

Sport England's separate guidance specific to playing pitches details a ten-step methodology as illustrated below. This methodology has been followed in developing the strategy (i.e. to Step 8):



i.vii Tailoring the Approach - What makes the study area different?

### Transport and Accessibility

The borough has excellent transport infrastructure linking the seven towns and to other parts of London. Ealing has three tube lines (the Central, District and Piccadilly lines); an overground rail service linking Gunnersbury with Acton; and two major east/west trunk roads (the A40 Western Avenue

across the north of the borough and the A4020 Uxbridge Road linking Central Ealing to Southall to the south) and the North Circular Road (A205) running north/south from South Brent (Alpertown, Stonebridge) through Park Royal to Gunnersbury.

The major rail transport infrastructure projects of Crossrail Elizabeth Line and HS2 are also likely to impact on accessibility of playing pitch sites in the vicinity of upgraded stations over the new Local Plan period with new services and shorter journey times. For example the Crossrail Elizabeth Line services will run via Ealing Broadway, Acton, Hanwell, Southall and West Ealing stations.

As in London as a whole, travel by bus in Ealing in the peak evening and weekend times for sports and recreation is a viable option for those without a car. An expanded network of cycle routes has also been delivered since the last PPS, including a number of routes created for daily exercise during the Covid pandemic promoted by the Ealing Cycling Campaign, a local group of London Cycling Campaign. Ealing also promotes walking for commuting purposes as well as walking and running for health and fitness, the distance marker routes in over 20 of Ealing's parks have proved to be popular with residents.

### Population Density and Growth

Ealing is the third most densely populated Outer London borough after Brent and Waltham Forest with more than 61 residents per hectare.

Further housing growth is expected over the life of the next Local Plan. In part this growth is anticipated to reinforce the established spatial strategy and trend which has seen growth concentrated towards two growth corridors, the two opportunity areas and the town centres. The emerging

Local Plan is seeking to ensure that each of the seven towns will play a role in the borough's delivery of new homes and jobs, which may ultimately result in a more equitable and balanced distribution of growth and investment in the future. Forecasts, based on 2018 housing-led population statistics published by the GLA in 2020, are for approximately 38,000 more people living in Ealing by 2031.

The Local Plan refresh will set out the number of homes and jobs to meet the needs of new and existing residents, and what community and other infrastructure will be required to support this growth along with strategies for mitigating and adapting to climate change to help the borough become carbon neutral by 2030. Of direct relevance to this Sports Facility Strategy, it will also focus on promoting a pattern of development that helps people lead healthier and more active lives.

The development at Old Oak Common and Park Royal, may not be an initial issue in the early years of this strategy but as the area gets built out increased demand may impact on the east of the borough; Ealing's indoor and outdoor sports facilities in this area will need protecting or indeed expanding. At this early stage it is hard to measure the impact on the demand for existing and potential new facilities that this new growth area will bring, therefore it is likely that a demand and supply review will be needed when more is known about the scheme and its potential impact on both indoor and outdoor facility demand in Ealing.

### Population Profile

Due to falls in the birth rate and people living longer, the borough population profile is forecast to continue to age. Over the long term, this

trend in the age profile is likely to impact on levels of demand for facilities for team sports and for facilities for less intensive sports and forms of active recreation.

At the time of modelling the various scenarios in this strategy the latest census outputs were not available; however, the data does reinforce the findings of earlier projections employed based on the 2012 census.

The ethnic composition of the resident population is particularly diverse. At the time of the last published census Ealing was the 3rd most diverse borough in England & Wales. Compared to the rest of England & Wales, the ethnic composition of Ealing in 2011 included the:

- Largest Polish population (21,507)
- Highest number of Afghans (6,789)
- Highest number of Serbians (441)
- 2nd highest number of Japanese residents (2,798)
- 2nd highest number of Iranians (2,981)
- 3rd highest Somali population (2,835), with a further 535 Somalilanders
- 4th highest number of Arabs (10,076)

Between 2015 and 2045 the white population in Ealing is expected to grow by 10%. For all other ethnicities, the projected rise in numbers is steeper over this time period: Asian/Asian British by 37%, Black/Black British by 16%, residents of mixed ethnic heritage by 27%, Chinese by 40% and population of other ethnic origin by 43%<sup>1</sup>.

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<sup>1</sup> Source: GLA Ethnic Group Projections Trend, 2015 (LTM)



In terms of socio-economic deprivation, the 2019 Index of Multiple Deprivation (IMD) shows that, overall, Ealing ranks 88th out of the 317 local authorities in England - i.e. one of the most deprived in the second quartile. Deprivation is highly localised with just 2% of Lower Super Output Areas (LSOAs) in the borough ranking within the 10% most deprived of all LSOAs nationally. This ranking is comparable to other London boroughs including Waltham Forest, Croydon, Westminster and Newham. The most deprived areas within the borough are concentrated largely in the west. Southall Green, Norwood Green, Dormers Wells, Northolt North West and areas in South and Central Acton are comparatively more deprived than other areas.

### School Sports Facilities

Access to school sports facilities in the evenings and/or at weekends is critical to the successful operation of many of the community sports clubs based in Ealing as well as for individuals as the vast majority of community sports halls and artificial grass pitches are on education sites. With a growing population over the Strategy and Local Plan period, the role of school sports facilities in providing for community sport is likely to grow in importance.

Accordingly, exploring opportunities to both secure existing community use of school and college-based sports facilities and to widen community use - including ensuring planning policies for new schools include provision for community use of built sports facilities and playing pitches (via enforceable Community Use Agreements) are important drivers for the strategy.

### i.viii Tailoring the Approach - How does the population participate?

Figure 1.3, taken from Sport England's latest Active Lives Survey results for the period May 2020 to May 2021, show that approximately 1% more adult residents of the borough (aged 16+) are physically 'inactive' (28%) compared to the national and regional average (27%). Compared to the average for all Outer London boroughs however, levels of inactivity in Ealing are lower.

This equates to a little over 74,000 adults (aged 16+) in Ealing who, on average, are doing less than 30 minutes a week moderately intensive equivalent (MIE) physical activity.

30,200 (11.3%) of adults in Ealing are moderately active (i.e. doing between 30- and 150-minutes MIE physical activity a week) and 161,600 (60.8%) are classed as 'active' (i.e. doing more than 150 minutes a week).

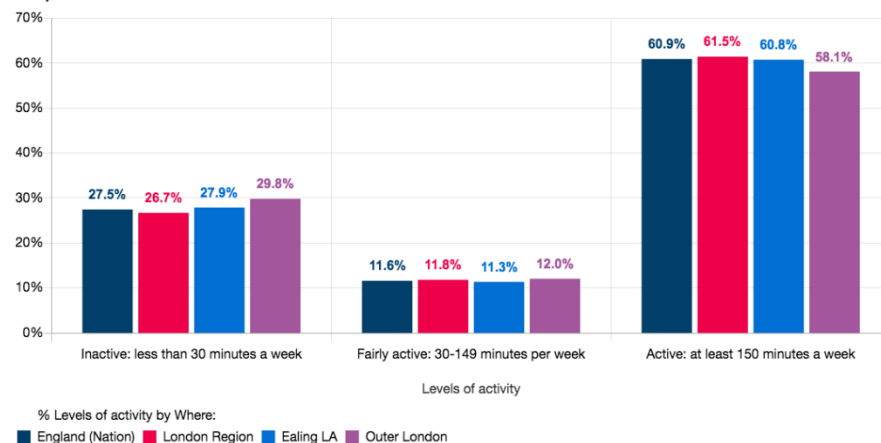
Across London as a whole, 11.8% are 'fairly active' (0.5% higher proportion than in Ealing) and 61.5% are 'active' (compared to 60.8% in Ealing).

Across the Outer London boroughs only, 12% are fairly active (0.7% higher than in Ealing) and 58.1% are active (i.e. 2.7% lower than the 60.8% active adults in Ealing).

*Figure i.iii Levels of Activity*

Levels of activity

May 20-21



Regular participation - defined in the survey as participation at least twice in the last 28 days - is similarly a little lower among adults in Ealing at 74% than across London (75%) and nationally (75.3%) but higher than in Outer London (72.1%) as shown in Figure 1.4.

*Figure i.iv Participation in the last 28 days*

Participation in the last 28 days

May 20-21

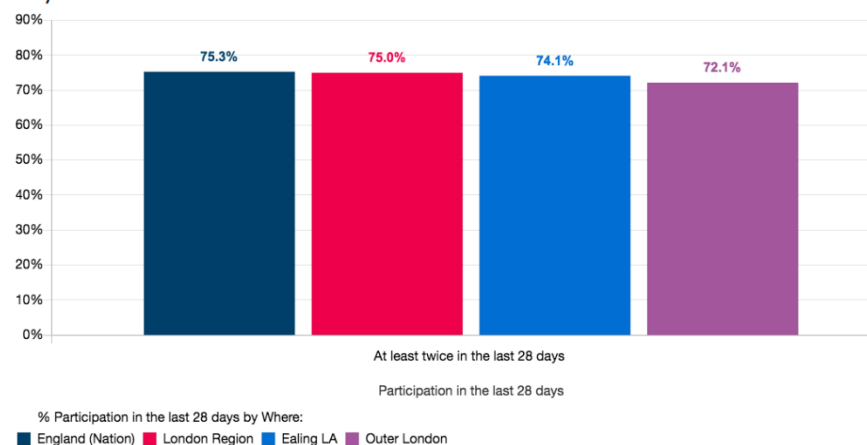
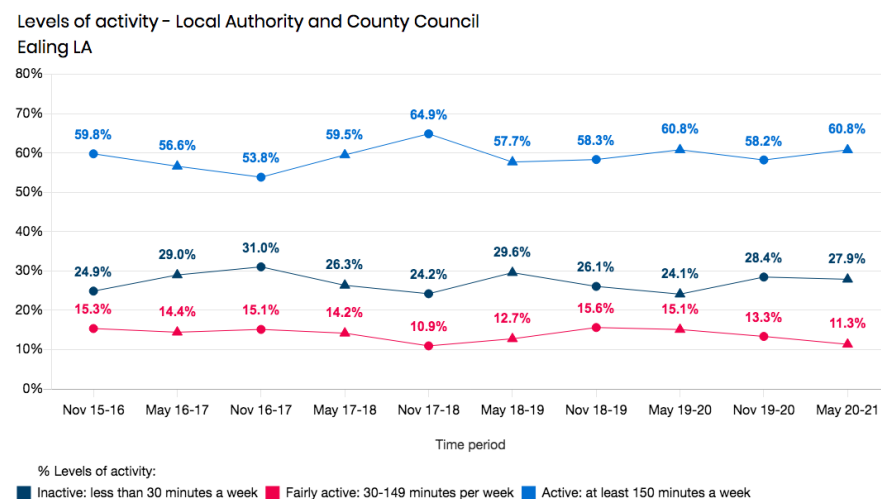


Figure i.v shows the borough trend for these measures over the 10 runs of the Active Lives Survey to date.

Since work began on the last PPS in 2015/16, the proportion of adults in the borough classed as 'active' (at least 150 minutes a week) has increased by one percentage point from 60% to 61%. Over the same period, the figure for 'inactive' (less than 30 minutes a week) has however increased by three percentage points from 25% to 28%. Regular adult participation (at least twice in the last 28 days) has also fallen since 2015/16 from 76% to 74 %.

*Figure i.v Participation Trends*

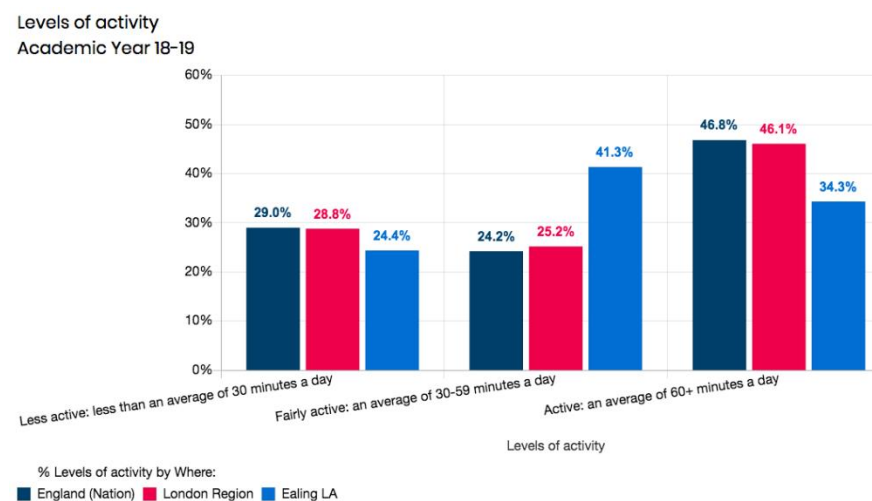
With more than a quarter of all over 16-year-olds in Ealing found to be inactive in the 2021 ALS, this evidences the importance of provision of accessible and affordable facilities for sport and active recreation.

The Active Lives Children & Young People Survey in 2020 (based on data collected in the academic year 2018/19) found that in Ealing just 34.3% of children (aged 5-16) met the recommended level of physical activity (i.e. Active for an average of 60mins or more daily either in or out of school). This is well below both the national figure (46.8%) and the regional average of 46.1% (see Figure 1.6).

In terms of the 'Less Active' measure (i.e. Active for an average of less than 30mins a day), the borough figure is 24.4% - i.e. more than 11,000 children

in the borough aged 5-16 are insufficiently active for their health. However the picture is slightly worse nationally (29%) and across London as a whole (28.8%).

Again, as the adult findings, these findings for children evidence the case for provision of more accessible spaces and places for sport and physical activity.

*Figure i.vi Levels of children's physical activity*



### i.ix Tailoring the Approach - Which sports to include?

The Steering Group agreed that the sports to be included in the Playing Pitch Strategy (Part 1) are football, hockey, rugby union and cricket. Within these sports, the strategy seeks as far as is practicable, to include consideration of all forms of play, whether:

- Club and league based (formal) play and training (including reference to indoor nets for cricket),
- Less formal programmed forms of the respective sports (e.g. friendly and recreational game formats outside the sports governing bodies affiliated structures), and
- Un-programmed play by groups of residents, workers, students out of school.

For Part 2 of the Strategy it was agreed with the Leisure Service Team to include the following built sports facilities:

- Swimming pools
- Sports halls
- Health and Fitness Gyms
- Tennis / netball courts
- Boxing, judo and other martial arts venues
- Squash courts
- Climbing walls
- Bowls and Croquet greens
- Gaelic sports facilities
- Golf facilities
- Athletics and Running tracks
- Cycling
- Walking for leisure

Community Activity Halls (under 3 badminton courts in size) are referenced in the sports halls section of the Part 2 report, where identified as being suitable, available and used regularly by the local community for indoor sports (e.g. dance, keep fit, yoga, short mat bowls, martial arts). Examples include Hanwell Community Centre that has two large spaces both used for formal sport and Perivale Community Centre has a large hall used for a range of indoor sports.

Significant specialist large-scale sports facilities in neighbouring authorities with good access for Ealing residents have been taken into consideration in determining current and future facility needs. Facility types in this category include indoor bowls, indoor tennis and dedicated gymnastics/trampoline centres as well as arena size sports halls with a show court and spectator seating.

Brief consideration is also given to other sport facility types available in Ealing (e.g. water sports and equestrian facilities) along with facility provision, largely in the borough's parks, for informal sport and recreation.

### i.x Management and Delivery

The Council's Leisure Service Team has managed the development of the strategy. With regard to the Playing Pitch Strategy (Part 1) the Council has been supported by a Steering Group, comprising of representatives from The England & Wales Cricket Board, The Football Foundation, Middlesex County Football Association, England Hockey, Middlesex Cricket, The Rugby Football Union and Sport England.

## i.xi Consultation

To help inform the supply and demand analysis, the Consultant Team undertook an in-depth consultation process by speaking to a wide range of key stakeholders. These included a number of National Governing Bodies of sport (NGBs), facility providers, and Ealing based sports clubs through surveys and interviews. This process was used to develop a robust understanding of the supply and demand of facilities within Ealing. The consultation findings are detailed below.

### Sports Clubs

Two surveys were distributed to the sports clubs in the borough; Ealing Council's Annual Club Survey and a Community Club Survey designed specifically for the purposes of the strategy. The returns have been amalgamated and responses cross-referenced to maximise the sample.

45 out of 140 individual sports clubs responded to the invitation to complete the surveys of which just over a third were football clubs. Further demand and needs were identified through site visits and audits with leading clubs and organisations within Ealing.

*Figure i.vii Sports represented in club survey*

ANSWER CHOICES	RESPONSES
Athletics	4.1%
Basketball	2.7%
Bowls	2.7%
Cricket	17.8%
exercise, movement, or dance	4.1%
Football	34.2%
Gymnastics	0%
Hockey	12.3%
Judo	4.1%
Netball	4.1%
Rugby	5.5%
Squash	4.1%
Swimming	1.4%
Table Tennis	8.2%
Karate	1.4%
Tennis	16.4%
Volleyball	6.8%
Boxing	6.8%
Other	28.8%

Despite the major restrictions on movement and temporary closure of sports facilities over the past two years due to the Covid pandemic, Figure i.viii shows that the sports clubs in the borough have proved resilient with the majority reporting stable membership or growth currently compared to three years/seasons ago. Just over 35% of clubs have grown in the last three years.

*Figure i.viii Sports Club membership trend*

Q5 Does your Club/Association have more or fewer teams / active members than three seasons/years ago, or has the number of teams / active members stayed about the same?

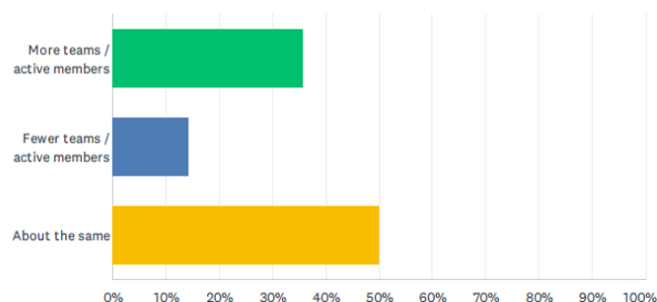


Figure i.ix shows that 93% of the clubs surveyed were positive regarding plans for growth over the next three years/seasons, evidencing the strength of the club sector in the borough as well as likely rising demand.

*Figure i.ix Club growth plans*

Q6 Does your Club/Association have plans to grow in the next three seasons/years?

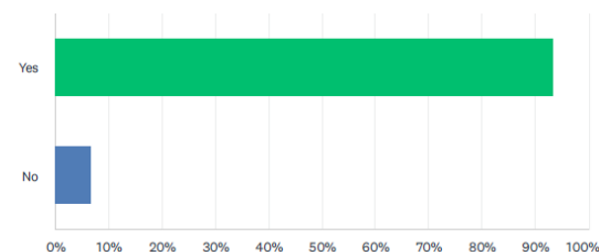




Figure i.x shows the top 6 out of 14 total themes that sport clubs in the borough are looking to prioritise in the next 12 months. In the top 6 there are 2 facility themes – ‘Ground improvements (34.2%)’ and ‘Finding new facilities – indoor or outdoor (36.8%)’. This data shows that sports clubs are interested in the improvement and accessibility of facilities. The development of sporting facilities will also contribute to other priorities, i.e. ‘encouraging existing and new members back after covid lockdown’. Through the development of facilities, new and existing participants are likely be more interested in joining and remaining members of sports clubs.

**Figure i.x Club priority themes**

Please indicate which of the following themes you consider to be your Club's top priority in the next 12 months

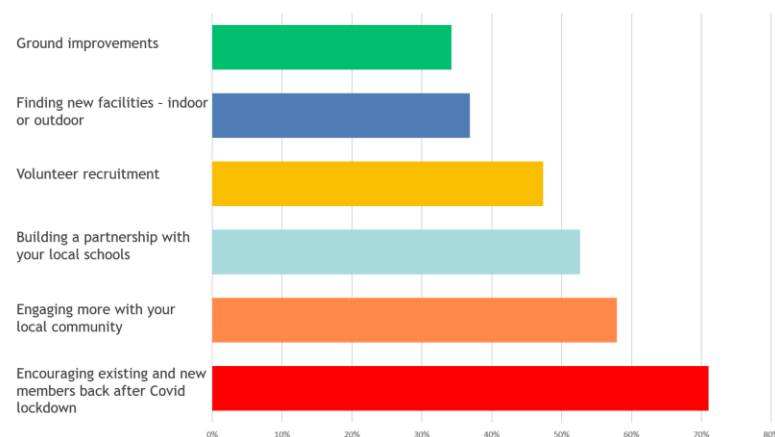
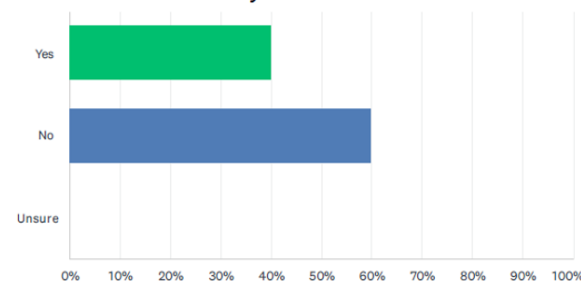


Figure i.xi shows that 60% of the clubs responded that they do not have sufficient programming time available at the sporting venues they access to meet current demand from their memberships. This shows the supply of facilities and resources is not meeting the demands of the sports clubs, signalling a need to increase the number and accessibility of sport facilities.

**Figure i.xi Club programme time**

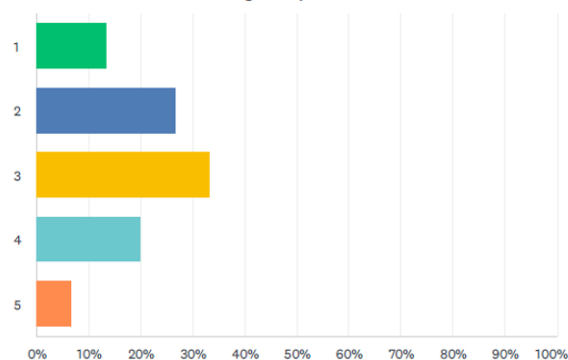
Q9 Is your current number of hours/pitches/evenings sufficient to meet the demand for your club's activities?



In terms of the quality of the stock of sports facilities available to the borough's sports clubs, Figure i.xii shows that exactly 40% of those surveyed rated the playing facilities they use as 'poor' or 'very poor' and a third (33.33%) as 'average'. Very few clubs (6.67%) consider their main playing facilities to be 'very good'. This finding reflects the need to upgrade facilities and to increase investment in maintaining and enhancing the facility stock by the Council, national sports bodies, and the clubs themselves.

*Figure i.xii Club facility ratings*

Q13 How do you rate the quality of your Club's/Association's main playing facilities, including playing surface? (1 being very poor and 5 being very good)



Although 20% of clubs are satisfied with their current main playing facilities, 80% of sport clubs believe they are in need of change or improvements to sustain or grow their club (Fig i.xiii). This is further supported by Figure i.xiv which shows that a large proportion of the respondent clubs consider they require additional funding in the short term to improve either the playing facilities or ancillary club facilities.

*Figure i.xiii Need to change facilities*

Q15 Is there a need to change your Club's/Association's main playing facilities (e.g. relocate to another site /change facility layouts/ sizes or invest in floodlights) or to improve the quality to sustain or grow your club?

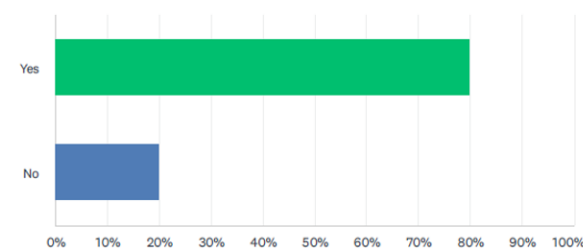
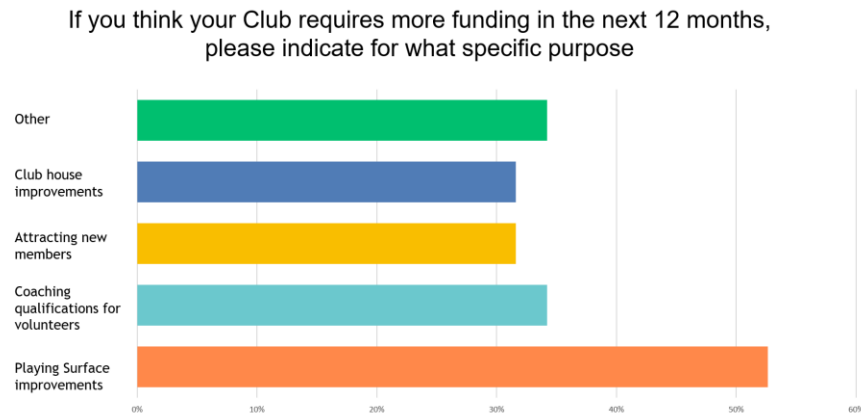


Figure i.xiv Need for additional funding



Examples of the individual survey responses from Ealing's sports clubs about their needs and aspirations are shown below (Fig i.xv):

Figure i.xv Examples of club facility needs/aspirations

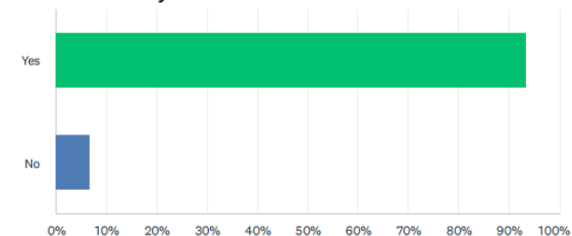
Club/League	Aspiration
London Tigers (Cricket, Exercise, movement or dance, football)	Floodlights and pitch quality – Improvement of football pitches and to keep the tabletop for cricket in good condition throughout the year.
Elthorne & Twyford NC (Netball)	Re-lay courts and repair changing rooms & toilets.
Osterley Hockey Club (Hockey)	Develop teams for the club and attract diverse range of players. Need for hockey facilities all year round.

Club/League	Aspiration
Larkspur Rovers Football Club (Football)	Add fencing and floodlights + further assistance in putting in the necessary items to grow to Step 6 (dugouts, turnstiles)
Northfields United FC (Football)	New surface, changing facilities, office space
Bounce Tennis (Tennis provider)	Add Floodlights and resurfacing on tennis courts. Need for cleaning and lines painted and to add toilet facilities.

Finally, Figure i.xvi shows that over 90% of the respondent clubs consider they need to improve their facilities to sustain the appeal of their club to existing members and to attract new members. This is particularly an issue for accommodating the growth of sports clubs as many sports clubs in the borough have grown in the past three years.

Figure i.xvi Need to improve facilities

Q16 Is there a need to improve/extend these facilities to sustain or grow your Club/Association?



### National Governing Bodies of Sport

To further inform the update to the Strategy and identify leading issues for each sport in the scope of the assessment, the national governing bodies (NGBs) of the relevant sports were consulted. Note, the main playing pitch sport NGBs Cricket, Football, Hockey and Rugby have been consulted throughout the process detailed in the Playing Pitch Strategy section and their feedback has fed into the various stages of the report.

A range of responses was made to the consultation and the main findings are summarised in Figure i.xvii below. Not all NGBs responded. The NGBs of the four main playing pitch sports have been consulted throughout the process. The strategic priorities of these NGBs and their views on facility needs and priorities in the borough are detailed in Part 1 of the Strategy.

*Figure i.xvii NGB views on provision and future needs*

Sport	Views of Current Provision	Future facility needs
Bowls	<ul style="list-style-type: none"> <li>There are 7 bowls clubs in Ealing which Bowls England deem to be sufficient provision for Ealing.</li> </ul>	<ul style="list-style-type: none"> <li>The Council to continue to protect the current quantity and availability of community facilities for bowls if there continues to be demand, through planning policy</li> <li>In liaison with clubs, seek to ensure the existing facilities for bowls continue to be maintained to a good quality standard.</li> </ul>
Cycling	<ul style="list-style-type: none"> <li>Loss of the Ealing BMX club is a big blow for the</li> </ul>	<ul style="list-style-type: none"> <li>Ensure on-going provision of the existing BMX track</li> </ul>

Sport	Views of Current Provision	Future facility needs
	<ul style="list-style-type: none"> <li>borough and British Cycling would like to see club activity restarted</li> <li>Despite the lack of club activity the governing body want to ensure the Council maintain the BMX pump track for on-going access</li> </ul>	<ul style="list-style-type: none"> <li>Explore the potential for the revitalisation of the track as part of the Gurnell Leisure Centre redevelopment.</li> <li>With any new development British Cycling to work with the Council to create a new or rejuvenated club at the site.</li> <li>Let's Go Southall cycling project also remains a key priority to get people cycling and moving across this part of the borough.</li> </ul>
Judo	<ul style="list-style-type: none"> <li>There are two prominent judo clubs in the borough, both operating from community centres.</li> <li>Ealing Judo club has 129 members and Alpha Judo Club has 201, both are operating at full capacity based on the numbers they can accommodate at their venues. Both clubs have school outreach programmes.</li> <li>Ealing Judo Club has been working with the local authority to try and</li> </ul>	<ul style="list-style-type: none"> <li>British Judo has aspirations to develop facilities but is heavily dependent on securing external investment from partners.</li> <li>There is a definite demand for additional provision in Ealing by expanding these existing clubs rather than starting new clubs.</li> <li>Securing a permanent dojo in Ealing is a priority either as a standalone facility or as part of a multi sport facility.</li> </ul>



Sport	Views of Current Provision	Future facility needs
	secure a permanent dojo, to allow them to operate a full-time provision, as well as expanding the club's mat space and provide changing provision.	
Athletics	<ul style="list-style-type: none"> <li>There are two clubs based in Ealing, Ealing Eagles running club (off track only) and Ealing, Southall &amp; Middlesex AC (track &amp; field and off track).</li> <li>There are enough facilities to service demand in the area and these include:</li> <li>One outdoor synthetic 400m facility located at Perivale Park Athletics Track.</li> <li>One outdoor macadam Jogging track located in Spikes Bridge Park</li> <li>One Mini Track at King Fahad Academy. (Available for hire)</li> <li>One Compact Track at West Twyford Primary School. (Private use only)</li> </ul>	<ul style="list-style-type: none"> <li>Ealing is a priority area for England Athletics, there is a need to protect and enhance facilities as follows:</li> <li>Protect - The main outdoor synthetic track at Perivale Park as it is strategically well-located when using EAs recommended 20-minute catchment and services an exclusive population of 318,000 and an EA membership catchment of 965. A priority would be for the track to achieve and maintain UKA TrackMark accreditation.</li> <li>Enhance - The presence of developmental facilities across the borough provides an excellent network of athletics facilities conducive to the development of participation. EA would be</li> </ul>

Sport	Views of Current Provision	Future facility needs
	<ul style="list-style-type: none"> <li>One Mini Track at The Japanese School (Private use only)</li> </ul>	supportive of improvements to the Spikes Bridge Jogging Track and the opening up of school sites at The Japanese School and West Twyford (this may require basic lighting to accommodate after school community sessions).
Boxing	<ul style="list-style-type: none"> <li>Ealing has the following clubs affiliated to England Boxing:</li> <li>Hanwell School of Boxing, in Hanwell, Patrick Wilson's School of Boxing (Northolt ABC) based in Northolt, Powerday Hooks, an amateur boxing club based at Popes Lane, Treasure Boxing in Southall and West London Boxing Academy, a commercial gym and recently affiliated amateur boxing club based at Waterside Trading Estate, Hanwell.</li> <li>In addition to these clubs there is unaffiliated</li> </ul>	<ul style="list-style-type: none"> <li>Powerday Hooks has a membership of 200+ and is close to capacity but only moved to the current location in the last few years and have no further plans for expansion.</li> <li>Hanwell School of Boxing has a membership of around 100 and lease a former youth club from the Council</li> <li>Patrick Wilson's School of Boxing (Northolt ABC) has around 100 members and is based at Lord Halsbury Playing Fields on a site leased to Larkspur Rovers FC</li> <li>West London Boxing Academy has a membership of around 200 but the majority are working adults,</li> </ul>

Sport	Views of Current Provision	Future facility needs
	provision including corporate gyms such as Gymbox and Virgin Active, all of whom deliver boxing related activity on a non-contact recreational level.	boxing for keep fit / recreational purposes. <ul style="list-style-type: none"> <li>England boxing has no specific priorities for Ealing but ask that the Council provide support if and when clubs wish to run community led projects.</li> </ul>
Netball	<ul style="list-style-type: none"> <li>Ealing has a total of 44 outdoor netball courts, 40 floodlit and 6 indoor courts, across 16 sites, all available for community and local club use, the majority (27) are on dual use high school sites available to the community out of school hours.</li> <li>There are 3 clubs in Ealing; Elthorne &amp; Twyford NC (based at Elthorne Sports Centre), Academy NC based at (Notting Hill &amp; Ealing High School) and Actonians NC, in Acton</li> </ul>	<ul style="list-style-type: none"> <li>There are sufficient courts to satisfy the current demand in Ealing, so priorities for England Netball would be to maintain and where possible improve existing facilities.</li> <li>Elthorne &amp; Twyford NC rated their facilities as poor and highlighted a need for the courts to be re-laid as well as improvements to the changing rooms and toilets.</li> </ul>

Sport	Views of Current Provision	Future facility needs
	<ul style="list-style-type: none"> <li>In addition to the established netball clubs, informal netball activity is run by the Trailfinders Community Team, Shooting Starz and Parks Sports formerly Will to Win Tennis at Lammas Park and Pitshanger Park</li> </ul>	
Tennis	<ul style="list-style-type: none"> <li>The LTA has continued to work in partnership with the Council and the club network for some time to develop and broaden the base of participation with a focus on parks tennis which accounts for approximately a third of all tennis players.</li> <li>LTA believe that Ealing has a good stock of tennis courts and clubs.</li> <li>One real strength of is the Ealing Tennis forum which keeps everyone abreast of issues and opportunities relating to tennis.</li> <li>A number of very good interventions have taken</li> </ul>	<ul style="list-style-type: none"> <li>LTA is supportive of a gated system at Elthorne Park.</li> <li>The main priorities for the LTA are to refurbish and implement the gated access system at Churchfields, Ravenor Park, Spikes Bridge and Wolf Fields.</li> <li>LTA would be keen to explore the potential opportunities for Padel in Ealing.</li> </ul> <p>Subject to further viability testing the leading club needs comprise of:</p> <p><b>Bounce Tennis</b> – resurfacing and upgrading of Council park courts</p>

Sport	Views of Current Provision	Future facility needs	Sport	Views of Current Provision	Future facility needs
	<p>place since the last strategy to improve sites such as Pitshanger, Southall, West Middlesex LTC clay court investment plus major investment in the 8 floodlit courts at Gunnersbury Park Sports Hub.</p> <ul style="list-style-type: none"> <li>The LTA stated that there is a current balance between supply and demand, and that existing facilities should be retained with those projects highlighted for investment to be addressed in partnership with the Council.</li> </ul>	<p><b>Ealing Lawn Tennis Club</b> – Floodlighting and increased capacity</p>		<p>using other venues as well as their current home at Actonians to offer different sessions, e.g. youth, beginner adults, 50+ sessions, female only. The future needs of the Oaks Club will be considered as part of the wider Actonians ground redevelopment project.</p> <ul style="list-style-type: none"> <li>Most indoor sports facilities in Ealing as well as some community centres, provide pay and play Table Tennis opportunities</li> </ul>	<ul style="list-style-type: none"> <li>Ensure our sport is being offered in a safe, appropriate, and well governed environment</li> <li>Clubs, coaches, volunteers, and officials</li> </ul>
Table Tennis	<ul style="list-style-type: none"> <li>There are 2 affiliated clubs in Ealing (noting that affiliation is optional for clubs)</li> <li>The Oaks Club (Premier Club) and Northfields TTC (Associate club)</li> <li>The Oaks Club has ambitions to grow but is limited by current space. The Club is exploring</li> </ul>	<ul style="list-style-type: none"> <li>The governing body is currently focused on growing and broadening the appeal of table tennis their priorities are to: <ul style="list-style-type: none"> <li>Grow U11 participation</li> <li>For table tennis to become increasingly representative of the population in England</li> <li>Create gender parity across the sport</li> </ul> </li> </ul>	Squash	<ul style="list-style-type: none"> <li>There is a poor spread of facilities across Ealing (in relation to the size of the population), the geography of the area (urban surrounding areas) means that there needs to be a dense geographical spread of courts to meet the needs of the local population.</li> <li>There is currently only one squash facility in</li> </ul>	<ul style="list-style-type: none"> <li>The number of courts in Ealing does not meet the national requirement (1 court per 10,000 people). Immediate investment is required to increase the number of courts and also maintain the standard of current courts in the area</li> <li>England Squash has several programmes to get more participants engaged and create thriving squash</li> </ul>

Sport	Views of Current Provision	Future facility needs	Sport	Views of Current Provision	Future facility needs
	<p>Ealing at Actonians Sports Ground with 3 courts.</p> <ul style="list-style-type: none"> <li>David Lloyd club (Sudbury Hall) no longer provides squash courts.</li> <li>Ealing Squash &amp; Fitness Club (2 courts) closed in 2019 for redevelopment which is not yet complete.</li> </ul>	<p>communities: Squash 101, Squash Stars, Junior 101, Squash 57 and Squash Girls Can. Facilities that provide a positive experience and are well maintained are vital to the delivery of these programmes so that people return to play more squash.</p>	Gymnastics and Trampolining	<ul style="list-style-type: none"> <li>Ealing has 6 clubs of various sizes; 3 operate at dual use sites – two schools and a community centre.</li> <li>West London GC has approximately 150+ members and a waiting list, Ealing has 60 with almost double on the waiting list. Drayton has 19 members according to British Gymnastics.</li> <li>Aurora is based at Club des Sport in Acton and has 74 members and MG Gymstars hires Northolt Leisure centre, this club operates at multiple venues and has 500+ members and more on the waiting list.</li> <li>Gymnastics is suffering nationally from a lack of coaches due to the fallout from the pandemic with facilities closed for extended periods.</li> <li>London Trampoline Academy and London</li> </ul>	<ul style="list-style-type: none"> <li>BG is keen to expand discussions further as to whether there is demand for a dedicated gymnastics and trampolining centre to bring the clubs either together or at least in one venue potentially.</li> <li>BG is of the opinion that further work on a gymnastics and trampolining strategy may be beneficial to assess in more detail the opportunities for this with Ealing.</li> </ul>
Swimming	<ul style="list-style-type: none"> <li>Swim England is of the opinion that the current water provision is insufficient to meet the demand within Ealing.</li> <li>The re-provision of Gurnell Leisure Centre's 50m pool is critical to not only the borough but for Greater London's pool provision.</li> <li>Dormers Wells Leisure Centre is clearly coming toward the end of its economic life and its future re-provision needs to be planned and capacity enhanced to meet Ealing's water space requirements,</li> </ul>	<ul style="list-style-type: none"> <li>Re-provision of Gurnell Leisure Centre</li> <li>Future planning for the replacement of Dormers Wells Leisure centre with enhanced capacity.</li> </ul>			



Sport	Views of Current Provision	Future facility needs
	DMT is based at Reynolds Sports Centre and at Boulder Academy in Hounslow and is one of London's biggest clubs with membership almost at capacity with 114 members	

### Strategy Content


Part 1 of the Strategy is the Playing Pitch Strategy covering cricket, hockey, football and rugby and Part 2 follows which covers Built Facilities plus other grass pitch sports.

### Consultation Summary

The leading outcome from the consultation is that the sports facilities available to the borough's communities continue to be generally well regarded particularly the range of sports for which playing facilities are in place, the number of facilities and their accessibility.

The club surveys have shown that many clubs in the borough are looking to expand over the next three years and require further development of the facilities they use in order to deliver their aspirations and meet this demand.

As to be expected, the national governing body consultation responses highlight the challenges presented by the age, energy inefficiencies and running costs of key facilities – swimming provision in particular is key to future investment needs for Ealing. At some outdoor sports venues the priority is to improve ancillary facilities to sustain existing activity. For some sports, there is a need to plan for expansion to meet growing demand both from the resident population and from forecast growth - for example whether there is an opportunity for a dedicated gymnastics facility within the borough, assess the leisure facility stock and its future as well as develop leading outdoor sites for community sport.



# Ealing Indoor and Outdoor Sports Facility Strategy 2022 - 2031

## Part 1 - Playing Pitch Strategy

## Playing Pitch Strategy - Contents

Section 1 - Introduction	31
Section 2 - Key Findings and Issues by Sport	39
Cricket	40
Football	43
Hockey	46
Rugby	48
Summary	50
Section 3 - Scenario Testing	52
Section 4 - Policy Recommendations	72
Section 5 - Action Plan	81
Section 6 - Conclusion	92

## Playing Pitch Strategy Section 1 - Introduction

This document is Part 1 of the Ealing Indoor & Outdoor Sports Facilities Strategy 2022-31. Consistent with the previous sports facilities strategy, Part 1 includes the following playing pitch sports facilities:

- Cricket
- Football
- Hockey
- Rugby

Within these sports, the strategy seeks as far as is practicable, to include consideration of all forms of play, whether:

- Club and league based (formal) play and training (including reference to indoor nets for cricket),
- Less formal programmed forms of the respective sports (e.g. friendly and recreational game formats outside the sports governing bodies affiliated structures), and
- Un-programmed play by groups of residents, workers, students out of school.

In accordance with the national guidance for the development of playing pitch strategies, Section 2 sets out the findings of the assessment of needs for playing pitch facilities in the borough, both currently and in the future. The findings are presented in summary format and should be read in conjunction with separate appendices for each playing pitch sport that provide the findings of the detailed research and consultation undertaken. The section concludes with recommendations for the protection and enhancement of existing facilities and for the provision of new facilities

where considered necessary to address identified current or future needs to 2031.

Section 3 sets a range of potential future change scenarios (e.g. loss of key playing pitch sites, new provision, substantial population growth in a particular area) and strategic scenarios for addressing identified needs (e.g. change of use from one pitch sport or pitch surface to another, greater community use of education playing pitches).

The scenarios considered have emerged from discussion with the members of the Ealing Playing Pitch Strategy Steering Group and inform the policy recommendations and action plan that follow in Sections 4 and 5 respectively.

### 1.1 Trends in Participation in Pitch Sports

Nationally, Sport England's Active Lives Survey (ALS) shows there is a general decline in self-reported regular participation (i.e. taken part at least twice in the last 28 days) in the leading playing pitch sports in England by adults (aged 16+). Further ALS data covering the period of movement restrictions imposed in response to the coronavirus pandemic indicate that this is likely to be the main cause of the decrease in regular adult participation in 2020/21.

- **Football** - down by 1.9% from 4.1% between May 2019 - May 2020 to 2.2% between May 2020 and May 2021. In the previous three years, adult football participation fell from 5.1% in 2016/17 to 4.6% in 2018/19.



- **Cricket** - down from 0.7% between May 2019 - May 2020 to 0.4% between May 2020 to May 2021. In the three previous years, adult cricket participation was consistent at 0.7%.
- **Rugby Union** - halved from 0.4% to 0.2% between May 2018 - May 2019 and May 2020 - May 2021. In the three previous years, adult participation was 0.5%.
- **Hockey** - decreased from 0.3% between May 2019 - May 2020 to 0.2% between May 2020 to May 2021. In the three previous years, adult participation vacillated between 0.2% and 0.3%.

While affiliated adult league football in Ealing borough has declined in line with the national trend, organised non-affiliated football has grown since the last PPS encouraged by the Football Association's increased strategic focus on growing the recreational game. Regular indoor and outdoor walking football sessions for older adults have developed. A new *Play On Flexi-League* for recreational 11 a side football has also been developed by Middlesex FA on the AGPs provided at Rectory Park. The matches, played fortnightly, are proving popular as they are more social and require less time commitment than weekly small-sided leagues for example.

The number of cricket clubs and teams in the borough has grown substantially since the last PPS and progress in developing opportunities for women and girls' cricket have also expanded from a low base with three of the largest clubs - Actonians CC, Ealing CC and Brentham CC - now running women's and/or girl's teams.

Demand for men's rugby and boys' youth rugby has also bucked the national trend with evidence of team growth since the last PPS. Most of the growth

has taken place at the senior Ealing Trailfinders and Wasps FC clubs. The latter club fields two league women's teams and Ealing Trailfinders provide age grade opportunities for girls beyond mixed mini rugby through its Ealing Emeralds set up.

As far as hockey is concerned, participation within Ealing has grown substantially mainly as a consequence of the PHC Chiswick HC - with its origins in Hounslow and Hammersmith & Fulham - establishing its main home in Acton at the Boddington Sports Ground and formally affiliating to the Actonians Sports Club.

It is apparent that implementation of the priority projects in the 2017 PPS - notably the provision of several new floodlit 3G artificial turf pitches - has gone a long way to sustaining and growing participation in playing pitch sports in the borough by accommodating increased demand from population growth and club development over this period.

This update to the 2017 PPS identifies the priority facility enhancements and new provision that are likely to be necessary to continue to accommodate demand changes over the next planning period driven by both participation trends (notably more demand among women and girls and for recreational game formats) and by population growth resulting from new housing development.

## 1.2 Natural Turf Playing Pitches In Use

The sites with natural turf playing pitches with community access and identified current use in Ealing are listed in Figure 1.1 and their locations shown in the map at Figure 1.2.

**Figure 1.1: Natural Turf Playing Pitch Sites – Football, Rugby & Cricket**

Map Ref.	Site Name	Postcode	Pitch sport(s)
1	Acton Ealing Whistlers	W5 1HW	Football
2	Actonians Sports Ground	W5 4LL	Cricket, Football, Rugby
3	Actonians Boddington Gardens	W3 9AP	Cricket, Football
4	Alwyn Gardens Sports Ground	W3 0JH	Football
5	Blondin Park	W5 4UL	Football
6	Brentham Sports Club Ground	W5 1NP	Cricket, Football
7	Brentfield Cricket Ground	UB1 3EB	Cricket
8	Brentside High School Playing Fields	W7 3DJ	Football
9	Club des Sports	W3 7HB	Cricket
10	Dormers Wells Leisure Centre grass pitches	UB1 3HX	Football
11	Drayton Manor High School Playing Fields	W7 3DD	Cricket, Football
12	Durdans Park Cricket Ground	UB1 2QW	Cricket
13	Durston House Sports Ground	W5 4DR	Cricket
14	Ealing Central Sports Ground	UB6 8AL	Cricket, Football
15	Ealing Cricket Club Ground	W5 2HS	Cricket
16	Elthorne Waterside pitches	W7 2AD	Football
17	Gunnersbury Park Sports Hub	W3 8LQ	Cricket, Football, Rugby
18	Hanwell Town FC	UB6 8TL	Football
19	Islip Manor Park	UB5 5RG	Cricket
20	London Playing Fields Greenford	UB6 8LS	Cricket, Football, Rugby

**Figure 1.1: Natural Turf Playing Pitch Sites – Football, Rugby & Cricket**

Map Ref.	Site Name	Postcode	Pitch sport(s)
21	Lord Halsbury Memorial Playing Fields	UB5 5TD	Football
22	North Acton Playing Fields	W3 0AX	Cricket, Football
23	North Greenford United, Berkeley Fields	UB6 0NX	Football
24	Northolt RFC, Cayton Green Park	UB6 8BJ	Football, Rugby
25	Osterley Cricket Club	UB2 4LW	Cricket, Football
26	Osterley Sports Ground	UB2 4LW	Football
27	Perivale Park	UB6 8HA	Cricket, Football
28	Pitshanger Park, Scotch Common	W13 8DL	Football
29	Popesfield Sports Ground	W5 4LP	Cricket, Football
30	Queens Drive Playing Field	W3 0BP	Football
31	Rectory Park	UB5 6GR	Cricket, Football
32	Shamrock Sports Club Ground	W3 0BP	Football
33	Shepherds Bush Cricket Club Ground	W3 7BP	Cricket, Football
34	SKLPC Sports Ground	UB5 6RE	Cricket
35	Southfield Recreation Ground	W3 7QH	Football
36	Spikes Bridge Sports Ground	UB1 2AS	Cricket, Football
37	St Benedicts School Playing Fields	UB6 8TL	Cricket, Rugby
38	Trailfinders Sports Club	W13 0DD	Cricket, Rugby
39	Uni of West London Argyle Road Sports Pitches	W13 0AY	Football
40	Wasps FC Sports Ground	W3 9QA	Rugby

**Figure 1.1: Natural Turf Playing Pitch Sites – Football, Rugby & Cricket**

Map Ref.	Site Name	Postcode	Pitch sport(s)
41	West Ealing Bowls Club	W13 9UW	Football
42	William Perkin High School	UB6 8PR	Cricket

### 1.3 Natural Turf Playing Pitches Not in Use

There are further pitches on school playing fields in the borough that are not available for community use. At most of these school sites, there is no clear potential to open up community use.

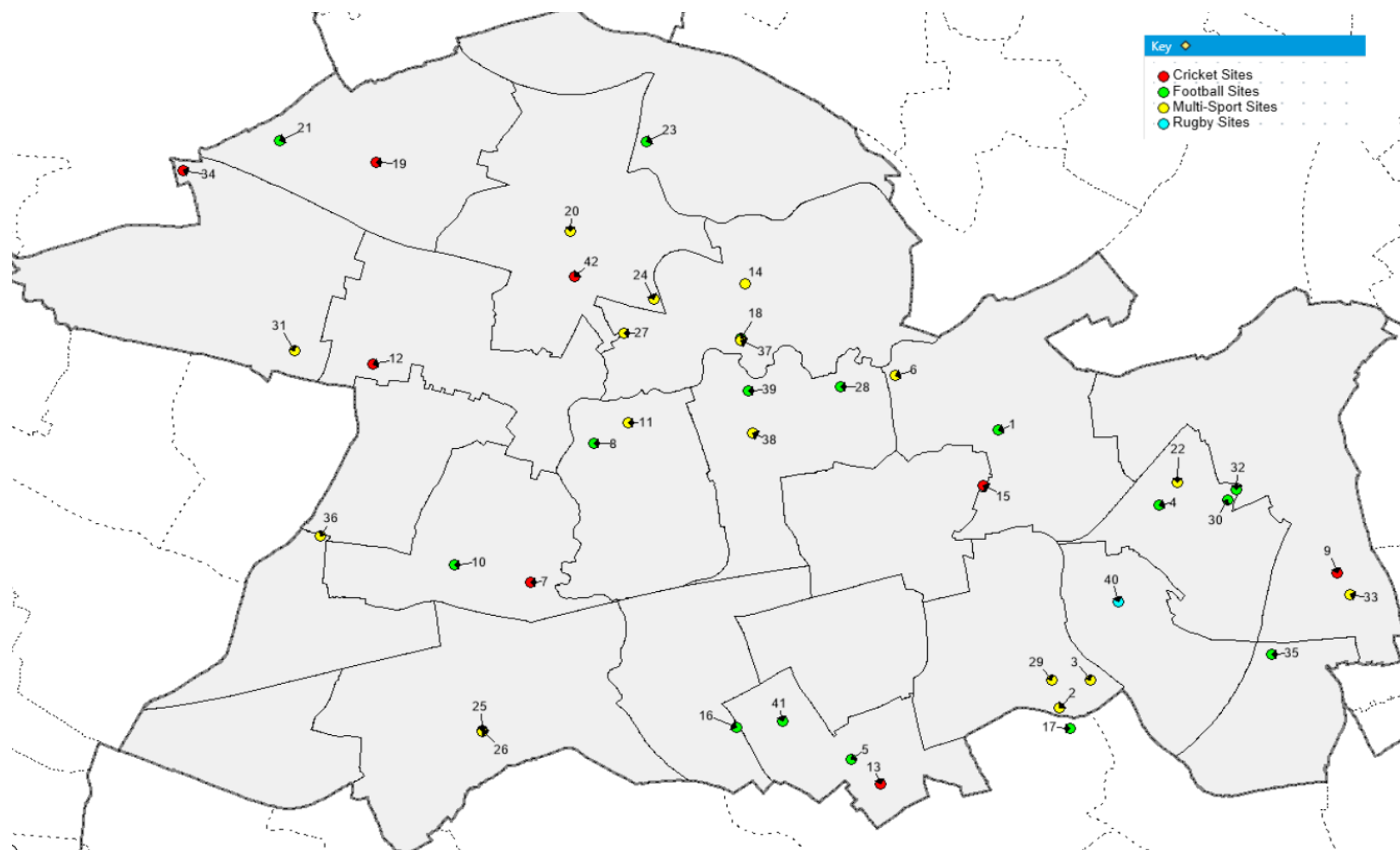
In addition to temporarily closed sites where enhancement works are underway e.g. Ealing Central Sports Ground, there are several playing field sites in the borough where community football and/or cricket used to be played that have been closed for some years. Several of these sites present opportunities for reinstatement. By far the largest is Warren Farm Sports Ground in Southall. Similarly, Norwood Hall Playing Fields - a much smaller site in Southall close to Osterley Sports Ground and the north end of King

George V Playing Fields adjacent to Durdans Park Cricket Ground - offer potential for reinstatement of former playing pitches if and when required.

The reinstatement of pitches at the former private company sports grounds in Hanwell (former Eversheds Sports Ground) and Ealing (former Barclays Bank Sports Ground) is also desired; the former would best offer future junior and youth football opportunities due to its long narrow shape and the latter could accommodate a wide range of sports due to its size and shape. The development of both or either privately owned site would be subject to owner consent, planning and funding.

Plans for the reinstatement of the former grass football floodlit pitch at the stadia ground, known as Avenue Park in Greenford are still to be confirmed, but a facility of this type would be of benefit to local teams, with plenty of interest in the ground shown by local clubs.

Figure 1.2 Map of Natural Turf Playing Pitch Sites





## 1.4 Artificial Turf Playing Pitch sites in Use

Sites with artificial grass playing pitches with community access and use (and the sports the sites provide for) are listed in Figure 1.3 and their locations shown in the map at Figure 1.4. For cricket, NTP means Non Turf Pitch which is an artificial strip located adjacent to a fine turf table or as a standalone wicket instead of a fine turf wicket table, this type of facility is used mainly for junior and low level adult cricket.

**Figure 1.3: Artificial Turf Playing Pitch Sites**

Map Ref.	Site Name	Postcode	Type	Pitch sport(s)
1	Actonians Boddingtons Gardens	W3 9AP	Sand NTP	Hockey, Football, Cricket
2	Alec Reed Academy Sports Centre	UB5 5LQ	3G	Football
3	Blondin Park	W5 4UQ	NTP	Cricket
4	Brentham Club	W5 1NP	NTP	Cricket
5	Brentfield Cricket Ground	UB1 3EB	NTP	Cricket
6	Brentside High School	W7 1JJ	3G	Football
7	Cardinal Wiseman School	UB6 9AW	3G	Football
8	Club des Sports	W3 7HB	Rugby 3G 3G (2) Small 3Gs	Rugby, Football
9	Dormers Wells High School	UB1 3HZ	NTP	Cricket
10	Drayton Manor High School	W7 3DD	Small 3G NTP	Football, Cricket
11	Durdans Park Cricket Ground	UB1 2QW	NTP	Cricket
12	Ealing Cricket Club Ground	W5 2HS	NTP	Cricket
13	Featherstone High School Sports Centre	UB2 5HF	Short pile 3G	Hockey, Football

**Figure 1.3: Artificial Turf Playing Pitch Sites**

Map Ref.	Site Name	Postcode	Type	Pitch sport(s)
14	Fielding Primary School	W13 9TE	Small sand	Hockey
15	Gunnersbury Park Sports Hub	W3 8LQ	NTP (3) 3G (2)	Cricket, Football
16	King Fahad Academy	W3 7HD	Small 3Gs	Football
17	Lammas Park	W13 9NJ	Small 3Gs	Football
18	Lord Halsbury Memorial Playing Fields	UB5 5TD	Small 3G	Football
19	North Acton Playing Fields	W3 0JE	Small 3G NTP (2)	Football, Cricket
20	Osterley Cricket Club Ground	UB2 4LW	NTP (2)	Cricket
21	Northolt High School Sports Centre	UB5 4HP	3G	Football
22	Pitshanger Park	W5 1NR	Small 3G	Football
23	Popesfield Sports Ground	W5 4LP	NTP	Cricket
24	Rectory Park	UB5 6BB	3G (2)	Football
25	Spikes Bridge Sports Ground	UB1 2AS	3G NTP	Football Cricket
26	Southall Recreation Ground	UB2 5PE	NTP (2)	Cricket
27	St Augustines Priory School	W5 2JL	Sand	Hockey, Football
28	St Benedicts School	UB6 8TL	Sand	Hockey
29	Swift Road Outdoor Sports Centre	UB2 4RP	3G	Football
30	Trailfinders Sports Club	W13 0DD	Rugby 3G (2) Small 3Gs Indoor small 3G	Rugby, Football

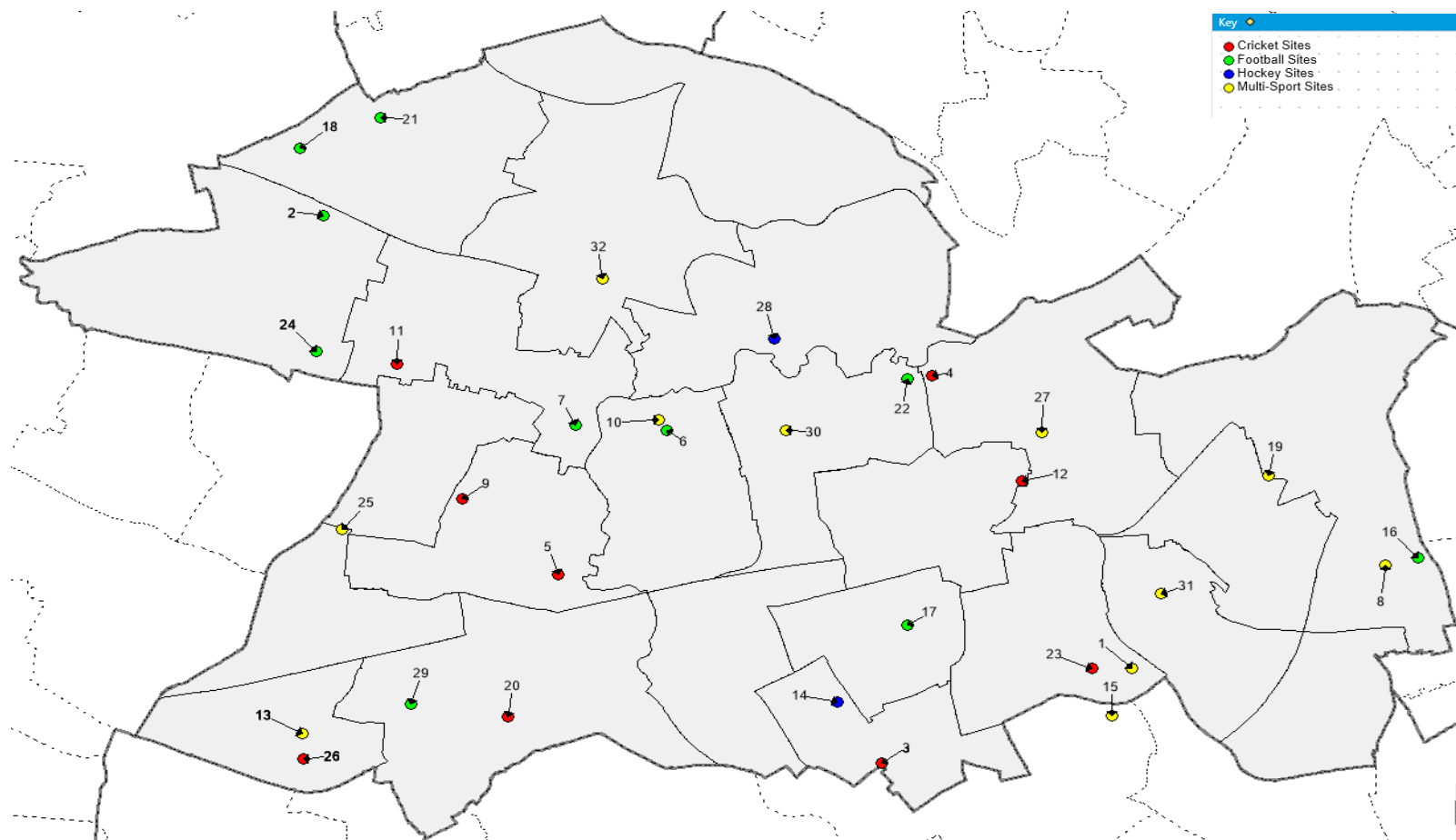
**Figure 1.3: Artificial Turf Playing Pitch Sites**

Map Ref.	Site Name	Postcode	Type	Pitch sport(s)
31	Wasps FC Twyford Avenue Sports Ground	W3 9QA	Rugby 3G	Rugby Football
32	William Perkin High School	UB6 8PR	3G NTP	Football, Cricket

### 1.5 Artificial Turf Playing Pitch sites not in use

There is a small, artificial grass hockey pitch without floodlights at the **Notting Hill & Ealing High School** for girls in Ealing. There is no community use of this pitch which is currently temporarily out of use to accommodate school building works. Potential for future community hockey use is limited to use for informal play or hockey teaching/coaching during daylight hours unless consents and funding for floodlighting can be secured.

Figure 1.4 Map of Artificial Turf Playing Pitch Sites







Playing Pitch Strategy  
Section 2 - Key Findings and Issues by sport



## PPS Section 2 - Key Findings and Issues by Sport

The key findings of the detailed Assessment of Need studies for the four major playing pitch sports played in Ealing are summarised in this section. The detailed Assessment of Need reports of findings (covering Stages B & C of Sport England's Playing Pitch Strategy Guidance) and supporting site-specific audit reports have been checked and challenged by representatives of the relevant sports governing bodies and are appended as follows:

- Appendix A: Cricket - Assessment of Need and Site Audit
- Appendix B: Football - Assessment of Need and Site Audit
- Appendix C: Hockey - Assessment of Need and Site Audit
- Appendix D: Rugby - Assessment of Need and Site Audit

### 2.1 Summary Findings by Sport

This section provides an overall summary by sport of supply, planned and proposed changes to supply, current and latent demand covering the following leading questions as part of the Playing Pitch Strategy methodology.

- What are the main characteristics of the current supply of and demand for provision?
- Is there enough accessible and secured community use provision to meet current demand?
- Is the provision that is accessible of sufficient quality and appropriately maintained?
- What are the main characteristics of the future supply and demand for provision?
- Is there enough accessible and secured community use provision to meet future demand?

## 2.2 Cricket

### Cricket

#### What are the main characteristics of the current supply of and demand for provision?

- 32 fine turf pitches are identified as available for community cricket across Ealing in 2022, on 23 operational playing pitch sites. A further 4 fine turf pitches at Ealing Central Sports Ground are currently undergoing drainage improvement works and pitches at Durdans Park Cricket Ground (to be leased to Ramgarhia SSC) and Trailfinders Sports Club will be in use for the first time in 2022. There are 19 non-turf pitches available for use across 15 operational sites. Whilst there has been little change in the number of fine turf pitches in the borough since the last PPS aside from at Popesfield Playing Field and William Perkin School, there has been a significant increase in the provision of non-turf pitches and in indoor cricket facilities (for example the new facilities at William Perkin High School and Trailfinders Sports Club).
- Between the 16 main Ealing-based clubs identified in the consultation, there are 49 adult men's sides entered to compete in affiliated Saturday cricket leagues cricket in 2022 plus three regular women's sides (Acton CC and Ealing CC). The larger traditional clubs - Acton, Brentham, Ealing, Shepherds Bush, SKLPC, Actonians, Osterley, Ealing Trailfinders, London Tigers, Perivale Phoenixians - all have junior sections. Most of these clubs report that their junior sections have developed substantially over recent seasons especially in the younger age groups.
- Where possible, the clubs use their outfield and NTPs to cater for this demand. While the number of Saturday league teams has grown slightly since the last PPS, the number of teams playing Sunday cricket at the traditional clubs has reduced substantially.



## Cricket

- In addition, demand for junior and youth cricket in the borough and non-traditional club team cricket has been further promoted since the last review by the cricket development activities of Middlesex Cricket (including the introduction of a 'transition' team structure (with competitions for u19 and u21 sides and a youth cup for boys and girls) to bridge the link between colts cricket and adult club cricket, as well community cricket and youth development initiatives by the Council and partner community organisations, including London Tigers at Spikes Bridge Park. Currently, there are 18 transition teams (17 male, 1 female).
- Since the last review the number of new clubs and teams playing in London/West London South Asian leagues in the Southall and Harrow areas has also increased, placing additional demand on park pitches - particularly on Sundays. 10 such teams are identified (all male).
- In total it is estimated that, in the 2022 season, there were 76 men's teams (aged 18+), 4 women's teams, 65 boys' teams (aged 7-18) and 20 girls' teams (7-18yrs) playing cricket matches in the borough mainly at weekends. A large proportion of these teams also train on a midweek evening in season. Most of the senior teams will also train indoors pre-season in January/February.

### Is there enough accessible and secured community use provision to meet current demand?

- Although displaced demand identified in the last PPS has largely been eliminated through investment in new and improved provision, current secured supply does not meet all of the current demand for cricket in the borough.

## Cricket

- Whilst the majority of the cricket clubs in the borough have secured access to a home ground, two large multi-team clubs (Acton CC and Perivale Phoenixians CC) have no security of access at one of the grounds they use for home fixtures. This is a particularly pressing issue for the latter club as the host school has recently substantially increased its demand for annual ground rental. Northfields CC, a single team club, is similarly reliant on seasonal hire agreement with a school. Ealing Trailfinders CC is also currently playing on unsecured supply at St Benedict's School. However, this is only temporary while the re-laid pitch on the club's home sports ground gets re-established.
- In addition, several clubs, including the largest - Ealing CC - continue to maintain waiting lists for their junior sections indicating unmet demand.
- There is also high demand at several of those Ealing Council park sites with cricket pitches (e.g. North Acton and Rectory Park) from single team clubs playing short format cricket in West London or pan London leagues (including several focused on serving South Asian communities). When not in use for formal matches, artificial (non-turf) pitches in the public parks (and pitch outfields) also accommodate demand from family groups and groups of friends and work colleagues. The re-opening of the four re-laid pitches at Ealing Central Sports Ground and two re-laid pitches in Gunnersbury Park allocated to Ealing over the next year will help to address this growing non-traditional cricket demand.

### Is the provision that is accessible of sufficient quality and appropriately maintained?

- Pitch inspection and assessments by Middlesex Cricket Pitch Support Network of specialist grounds advisers in 2021 indicate that the current maintenance schedules and budgets at a number of sites are insufficient to

## Cricket

maintain the fine turf pitches to a good quality. Most of the sites assessed were in park or school settings. In the case of the pay and play park sites, LB Ealing is no different from other local authorities in finding it challenging to meet the pitch quality expectations of hiring clubs on open access park sites within available budgets for parks grounds maintenance.

- It is clear from the site-specific analysis of use of the pitches that many are currently being over-played. Over half of the fine turf pitches are currently being used close to or above their playing capacity over a season. Without additional provision, the quality of these pitches will be adversely impacted over time exacerbating the capacity shortfall.

### What are the main characteristics of the future supply and demand for provision?

- Population growth across the borough - both overall and in the Asian/Asian British communities in the north and west of the borough in particular - will drive an increase in the number of adult and junior teams wanting to play short format cricket.
- In addition, several of the large traditional cricket clubs are continuing to experience growth across the board, male, female and junior. In particular the larger clubs already experience unmet demand for juniors, are actively developing new youth/young adult 'transition' teams with support from Middlesex Cricket and have aspirations for growth - particularly women and girl's cricket.
- Population growth across the borough - both overall and in the Asian/Asian British communities in the north and west of the borough in particular - will drive an increase in the number of adult and junior teams wanting to play short format cricket.

## Cricket

### Is there enough accessible and secured community use provision to meet future demand?

- There is not enough accessible and secured community use provision in the borough to meet future demand.
- Taking the pressures of demand identified above in the round, it is estimated that there will be a need for between four and five additional cricket pitches in the borough by 2031, to include both fine-turf and artificial (non-turf) wickets.

## 2.3 Football

### Football

#### What are the main characteristics of the current supply of and demand for provision?

- There has been significant investment in facilities for football in Ealing since the last facility review in 2016, most notably the addition of two new football hubs each with two new 3G pitches, grass pitches and pavilions at Gunnersbury Park and Rectory Park, the development of a new 3G pitch with a community use agreement at William Perkin High School, new 3G pitches at Club des Sport and Wasps FC and a change of surface of existing AGPs from sand based for hockey to football 3G at Alec Reed Academy and Brentside High School.
- The Gunnersbury Park Sports Hub also provides a large new sports hall suitable for the development of futsal and the Trailfinders Sports Club has developed a 3G indoor training facility, primarily for rugby but also suitable for football training.
- Several clubs have secured a regular home ground since 2016 including Cademy FC at Osterley Cricket Club Ground and Concorde Rangers FC at the adjacent Osterley Sports Ground.
- A new pavilion cafe with toilet facilities has been built in Blondin Park supporting intensive use of the unmarked playing field area for minisoccer by Northfields FC and Footy for Fun, a commercial coaching organisation. Changing facilities have been upgraded at Hanwell Town's Reynolds Field stadium and ground improvements made at North Greenford United's Berkeley Fields home ground and Acton Ealing Whistlers home ground.

### Football

- 99 grass pitches are identified as available for community football in 2022 across Ealing, on 30 operational playing pitch sites. This compares to 96 over 31 sites in 2016. Just under a fifth of the available pitches are over-marked to accommodate smaller sided games (e.g. 9v9 on 11v11 or 5v5 on 7v7). A further site, Ealing Central Sports Ground, is temporarily closed for improvement works which will re-provide the equivalent of four senior pitches and pavilion deep clean. From 2023/24, there will therefore be 103 pitches available to community teams across 31 playing pitch sites.
- There are further pitches on school playing fields in the borough. At most of these school sites, there is no clear potential to open them for community use. In the case of the high schools, for the most part, pitches do not conform to any league size. The schools mark out what they can fit on their school playing field. For example Greenford High School and Acton High School both have thin long pitches used mainly for curriculum delivery and the occasional inter-school fixture. Ellen Wilkinson School for Girls, has a school field but does not mark it for winter sports, preferring to use an old redgra pitch for most activities.
- In addition, there are several closed playing field sites in the borough where community football used to be played that present opportunities for reinstatement. By far the largest is Warren Farm Sports Ground in Southall which, in 2010, accommodated 16 football pitches. Similarly, Norwood Hall Playing Fields - a much smaller site in Southall close to Osterley Sports Club and the northern part of King George V Playing Fields - adjacent to Durdans Park Cricket Ground - offer potential for reinstatement of former playing pitches if required.
- Key trends in football demand identified in 2016 have continued to impact. These include sustained growth in the recreational game (both small sided and in 11 a side fortnightly Flexi Leagues) and in youth football and mini-

## Football

soccer with increasing numbers of girls playing particularly in mixed mini-soccer teams. From a low base there has been also growth in women's football and in disability football at the two new hub sites. At the same time there is a gradual fall in demand for traditional men's Saturday league football due largely to increasing pressures of time for work, family and other commitments. The Covid 19 pandemic and the resulting restrictions also impacted very significantly towards the end of season 2019/20 and throughout 2020/21. However, football demand has largely recovered to pre-pandemic levels in 2021/22.

- In January 2022, Ealing had a total of 70 affiliated clubs (including separately constituted youth sections of adult clubs) registered to the borough by Middlesex FA with a total of 307 teams all playing home fixtures on pitches in the borough. This is an increase of 25 teams - nearly 9% - since the previous audit in 2015 when 282 MFA affiliated teams were registered to Ealing borough. In addition there are a further 8-10 men's teams playing and training in the borough affiliated to the London-wide Amateur Football Alliance or London FA.

### Is there enough accessible and secured community use provision to meet current demand?

- Whilst demand has still to fully recover from the Covid 19 pandemic and restrictions in season 2021/22, it appears that, for affiliated adult football, aside from the lack of a suitable stadium pitch in the west of the borough to accommodate Southall FC (and, potentially, in the east to meet the aspirations of Actonians Women), there is sufficient overall available supply of adult natural turf pitches to meet current demand.
- However, for youth/minisoccer football and training, although the investments made in new and enhanced provision have reduced the

## Football

deficiency identified in 2016 very substantially, some shortfalls remain. Pinch points continue to be experienced by several clubs, particularly on Sunday mornings for match play and midweek early evenings for squad training, which constrains the growth aspirations of these clubs and contributes to unmet demand, particularly for girl's football. Several clubs have teams that are displaced playing home fixtures and/or training on pitches outside the borough. To meet the shortfall in current supply will require completion of ongoing upgrade works at The Ealing Central Sports Ground (potentially as a junior football centre as opposed to adult pitches) and, as identified in the Local Football Facilities Plan for Ealing in 2019, some further investment in providing a small number of additional small-sided 3G pitches at key sites (e.g. Spikes Bridge Park) suitable for both match play and training.

### Is the provision that is accessible of sufficient quality and appropriately maintained?

- Most of the grass pitches are of standard or good quality, and most of the football AGPs are good quality, many with newly laid playing surfaces.
- However, poor natural drainage and compaction of the ground are issues at several of the grass football pitch sites in Ealing that are rated as either poor or standard, thereby limiting the playing capacity of these pitches. These are common issues in this part of London with heavy London Clay soil. To address this issue on a large scale would require significant additional investment for maintenance works at the frequencies required to effectively aerate and de-compact the playing surface.
- Installation of formal pitches with a sports pitch maintenance schedule at Blondin Park as currently proposed together with delivery of the grass pitch improvements recommended by the Grounds Maintenance Association through the Football Foundation's Pitch Power pitch assessment reports

## Football

would go a long way to improving the playing capacity at key sites. In most cases, this will necessitate increased revenue investment in enhanced pitch maintenance regimes supported by grant funding from the Football Foundation's Grass Pitch Improvement Fund.

- New, upgraded or extended pavilions are required at a number of sites to accommodate existing demand and better cater for growth in women and girls' football. These include: Actonians Sports Ground, Elthorne Waterside, Shamrock Sports Club, Southfields Recreation Ground, Spikes Bridge Park and Hanwell Town's Reynolds Fields facility provided formal football pitches continue to be maintained at these sites and not just relocated to reinstated playing field sites such as Warren Farm Sports Ground or Norwood Hall Playing Fields.

## What are the main characteristics of the future supply and demand for provision?

- Future demand for football facilities is likely to grow substantially to 2031 increasing pressure on the existing supply. By 2031, assuming current levels of participation per capita and the forecast population growth, application of Sport England's Playing Pitch Calculator tool indicates there will be a requirement to accommodate approximately 15 more match equivalent sessions a week in season plus around 33 additional weekly training slots.
- The growth plans of the borough-based football clubs will also place further pressure on pitch supply. At least 10 clubs responding to surveys in 2021 indicated they have aspirations to increase the number of teams they run over the coming seasons provided the necessary volunteer time and pitches for matches and training can be secured.

## Football

## Is there enough accessible and secured community use provision to meet future demand?

- No, a minimum of 2 additional full size or equivalent FA compliant football AGPs, will be needed over the plan period; to meet future demand, new AGPs should ideally be located at or near club sites with clear identified unmet demand and small sided 3G MUGAs should be located so they serve areas of high-density social housing with the greatest need.
- No, a minimum of 16 full size pitches or equivalent additional natural turf pitches will be required for match play by 2031 if the scale of forecast population growth and the limits on the potential for increasing the capacity in the peak period of the existing secured supply by improvements to quality remain as stated.
- The number and size of AGP and grass pitches needed over the period of the plan should be checked regularly against the forecast growth of the number of teams playing in the borough, adult, junior, male, female, etc, the utilisation of existing and new AGPs and should also take account of the FA's grass pitch and AGP playing guidance at the time the calculations are reviewed.



## 2.4 Hockey

### Hockey

#### What are the main characteristics of the current supply of and demand for provision?

- There are currently four England Hockey compliant sand based artificial grass pitches (AGPs) in Ealing currently available and used for community hockey by three clubs. Two of these clubs were previously based outside the borough.
- Two are large clubs with in excess of 300 playing members: PHC Chiswick (a multi team adult club with a new and growing junior section) and Ealing HC (a multi team predominantly junior club with a growing adult section including social hockey programmes).
- Osterley HC (formerly called Ramgarhia and currently running a single men's team) plays occasional league matches on a pitch at Featherstone High School Sports Centre in Southall.
- Since the last assessment for the 2016 PPS sand-based pitches at Alec Reed Academy in Northolt and Brentside High School in Greenford have been resurfaced as football 3G and the Ealing Lions Hockey club (a single men's team club) that played and trained on the Alec Reed School pitch has folded.
- A new floodlit sand dressed 34.5 x 43m pitch opened in late 2022 at Fielding Primary School, in Ealing. A community use agreement is in place for the use of the new floodlit pitch.
- Player affiliation data by age provided by England Hockey in recent seasons suggests demand for junior hockey has largely stabilised at around 360 affiliated players after a period of very rapid growth over the last six or seven

### Hockey

years driven by Ealing Hockey Club coaching by Total Hockey CIC and hockey PE in the independent schools in the borough, St Augustine's, St Benedict's and Notting Hill & Ealing High.

- Adult club hockey membership in the borough has grown by around 60 players over this period.
- Social hockey has been successfully introduced including Back2Hockey weekly sessions and summer hockey 6s at St Augustine's School delivered by Ealing Hockey Club.

#### Is there enough accessible and secured community use provision to meet current demand?

- Displaced demand has been substantially reduced following the provision of floodlights to the pitch used by Ealing HC at St Benedict's School.
- PHC Chiswick HC continues to use its former home pitch at the Linford Christie Stadium pitch in White City (LB Hammersmith & Fulham).
- In common with many hockey clubs nationally, two of the three clubs now based in Ealing - Ealing HC and Osterley HC - rely on access to school pitches for home matches and training. This access is secured season by season only.
- In contrast, PHC Chiswick has secure access to its home pitch at Boddington Gardens for the long term now that the club has relocated to Ealing and become a full affiliate sports section of Actonians Sports Club which has a long lease on the site from the Council.
- Current secured supply is therefore limited to a single compliant pitch that does not meet all of the current demand for hockey in the borough.

Hockey
<p><b>Is the provision that is accessible of sufficient quality and appropriately maintained?</b></p> <ul style="list-style-type: none"> <li>○ The two main hockey clubs consider the three pitches in the borough they use to be of adequate or good condition and well maintained by Actonians and the independent schools respectively.</li> <li>○ Ealing HC lacks adequate ancillary changing or social facilities at its main home site at St Augustine's School.</li> </ul>
<p><b>What are the main characteristics of the <u>future</u> supply and demand for provision?</b></p> <ul style="list-style-type: none"> <li>○ Future growth in demand is likely to continue to be driven primarily by the growth plans of Ealing Hockey Club (as youth age group squads graduate to senior play) and the junior section continues to expand. The club aspires to grow to 500 juniors and 6 adult teams plus an expanded social offer and indoor hockey offer.</li> <li>○ PHC Chiswick also has growth aspirations, primarily in its relatively newly formed junior section and to offer more opportunities for its senior players to compete in indoor hockey.</li> <li>○ Osterley HC wishes to reinstate its former Men's 2s which folded during the pandemic and to introduce a new u12 junior coaching squad to help secure the long-term future of the club.</li> <li>○ Forecast population growth to 2031 of over 38,000 compared to 2021 based on 2018 GLA housing-led projections, is estimated to generate new demand equivalent to around a quarter of a hockey pitch.</li> </ul>

Hockey
<ul style="list-style-type: none"> <li>○ Future supply will depend on the outcome of proposals by PHC Chiswick - at feasibility stage - to provide a second floodlit hockey compliant pitch alongside the existing Actonians Boddington pitch.</li> </ul>
<p><b>Is there enough accessible and secured community use provision to meet <u>future</u> demand?</b></p> <ul style="list-style-type: none"> <li>○ The current accessible and secured supply of hockey facilities in Ealing will <u>not</u> be enough to meet future demand.</li> <li>○ When the clubs' aspirations for growth (i.e. Ealing HC to 500 juniors and 6 adult teams; Osterley to start a junior squad and reinstate a second adult team, PHC Chiswick for continued growth of its junior section) and the impact of hockey development initiatives with regard to social pay and play (including walking hockey) are added to the pressure of new demand resulting from housing-led population growth, it is estimated that there will be a need to provide one additional England Hockey compliant pitch with secured access by 2031, in addition to maintaining access to the existing pitches. . If Featherstone or any other sand based pitch is lost to Hockey, consideration of further hockey compliant pitches would need to be assessed in order to meet the identified demand.</li> </ul>

## 2.5 Rugby

### Rugby

#### What are the main characteristics of the current supply of and demand for provision?

- Since the last assessment of needs for rugby union in 2016, several commercial and voluntary sector organisations have funded facility improvement projects in Ealing. Most prominently Trailfinders Sports Club Ground in West Ealing has transformed in recent years to a top-class rugby venue with excellent facilities for Ealing Trailfinders Rugby Club, including a new indoor training facility opened in 2022.
- Ealing Trailfinders is one of the premier clubs in Middlesex with a professional first team - current champions of the second tier Rugby Championship - with a 50 strong squad plus an academy of 30 young players plus a large amateur club (Ealing Trailfinders 1871), with development teams at u21 and u23, three men's league teams, a veterans team, plus large youth and mini rugby sections for both girls and boys.
- Wasps FC, the amateur club remaining in the borough following the relocation of the English Premiership professional club to Coventry, also has a very large playing membership. The club has invested in a floodlit rugby compliant artificial grass pitch (AGP) and has planning permission for a second floodlit AGP at its Twyford Avenue Sports Ground in Acton.
- Between the eight Ealing based clubs and two expat clubs playing in the borough, there are a total of 19 regular adult men's Saturday league sides, a further three occasional men's teams and two women's teams (both at Wasps FC). Both the senior clubs – Wasps and Trailfinders – have development teams for transition between youth age grade rugby and senior rugby.

### Rugby

- Currently, just Wasps FC and Ealing Trailfinders have junior sections offering both youth boys age grade rugby and mini rugby for boys and girls. Between these two large community rugby clubs there are 19 boys age grade sides and 44 mixed mini rugby sides. At both clubs the junior sections have continued to grow over recent seasons despite the programme interruptions caused by the Covid pandemic.
- With regard to women and girls, the Ealing Trailfinders has developed a pathway for female players through the mixed mini age grades to girl's youth age grade rugby, Ealing Emeralds. In the past, this pathway has provided players to the England Elite Programme.

#### Is there enough accessible and secured community use provision to meet current demand?

- Security of access to rugby grounds in the borough is good, particularly for the largest clubs, and current demand is met by current supply. There is enough secured supply for league rugby (senior and youth) home fixtures (played mainly on Saturday afternoons) and with the provision of an AGP at Wasps, indoor training at Trailfinders and floodlights at Old Priorian's home ground since the last PPS, there is now sufficient capacity for midweek evening training at most of the club grounds. Both clubs with large age grade sections - Wasps and Trailfinders - report sufficient capacity on Sundays for junior matches and training.
- Actonians is the only club with a training capacity issue as it trains two evenings a week on one half of its only pitch under temporary floodlights. Lack of pitch capacity has also meant that, until recently, the Actonians club has been unable to meet demand for age grade rugby from its members with children. However, there is an opportunity to address this using the restored

Rugby
pitch and new sports hub pavilion and sports hall facilities at Gunnersbury Park.
<b>Is the provision that is accessible of sufficient quality and appropriately maintained?</b>
<ul style="list-style-type: none"> <li>○ The pitches are considered to be maintained to a good standard and have at least adequate drainage. Improvements have been made since the last PPS particularly at St Benedict's.</li> <li>○ In terms of ancillary facilities, a priority is to improve the changing facilities at Actonians Sports Ground, particularly if mixed mini rugby is to be offered at the site in future, although this activity could be located at the new facilities in Gunnersbury Park, it would be better if mini rugby activity took place at the club.</li> <li>○ Similarly, refurbishing or replacing the pavilion at Wasps FC will be required to support the further development of women and girls' rugby in particular.</li> <li>○ Northolt RFC in Cayton Green Park is also looking to improve aspects of its pavilion to encourage more diverse use and to support income generation.</li> </ul>
<b>What are the main characteristics of the <u>future</u> supply and demand for provision?</b>
<ul style="list-style-type: none"> <li>○ To meet rugby demand from 38,306 additional borough residents (as currently forecast<sup>2</sup>) and assuming current levels of rugby demand by age</li> </ul>

Rugby
group for matches and training in the peak period, the equivalent capacity of +2.71 additional natural turf full size equivalent rugby pitches for matches will be needed in the borough with sufficient floodlit provision to accommodate an additional 3.3 hours a week of training use.
<b>Is there enough accessible and secured community use provision to meet <u>future</u> demand?</b>
<ul style="list-style-type: none"> <li>○ The provision of a second floodlit rugby compliant AGP at Wasps could provide the additional capacity needed to accommodate future demand from borough population growth. Whilst new housing and population is likely to be greatest on the west side of the borough, rugby activity and development is very largely focused on secured club sites as opposed to in public parks and school playing fields. It will therefore probably be best to provide any future new capacity on existing secured club sites with good accessibility by public transport.</li> </ul>

<sup>2</sup> GLA 2018-based housing-led population projections (Released February 2020)

## 2.6 Summary

In summary, much has been achieved in the years since the current playing pitch strategy was prepared including the provision of major playing pitch hub sites each with two football AGPs and grass pitches in Gunnersbury and at Rectory Park, a new rugby AGP at Wasps FC, an indoor training centre for rugby, football and cricket at Ealing Trailfinders Sports Club, new pavilion and upgraded pitches for football and cricket at Popesfield Playing Fields, floodlighting to the hockey pitch at St Benedict's School and major improvements to Ealing Central Sports Ground, nearing completion.

Although there has been disruption to the established patterns of participation in all four of the major playing pitch sports caused by Covid 19 mitigation measures, demand for places to play has recovered well. Within the borough, demand now appears to be exceeding pre-pandemic levels in all four main playing pitch sports, in the younger age groups most particularly.

The detailed assessments undertaken into supply and demand factors have shown that, notwithstanding the new facilities secured and following the re-opening of upgraded pitches at Ealing Central Sports Ground in 2023 and Gunnersbury Park in 2022, there will remain pinch points. These are mainly capacity for club cricket and for youth football Sunday league fixtures and midweek training. There is also a particular issue of lack of security of pitch access issues for the hockey clubs now based in Ealing and the longstanding issue of a lack of a suitable stadium pitch in the Southall area to bring Southall FC back within the borough alongside Actonians women's team's need for a stadia pitch.

With population growth of more than 38,000 forecast by 2031 - the end of the new Local Plan period - it is clear that, without plans to further increase the capacity of the supply (and/or to secure access to some of the existing closed supply), these pinch points will come under increasing pressure particularly where these sites are likely to be accessible to those areas allocated for large scale new housing developments. Further playing pitch capacity is needed to maintain and improve opportunities for existing and future residents to take part in playing pitch sports for their health and wellbeing.

The summary conclusions of the assessment of current and future playing pitch needs are:

- There is insufficient secure capacity for club cricket and hockey in the borough.
- There is insufficient secure capacity for youth/ junior football on Sundays and for midweek training and a lack of a suitable stadium football pitch to bring Southall FC back to Southall alongside Actionian women's team's need for a stadia pitch.
- By 2031 there is likely to be a need for between four and five additional cricket pitches in the borough, to include both fine-turf and artificial (non-turf) wickets.
- To address forecast population growth, unmet demand identified by clubs (particularly for women and girls' football), and to deliver on the FA's strategy to transfer more affiliated competitive football to 3G surfaces, further secured provision of 3G AGP pitches is likely to be required.



- Additional natural turf pitches may also be required for football match play by 2031 in light of the limits on the potential for increasing the capacity in the peak period of the existing secured supply by improvements to quality. However, this potential need for future grass pitches could be offset by the provision of new floodlit 3G football pitches, as these pitches have much higher carrying capacities than grass pitches.
- For hockey, the over-riding priority for the clubs now based in Ealing is to secure the access they currently enjoy to the four full size hockey AGPs in the borough of which three are unsecured on school sites.
- By 2031, there is likely to be a need for one additional England Hockey compliant pitch with secured access, in addition to maintaining access to the existing three compliant pitches.
- The provision of a second AGP at Wasps ground would provide the additional capacity needed to accommodate future demand for rugby.
- Protection of all existing playing field sites for community sport and physical activity where the demand exists.

Section 3 considers a range of scenarios and options to increase the playing capacity to meet these identified needs.



Playing Pitch Strategy  
Section 3 – Scenario Testing

## PPS Section 3 - Scenario Testing

### 3.1 Introduction

As part of the Strategy Development process a number of scenarios have been considered along with their potential implications on the future picture of provision for the leading playing pitch sports in the borough. The scenarios have also been considered by the Playing Pitch Steering Group members in relation to setting the priorities for future enhancement and provision detailed in the action plan for playing pitches and the overall Indoor and Outdoor Sports Facilities Strategy action plan priorities.

Scenario	Potential impact
<b>3. 2 Improved quality of sites</b>	<p>Before considering the provision of new playing fields, especially challenging in London boroughs, it is important to first consider the potential for increasing capacity of existing sites (particularly those grounds owned or leased by community clubs) as these have resources and structures in place (e.g. grounds maintenance, coaching) and an established sporting identity developed over many years.</p> <p>Improving the quality of ancillary facilities can also have an impact on attracting under-represented groups to all pitch sports.</p> <p><b>Cricket</b> Middlesex Cricket Pitch Support Network has been working with the Council's Leisure Service and a number of the borough's clubs and schools over the past year to identify the most effective changes to grounds maintenance regimes, equipment and training across 10 or more existing sites with fine turf cricket pitches.</p>

Scenario	Potential impact
	<p>Priority projects for quality improvements to fine turf and artificial turf pitches as well as to practice nets and to pavilions are identified in the Action Plan that follows.</p> <p><b>Football</b> As identified in the 2019 Local Football Facility Plan and confirmed by Pitch Power analysis reports in 2022, improving the quality of key natural turf pitches on those key sites in greatest demand for Sunday morning adult football, youth football and mini soccer would have significant impact on increasing overall playing capacity.</p> <p>If all 33 pitches on the 8 identified key sites, the majority of which are Council owned pay and play sports grounds, for Pitch Power quality assessment were improved from 'standard' to 'good' quality, a further 46 match equivalent sessions could be programmed on these sites across adult and youth football and mini soccer. However, sustaining higher playing capacity will require ongoing commitment to enhanced pitch maintenance at these sites which is challenging in the context of local authority budgets particularly for the open access sites where informal use also takes place, plus this type of demand i.e. Sunday morning adult football is for the same time slot so increasing pitch carrying capacity will have little impact if the demand is for the same timeslot. However, it is also worth noting that previous drainage improvement schemes in the borough haven't had the desired impact on pitch quality and have needed costly remedial works to make them playable, due in part to the London clay soil.</p> <p>With respect to artificial grass pitches for football, as a result of the delivery of priority projects in the current and previous Playing</p>

Scenario	Potential impact	Scenario	Potential impact
	<p>Pitch Strategies, there are currently 12 AGPs in the borough accredited as meeting the quality standard for affiliated league match use.</p> <p><b>Hockey</b> To maintain the current levels of playing capacity in the borough the priority is to secure access to the two compliant pitches on private school sites (St Benedict’s and St Augustine’s) which, whilst maintained to a good quality, do not provide the two large hockey clubs now based in the borough (Ealing HC and PHC Chiswick) with security of access.</p> <p>With security of access in place, provision of ancillary changing and social facilities at St Augustine's would support the further growth of Ealing Hockey Club.</p> <p><b>Rugby</b> Improving the quality of the sports clubs' changing facilities at Actonians Sports Ground and Wasps FC are the infrastructure investments that would have the greatest impact facilitating a much-expanded offer of mixed mini rugby, age grade girls’ rugby and women's rugby in future.</p> <p>Actonians also have an issue with floodlit training capacity at the club’s home ground, which is hard to solve at a multi sport club due to the constraints presented by the location of and need for other sports pitches e.g. the cricket wicket on the same grass area. Floodlit 3G rugby compliant training facilities are available at Wasps FC’s ground nearby or non contact training could take place on the 3G pitches at Gunnersbury Park Sports Hub across the road from the ground.</p>	<p><b>3.3 More community use at education sites</b></p> <p>As in most London boroughs, community use of pitches on education sites in Ealing is critical to meeting demand for pitch sports. Ealing's school pitches are particularly important to community hockey and, to a lesser but still significant extent to both football and cricket. Rugby is the exception as the tradition for this sport is for community rugby to be played on club owned (or leased) playing field sites.</p> <p><b>Cricket</b> Community cricket is secured on good quality facilities at William Perkin High School. One education site in the borough with potential capacity for more community use is Dormers Wells High School which has a non turf pitch. However, the boundary is currently undersize limiting the potential for affiliated match play at this site.</p> <p>Lack of security of access for the Phoenicians CC to the pitch at Drayton Manor High School is a risk to the current supply. This risk to the supply is highlighted by Middlesex Cricket in view of the large increase in the pitch hire charge for the 2023 season.</p> <p><b>Football</b> Expanding the playing capacity for community football on education sites - in particular youth football and mini-soccer and adult team training - on education 3G AGPs has been a notable success of the 2017 strategy (e.g. at Alec Reed Academy, Brentside High School, Northolt High School and William Perkin High School).</p> <p>Schools in the borough with 3G AGPs with no current community access where the potential could be explored include Cardinal Wiseman High School (full size). The 3G pitch at Alec Reed Academy</p>	

Scenario	Potential impact	Scenario	Potential impact
	<p>has available capacity at peak hours and the 3G pitches at Brentside, William Perkin and Northolt High Schools also have peak period availability, albeit less than Alec Reed. The new small sided 3G pitch at Drayton Manor High School also has availability.</p> <p>In addition, should football demand growth trends continue (particularly in the girls and women's game), it will be important to maximise the opportunities afforded for playing fields and AGPs at existing schools with playing fields not currently used by the community, as well as future new and expanded schools in the borough. However currently the only school grass pitches not being used are of an odd size therefore offer little benefit to the community e.g. those at Acton and Greenford High Schools.</p> <p><b>Hockey</b> Two of the three hockey clubs, based in the borough, Ealing HC and Osterley HC, rely on school AGPs with no security of access beyond seasonal hire agreements.</p> <p>More community hockey use of the St Augustine's School pitch would depend on reallocation of current hires including football clubs for training (see scenario 3.4 below).</p> <p>Many independent schools are increasingly open to hosting local community sports clubs to help maintain charitable status. In this context, the potential for negotiating greater security of access to the hockey pitches at St Augustine's and St Benedict's (possibly linked to partnership investment in pitch renewals or new/enhanced ancillary facilities) should be explored.</p>		<p><b>Rugby</b> There is little potential (or needs case) for further use of education sites in the borough for community rugby. The RFU favours grounds secured by clubs either freehold or leasehold as they provide a more sustainable operating model for the majority of rugby clubs.</p>
		<p><b>3. 4 Change of use from one sport or pitch type to another</b></p>	<p><b>Cricket</b> In the case of cricket, the needs assessment supports retention of the existing and creation of a new supply of fine turf pitches to provide sufficient capacity to accommodate forecast growth from population change and investment in developing the women and girl's game. However, now that lower league adult cricket can be played on non-turf pitches (NTPs), there is a needs case for more NTPs at cricket grounds (either on existing fine turf cricket tables or, where there is sufficient land, as junior pitches separate from the cricket table). A well-maintained NTP has a playing capacity of up to 60 adult match equivalent sessions or 80 junior sessions in a season compared to 5 adult/7junior for a fine turf strip.</p> <p>Provision of a second NTP on the existing cricket square for Ealing CC at Popesfield Playing Fields and the installation of an NTP at the end on the existing square at Club des Sports for Acton CC are identified as priorities in the cricket Assessment of Need (Appendix A) to increase capacity for play aligning with the respective cricket clubs' development plans. More NTPs at existing Council pay and play cricket grounds should also be investigated.</p> <p>The Council will regularly review the demand for the single cricket pitch site at Islip Manor Park, for example, demand for this small pitch with no access to changing rooms or a pavilion just a single toilet, might decrease due to the reopening of improved cricket</p>



Scenario	Potential impact	Scenario	Potential impact
	<p>facilities at Ealing Central Sports Ground. At present the one club using the pitch has been given permission by the league to use the substandard facilities, but this is not a long-term arrangement. The Council will keep Islip Manor cricket pitch open at least until ECSG reopens and as long as there is demand. The Council has for the last 3 years worked with Middlesex Cricket to allocate cricket pitches for Saturday league cricket; this process has identified that there will be capacity to accommodate the one club using the Islip pitch at another venue in Ealing as of the 2024 summer season and the club has agreed to move to the ground with league standard playing and ancillary facilities.</p> <p>Note, the playing field currently used for cricket in Islip Manor Park, could accommodate one maybe two junior football pitches but users would need to check with the relevant league as to the need for changing rooms. Lord Halsbury Playing Fields, home to Larkspur Rovers FC is within 400 metres of the park and offers a floodlit 3G pitch as well as several grass pitches, the pitches at Lord Halsbury have been flagged as being overplayed, so there is potential for the club to maybe use Islip Manor Park in the future for junior football. The park space is not an option for rugby or hockey due to its size.</p> <p><b>Football</b></p> <p>Further match play capacity in the peak period of evening and weekends (including midweek training capacity) could be secured if any one or more of the sand based AGPs were to be changed from short-pile sand filled to a compliant 3G playing surface which has happened previously at 2 schools in Ealing. However, there is no short term plan for this to happen at any of the existing sites with short pile pitches. Prior to any change of surface it would also</p>		<p>be necessary to accommodate any displaced hockey use at a venue of similar or better quality.</p> <p>Change from natural turf to small sided 3G (ideally 9v9) at Alwyn Gardens and/or North Acton Playing Fields would also impact positively on FC Samurai, a large and growing development club. North Acton Playing Fields would need to be considered carefully in relation to cricket and the size of any AGP. Similarly, a change of pitch type from grass to artificial at Spike's Bridge Park in Southall would facilitate expansion of the youth football offer by London Tigers.</p> <p><b>Hockey</b></p> <p>Further hockey capacity could be achieved at St Augustines if the regular football bookings were to be relocated from this pitch to 3G football pitches; capacity for hockey would be increased substantially, particularly in the evenings. One alternative football location within walking distance could be Ada Lovelace High School which has plans to convert an area of grass into a fenced in FA compliant floodlit 7 v 7 3G AGP.</p> <p>To continue to meet existing demand for community club hockey in Ealing, it is critically important that the existing hockey AGPs at the two independent schools and Featherstone High School are not changed to football 3Gs in future without replacement hockey facilities being in place.</p> <p>Similarly, a change of surface by LB Hammersmith and Fulham of the Linford Christie Stadium hockey pitch to football 3G would impact negatively on hockey in Ealing as this former home pitch of PHC Chiswick (now based in Ealing at Actonians Boddington)</p>

Scenario	Potential impact	Scenario	Potential impact
	<p>continues to serve the needs of the club for match capacity on Saturdays in the main winter season.</p> <p>Should PHC Chiswick Hockey Club's aspiration to develop a second floodlit sand AGP at Boddington Gardens Sports Ground go ahead, this would impact on both cricket and football capacity at this site effectively replacing an existing junior football pitch and an undersized cricket pitch. The impact on both sports will need to be assessed at the time and mitigated if necessary.</p> <p><b>Rugby</b> A change of playing surface of a second grass pitch at Wasps FC's Twyford Avenue Sports Ground from natural turf to World Rugby compliant 3G (providing this large and growing club with two compliant 3G pitches) could have a significant impact on the capacity and quality of the playing and training experience at this club. This second 3G pitch (which has a current planning consent but not the required funding) would also support further development of the game, including for touch and the women and girl's age grade game.</p>		<p>these key sites would have a major detrimental impact on the community game in the borough (despite the club ownership). However, the loss of these sites to community sport is highly unlikely due to the multiple sports clubs at Trailfinders being integrated into the sports ground operation and the professional club on site and Wasps FC being the owner of the ground on which they play.</p> <p>Reliance on continued availability of a privately owned ground is also an issue for Acton Cricket Club at Club des Sports although the recent development of the new lease for the cricket club has alleviated this issue. Also, as identified above, in the event that Phoenicians Cricket Club is not able to negotiate affordable hire fees to continue to use its home pitch at Drayton Manor High School, the loss of this key site will impact significantly on community <b>cricket</b> in the borough unless additional pitch provision is made at one of the existing or opportunity sites for cricket in the borough (for example NTPs at Perivale Park and/or Rectory Park and fine turf and NTP wickets at Warren Farm Sports Ground).</p> <p>Community <b>football</b> in Ealing is far less reliant on sports grounds in private ownership, particularly since the investment by the Council and the Football Foundation in the sports hub sites at Gunnersbury Park, Rectory Park and at several club and school sites across the borough as priority actions from the last Playing Pitch Strategy.</p> <p>Gurnell Leisure Centre, has 2 grass football pitches adjacent to the centre, both are Council owned, one is an adult pitch the other a 9 v 9 pitch; this leisure centre which provided the changing rooms for the pitches is currently closed and will be redeveloped in the next</p>
<b>3.5 Lose availability of a key site or sites</b>	<p>As covered in the previous scenarios, the loss of availability to the community hockey clubs of any of the four hockey AGPs (at two independent schools, Featherstone High School and Actonians Boddington Gardens Sports Ground) would have a very significant adverse impact on the provision and opportunities for community <b>hockey</b> in Ealing.</p> <p>Similarly, community <b>rugby</b> in the borough - particularly mini rugby and age grade rugby - is heavily reliant on the privately owned Ealing Trailfinders and Wasps FC sports grounds. Loss of either of</p>		

Scenario	Potential impact	Scenario	Potential impact
	<p>3 years; the outdoor pitch space will potentially be included in the feasibility study and future plans.</p> <p>The sole club based in Brent which used one pitch has since the closure of the centre, found an alternative venue and the school team that used a pitch on a Wednesday has transferred its booking to Perivale Park 5 minutes' walk away. This ground is in close proximity of both Perivale Park and Ealing Central Sports Ground, both of which currently have spare carrying capacity for grass football and any future spare capacity will be assessed if and when needed. The grass space would potentially accommodate a cricket pitch but the absence of ancillary facilities would make it a less than ideal cricket venue, it's not a preferred site for rugby or hockey as it's a Council owned open access site.</p> <p>The small, irregular shaped green space at Costons Lane, Greenford could be repurposed in the future for another recreational use. The site has no ancillary facilities and no previous use for community sport; it was returned to the Council's Leisure team from Education as no local primary schools had wanted to use the site for 8 years or so. Since then, there has been no interest from local sports clubs to use the site.</p> <p>The grass area is not big enough for a hockey pitch, rugby pitch or cricket pitch but could potentially accommodate a junior 7 v 7 pitch and maybe a 5 v 5. There are a multitude of sports grounds in close proximity to this site with both grass and AGP facilities available for use during school time and after school, all of better quality and all with ancillary facilities and available carrying capacity, namely Ealing Central Sports Ground, Perivale Park and the AGP at William Perkin High School.</p>		<p>The overarching recommended approach in Ealing, will be to protect all sports pitch sites and if any sites are lost in the future, this loss will be balanced out by providing new or enhancing existing pitch sites to ensure the necessary capacity remains available to meet demand now and in the future.</p> <p>For example, the small irregular shaped green space in Costons Lane, located adjacent to or nearby to several other sports grounds with spare capacity, is an irregular shaped site that could only ever accommodate 2 junior football pitches (7 v 7 and 5 v 5) at most.</p> <p>If this site is repurposed in the future for another recreational use the Council would mitigate this loss by making the Marnhams Field site (see section 3.6) available for use, which is a better size and shape, in a better location to improve community access to outdoor sports facilities has the potential to have better ancillary facilities on site and would be more easily maintained and managed.</p>
		<b>3.6 New pitches in borough or catchment area</b>	<p>In the course of developing this strategy, the following main opportunity sites for new or reinstated playing pitches and ancillary facilities have been identified, subject to detailed feasibility assessment, funding, planning permission and owners consent where grounds are in private ownership; a full list of sites and associated potential developments is included in the Action Plan.</p> <p>It is important to note that there are many variables to consider when making decisions about investing in new outdoor sports facilities on existing or potential new sports grounds and what the ideal/optimal facility mix might be, including but not restricted to the following:</p>

Scenario	Potential impact	Scenario	Potential impact
	<ul style="list-style-type: none"> <li>Operational viability of the proposed facility, for example it is highly unlikely that a one pitch pay and play site is viable to staff and operate. There needs to be a critical mass of pitches and ancillary facilities to make a sports ground viable</li> <li>The geographical location of the proposed ground in relation to any identified demand</li> <li>Ancillary facilities are essential to the success of any sports ground particularly when catering for cricket, without changing rooms, etc. pitches will likely not meet league standards. In some cases junior sports leagues may only require minimal ancillary facilities, e.g. access to toilets</li> <li>Most sports grounds already overlap winter and summer pitches to make best use of space and/or use the space for other activities during the year such as festivals, etc. this is usually to make the facility financially viable in the long term. Cricket and football tend to be the two sports that are most compatible on a year round sports ground.</li> <li>The trade off between providing grass pitches or artificial playing surfaces, for example, a 3G floodlit AGP will have a much greater capacity than a non floodlit natural grass pitch, similarly a non turf cricket wicket can accommodate more games than a fine turf pitch. The exact nature of which playing surface to use at which site will depend on a number of variables including the level of competition to be played, the capacity needs of users, the location, etc.</li> <li>Operational flexibility to offer both adult and/or junior grass football pitches, without the need for overmarking in season</li> </ul> <p>Ealing has a vast number of sports pitches in a range of ownerships, so to make this exercise more manageable, realistic, and potentially deliverable, the future use of council owned facilities has been</p>		<p>prioritised for the majority of the scenario testing. However, this should in no way indicate that privately owned grounds particularly the former Barclays Bank Sports Ground, should be considered of lower priority to protect and/or develop as a future sports facility.</p> <p><b>Warren Farm Sports Ground</b>, is a Council owned facility in Southall; considering the assessment work carried out, bringing this sports ground back into use is deemed to be the number one priority to ensure the borough meets the local identified future need for both cricket and football pitches, addressing the identified local deficits and future need for both cricket and football pitches in Ealing and more specifically in the Southall area.</p> <p>Reasons for this decision include:</p> <ul style="list-style-type: none"> <li>Warren Farm Sports Ground is an existing sports ground so is already designated for this use</li> <li>Before its closure ahead of a historical proposed development project, Warren Farm Sports Ground was a popular sports venue for both cricket and football, there's no reason to think this wouldn't be the case in the future as the assessment has shown that there is identified demand for both cricket and football pitches in the next 10 years</li> <li>Southall has a need for a pay and play outdoor sports facility, the only pitches in Southall available for pay and play sport are the 2 football pitches adjacent to Dormers Wells Leisure Centre. Spikes Bridge Park has both cricket and football pitches, but no space for more pitches and the leaseholder London Tigers uses the pitches extensively; the strategy assessment shows that the facilities at Spikes Bridge Park are already over played and Osterley Cricket Ground leased to</li> </ul>

Scenario	Potential impact	Scenario	Potential impact
	<p>Osterley Cricket Club has no space for more pitches and the cricket outfield is already overmarked for football use</p> <ul style="list-style-type: none"> <li>Options to accommodate new winter and summer sports pitches in other Southall parks and open spaces are limited</li> <li>The Southall area has been identified as a major population growth area over the next 10 years</li> <li>Warren Farm Sports Ground can accommodate multiple pitches for both winter and summer sports</li> <li>Ancillary facilities can be provided at Warren Farm Sports Ground which will service multiple pitches year round</li> <li>Grounds maintenance costs will be economised servicing Warren Farm Sports Ground as a multi pitch site as opposed to servicing multiple smaller sites across the borough, should new sports grounds be created</li> <li>Multi pitch sites with the necessary ancillary facilities are more viable to manage, maintain and operate, than smaller one or two pitch sites</li> </ul> <p>Warren Farm Sports Ground is the Council's biggest sports ground; prior to the current FA pitch dimension requirements being published, up to 18 football pitches of various sizes and 6 cricket pitches were in use prior to closure ahead of a proposed redevelopment which stalled due to legal issues.</p> <p>In line with other multi use multi pitch pay and play sports grounds in Ealing such as North Acton Playing Fields, Rectory Park and Perivale Park, Warren Farm Sports Ground would ideally reopen offering a minimum of 2 floodlit 3G AGPs, 6 grass football pitches of various sizes and 3 cricket pitches plus ancillary facilities. This new provision will ensure current and future local demand for sports pitches is met and would contribute to meeting the</p>		<p>borough's current and future demand for grass/fine turf and artificial grass playing surfaces for football and cricket. Sports grounds in other geographical areas of the borough will also contribute to meeting future demand for these two grass pitch sports.</p> <p><b>Marnhams Field</b>, to the south of Greenford, close to Southall, is a Council owned green space previously used for school sport by a local high school which now has its own floodlit 3G AGP. The site isn't near any other sports grounds except for the small single cricket pitch site leased to Ealing Cricket Club. It potentially has space for 3 junior football pitches of various sizes and a cricket pitch or a rugby pitch or a hockey pitch.</p> <p>This site lends itself to be used for junior football and cricket, as ideally England Hockey prefer a 2 AGP site and the RFU prefer to see rugby pitches at club sites. The venue has already been identified by a local sports club that requires more junior playing pitch space for both football and cricket. If this site is used in the future it will help meet the identified future need for more football pitches and cricket pitches (fine turf and NTP) in Ealing.</p> <p><b>Norwood Hall Playing Fields</b>, in Southall have been closed for use for several years, the ground currently has no useable ancillary facilities and is jointly owned by Ealing Council and Ealing, Hammersmith and West London College. The long-term future of the site is still to be determined, but it is likely to be sold as a sports ground with the condition that it is used for community sport.</p> <p>The ground was previously used by a local high school for curriculum delivery mainly for football and cricket; the ground is big</p>

Scenario	Potential impact	Scenario	Potential impact
	<p>enough to accommodate 2 adult football pitches as well as smaller junior size football pitches, plus a cricket pitch or a rugby pitch or a hockey pitch. Similar to Marnhams Field, in light of the need ideally for a 2-pitch hockey site and club based rugby pitches, this site lends itself to be used more for junior football and cricket. This current winter season, a local junior football club has been permitted to use the ground on a short-term basis to meet its growing need for more junior playing pitch space.</p> <p>If in the future this ground, under new ownership, has new ancillary facilities built this will help meet the identified future need for more football pitches and cricket pitches (fine turf and NTP) in the Southall area, which is a major population growth area.</p> <p><b>Dormers Wells Leisure Centre</b> in Southall has 2 grass football pitches adjacent to the centre, both are Council owned; this leisure centre will be redeveloped in the next 5 years and the outdoor pitch space will potentially be included in the feasibility study. There is potential to locate a cricket wicket between the existing grass football pitches. Again, any new cricket facility in Southall would help meet the borough demand for more cricket pitches as well as the demand generated by the expected new population growth in Southall.</p> <p>The north end of the privately owned <b>former Barclays Bank Sports Ground</b> in central Ealing, previously used for a number of sports and activities has the potential to accommodate football, cricket, rugby and hockey pitches or a combination of one or more of these sports, due to its size and location.</p>		<p>Looking at the current and future demand for various sports facilities in Ealing, this site would lend itself to the provision of a floodlit hockey pitch. Ealing Hockey Club has already identified this ground as an opportunity site for a second secured hockey AGP in the borough. If feasible, the impact would be substantial particularly if combined with changing/social provision and an access link to the existing hockey pitch at St Augustine's School adjacent to the ground, effectively providing a 2-pitch site for the growing Ealing Hockey Club.</p> <p>There is also a cricket club and a football club nearby who both have identified demand for more playing pitch space as their existing home grounds are assessed as being overplayed. The ground is also large enough to accommodate a stadia facility for football and other sports, although this type of facility would need a thorough feasibility study carried out.</p> <p>Similar to Warren Farm Sports Ground, bringing this sports ground back into use is deemed to be a priority to ensure the borough meets the local identified future need for outdoor pitch sports in Ealing, addressing both the identified local deficits and future need for pitches in Ealing and more specifically in the Ealing/Acton area.</p> <p>Reasons for this decision include:</p> <ul style="list-style-type: none"> <li>• The former Barclays Bank Sports Ground is an existing sports ground so is already designated for this use</li> <li>• Before its closure the ground was used extensively for both cricket and football, hockey and a host of other indoor sports</li> <li>• There is local demand from sports clubs for playing facilities particularly floodlit hockey pitches and cricket pitches</li> </ul>



Scenario	Potential impact	Scenario	Potential impact
	<ul style="list-style-type: none"> <li>In the central Ealing area, there are no pay and play winter or summer sports pitches available for community use</li> <li>The closest leased sports grounds have been identified as being overplayed – Ealing cricket Club Ground and Acton Ealing Whistlers FC ground.</li> <li>Options to accommodate new winter and summer sports pitches in other Ealing parks and open spaces are limited</li> <li>The Acton area has been identified as a major population growth area over the next 10 years and this sports ground is adjacent to West Acton</li> <li>The sports ground can accommodate multiple pitches for both winter and summer sports and ancillary facilities can also be provided</li> <li>Grounds maintenance costs will be economised as a multi pitch site as opposed to servicing multiple smaller sites across the borough, should new sports grounds be created</li> <li>Multi pitch sites with the necessary ancillary facilities are more viable to manage, maintain and operate, than smaller one or two pitch sites</li> </ul> <p>Although multi sport multi pitch sites such as Warren Farm Sports Ground and the former Barclays Bank Sports Ground are the sites that would be the most appropriate to develop into high quality sports grounds able to contribute to meeting the current and future sports facility needs of the borough, other sites must also be taken into consideration as the development of these preferred sites might stall, for example with privately owned sites, the land owner might have an alternative plan for the use of the ground.</p> <p>With this in mind, the following sites all have the potential to contribute to the expansion of the community pitch stock subject</p>		<p>to detailed feasibility assessment, funding and planning permission. Please refer to the Action Plan for the complete list of proposed facility developments:</p> <ul style="list-style-type: none"> <li><b>Perivale Park and/or Rectory Park</b> – both have space for a 3rd NTP cricket square; the pavilions at both parks can only accommodate teams for 2 matches, so any new NTPs are likely to be used to rest fine turf pitches or at least provide an alternative for example for junior or low level adult cricket.</li> <li><b>Green spaces</b> close to the location of the existing St Benedict's School hockey pitch, particularly in and around Perivale Park might in the future, provide the opportunity for another hockey pitch creating a 2 pitch location for Ealing Hockey Club.</li> <li><b>Lord Halsbury Playing Fields (Larkspur Rovers FC) and/or Fox Reservoir (Acton Ealing Whistlers FC)</b> and other existing football only sites – might offer the opportunity of adding a non turf cricket pitches. Not all grounds will be suitable, but to make best use of existing resources, the possibility of turning a winter season facility into an all year round facility will be investigated. Issues to consider include the logistics of adding a cricket wicket to a ground set out for football, the state of the ground i.e. at overplayed sites, is it appropriate to install a summer sports pitch on a ground that would be best left to rest during the summer months, the demand for cricket facilities in the local area, suitability of ancillary facilities, etc.</li> <li><b>Elthorne Waterside Pitches</b> in Hanwell, are owned by the Council and have no ancillary facilities; the space is currently used for junior football and by the local high school for curriculum delivery. There is potentially space to</li> </ul>

Scenario	Potential impact	Scenario	Potential impact
	<p>accommodate additional sports facilities including a cricket pitch, hockey pitch or rugby pitch. As is the case with other potential sports ground developments, this space is not ideal for a standalone hockey pitch facility or a single rugby pitch, however in this instance there is a local rugby club who have expressed an interest in establishing this ground as a home venue; Hanwell RFC is currently playing at Gunnersbury Park Sports Hub. The existing and any new playing pitch(es) would need appropriate ancillary facilities to be provided.</p> <p>o <b>Brentfield Cricket Ground</b>, owned by the Council and leased to Ealing Cricket Club has the space to overmark the cricket outfield with junior football pitches, although this ground is susceptible to flooding so there might be space for pitches, but the conditions might make this idea untenable. <b>Durdans Park Cricket Ground</b> could also be overmarked for junior football and the adjacent <b>King George V Playing Fields</b> could accommodate one maybe two junior football pitches with changing facilities provided at Durdans Park Cricket Ground.</p> <p>Provision of new playing pitches at one or more of these identified opportunity sites would potentially have an impact on addressing the identified future needs for <b>cricket, football, hockey and rugby</b> pitches in the borough.</p> <p>Meeting the need for a stadia football pitch to facilitate step level football is a more complex issue to explore; a new facility requires the right amount of appropriately designated land which is hard to identify in Ealing, although existing sports grounds such as Warren Farm Sports Ground and the former Barclays Bank Sports Ground is big enough to accommodate a stadia facility.</p>		<p>In Ealing, there is little opportunity to make better use of the existing stadia facilities as both Hanwell FC and North Greenford United FC grounds are assessed as overplayed, so any additional use would run the risk of further impacting on the pitch quality.</p> <p>Another option is to bring former stadia facilities back into use such as Avenue Park in Greenford, owned and operated by the London Playing Fields Foundation; if this ground was reopened as a stadia facility it would meet the identified demand from Ealing clubs for such a facility. However, use by these clubs would still need to be secured with the owner for this demand to be met.</p> <p>The last option is to explore the possibility of using an existing rugby stadia facility for football. The privately owned Trailfinders Sports Ground is the only rugby stadia facility in Ealing and already caters for the needs of a professional rugby club and a vast number of local sports clubs.</p> <p>All these options would need to be explored in more detail; factors to consider include the likelihood of gaining the necessary planning permission, funding any new builds, the views of existing leaseholders to additional use of facilities, as well as the views and opinions of land owners.</p>
		<b>3.7 Significant increase in demand in specific part of the borough</b>	<p>The London Plan (March 2021) identifies two Opportunity Areas within Ealing, at Park Royal and Southall, expected to accommodate a significant number of new jobs and homes. Linking these Opportunity Areas, the adopted Local Plan (2012) directs growth towards two growth corridors following the Uxbridge Road/Crossrail Elizabeth Line and the A40/Park Royal corridors.</p>

Scenario	Potential impact	Scenario	Potential impact
	<p>These two east-west corridors include Ealing's main town centres, Park Royal Industrial Estate (the largest in Europe), and the borough's five Crossrail stations which provide a major impetus for growth and development. Whilst future growth is anticipated to reinforce this spatial pattern, the emerging Local Plan is seeking to ensure that each of the seven towns will play a role in the borough's delivery of new homes and jobs, which may ultimately result in a more equitable and balanced distribution of growth and investment in the future.</p> <p>Assumed development in Ealing between 2022 and 2031 in the GLA's February 2020 release of the 2018 based housing led population projections is for in excess of 25,000 more homes and more than 38,000 more residents.</p> <p>The development at Old Oak Common and Park Royal, may not be an initial issue in the early years of this strategy but as the area gets built out increased demand may impact on the east of the borough; Ealing's indoor and outdoor sports facilities in this area will need protecting or indeed expanding. At this early stage it is hard to measure the impact on the demand for existing and potential new facilities that this new growth area will bring, but it is worth noting that it will likely increase the need for more sports facilities.</p> <p>Without further provision of playing pitches, development of this scale will result in a shortfall of supply if not supported by new provision. Enhancement to existing pitches and increased use of existing education pitches alone will not provide sufficient additional capacity to accommodate the level of increased demand likely to be generated by the additional population.</p>		<p>These proposals significantly strengthen the needs case for more playing pitch capacity within the Park Royal and Southall opportunity areas for development or within an easily accessible distance from these areas on foot, by cycle or by public transport.</p> <p>The currently closed Warren Farm Sports Ground has the potential to meet the demand in the Southall area; the reopening of the site as a community cricket and football facility will help meet the increased demand from the growing population in the Southall area. There is not the potential to meet demand in the Park Royal area by opening or reopening another multi use sports ground in the Acton area, however, there is the potential to make improvements to a number of sites to help meet any increase in demand, for example additional floodlit 3G AGP facilities would provide more carrying capacity than existing grass pitches at sports grounds such as North Acton Playing Fields, improving the playing and ancillary facilities in Southfields Recreation Ground for grass pitch football, increasing the pitch capacity at Wasps FC by building the second floodlit 3G on site to meet any increase in demand for both rugby and football. The former Barclays Bank Sports Ground would also provide an ideal location for new sports pitches servicing the Acton area, as the ground is easy to access via road or underground and is within walking distance of West Acton.</p>
		<b>3.8 Significant demand growth in a particular sport, gender or age group</b>	<p>The governing bodies of football, cricket and rugby all have a clear strategic focus on delivering more opportunities for women and girls to play and compete. As identified in the detailed assessments of future need for each sport, it is demand growth in this gender that is likely to be the most significant over the next planning period.</p>

Scenario	Potential impact
	<p>Ealing has community clubs in all four playing pitch sports of the necessary size and proven commitment to deliver in this key area. This is evidenced by the growth in women and girls' teams since 2017 detailed in the assessment of need reports appended.</p> <p>In hockey, equal opportunities and participation by gender is already in place at PHC Chiswick, and Ealing Hockey Club. The area of greatest demand growth is likely to continue to be among juniors growing at around 5% annually in recent seasons despite the pandemic.</p>

Based on this strategic assessment, the preferred future supply scenarios to investigate as a priority to meet future demand for sports pitches across Ealing are as follows, noting that as far as possible the geographical locations of the potential new and/or refurbished facilities have been selected to best meet the need for sports facilities.

**Future need for** cricket - between four and five additional cricket pitches, to include both fine-turf and artificial (non-turf) wickets

Scenario 1	Scenario 2	Scenario 3
<p>Warren Farm Sports Ground (WFSG) x 3 FTP/NTPs and Norwood Hall Playing Fields (NHPF) x 1 FTP/NTP</p> <p>Plus any one or more of the following NTPs:</p> <ul style="list-style-type: none"> <li>• Perivale Park x 1 NTP (to be installed summer 2023)</li> <li>• Rectory Park x 1 NTP (to be installed summer 2023)</li> <li>• Fox Wood SG x 1 NTP (pending leaseholder approval)</li> <li>• Lord Halsbury PF x 1 NTP (pending leaseholder approval)</li> <li>• Elthorne Waterside pitches x 1 NTP</li> </ul>	<p>Warren Farm Sports Ground x 3 FTP/NTPs and Former Barclays Bank Sports Ground (FBBSG) x 1 or 2 FTP/NTPs</p> <p>Plus any one or more of the following NTPs:</p> <ul style="list-style-type: none"> <li>• Perivale x 1 NTP (to be installed summer 2023)</li> <li>• Rectory x 1 NTP (to be installed summer 2023)</li> <li>• Fox Wood SG x 1 NTP (pending leaseholder approval)</li> <li>• Lord Halsbury PF x 1 NTP (pending leaseholder approval)</li> <li>• Elthorne Waterside pitches x 1 NTP</li> </ul>	<p>Former Barclays Bank Sports Ground x 1/2 FTP/NTPs and Norwood Hall Playing Fields x 1 NTP/FTP</p> <p>Plus any one or more of the following NTPs:</p> <ul style="list-style-type: none"> <li>• Perivale x 1 NTP (to be installed summer 2023)</li> <li>• Rectory x 1 NTP (to be installed summer 2023)</li> <li>• Fox Wood SG x 1 NTP (pending leaseholder approval)</li> <li>• Lord Halsbury PF x 1 NTP (pending leaseholder approval)</li> <li>• Elthorne Waterside pitches x 1 NTP</li> </ul>
<p>This option is the preferred option because:</p> <ul style="list-style-type: none"> <li>• These 2 grounds can meet the future need for 4 new pitches between them</li> <li>• WFSG is a council owned sports ground and therefore the council as landowner is able to develop the site more easily than a site in private ownership</li> <li>• WFSG would be a year round multi pitch site which would have the best potential to be the most viable and sustainable new sports ground</li> <li>• There are no other grounds in Ealing that could accommodate multiple new cricket pitches, accept for but to a lesser extent the FBBSG private site</li> <li>• Norwood Hall Playing Fields has the potential to accommodate an enclosed cricket pitch - preferred because of ball strike risks and grounds maintenance</li> <li>• NHPF is part owned by the council, if sold there would be a requirement for community sport</li> </ul>	<p>This option :</p> <ul style="list-style-type: none"> <li>• These 2 grounds can meet the future need for 4 maybe 5 new pitches between them</li> <li>• FBBSG is in private ownership, it needs to be protected as a sports ground for future sports use whilst waiting for it to be developed for sports use</li> <li>• On its own, WFSG would partially meet future demand</li> </ul>	<p>This option:</p> <ul style="list-style-type: none"> <li>• These 2 grounds could when combined partially meet future demand</li> <li>• FBBSG is in private ownership, it needs to be protected as a sports ground for future sports use whilst waiting for it to be developed for sports use</li> <li>• Norwood Hall Playing Fields is one of the few sports grounds in Ealing with the space and potential to accommodate an enclosed cricket pitch - preferred because of ball strike risks and grounds maintenance</li> <li>• NHPF is part owned by the council and therefore easier to develop facilities</li> <li>• NHPF might be sold in the near future with the caveat for community sport - this might not be cricket</li> </ul>



**Future need for football** - 2 full size AGPs plus smaller AGPs as well as equivalent of 16 grass pitches

**Note:** Size of grass pitches to be flexible to meet future demand; AGP and grass pitch supply can be offset to a certain extent, due to the greater carrying capacity of AGPs over grass pitches in some circumstances based on how the site is or will be used and potential Playzone facilities are still to be identified.

Scenario 1	Scenario 2	Scenario 3
WFSG 2 x AGPs plus 6 adult grass pitches and NHPF x 2 grass pitches & 7 v 7 AGP at Ada Lovelace HS	WFSG 2 x AGPs plus 6 adult grass pitches and King George V Playing Field x junior grass pitch(es) & Ellen Wilkinson x 2 pitches	WFSG 2 x AGPs plus 6 adult grass pitches and former Barclays Bank Sports Ground x 3 maybe 4 grass pitches
<p>This option is the preferred option because:</p> <ul style="list-style-type: none"> <li>• 2 grounds can go a long way to meeting the future need for new pitches between them</li> <li>• WFSG is a council owned sports ground and therefore the council as landowner is able to develop the site more easily than a site in private ownership</li> <li>• WFSG would be a year round multi pitch site which would have the best potential to be the most viable and sustainable new sports ground</li> <li>• There are no other grounds in Ealing that could accommodate multiple new grass and AGPs as per WFSG, accept for but to a lesser extent the former Barclays Bank Sports Ground site which is in private ownership</li> <li>• NHPF is part owned by the council, if sold there would be a requirement for community sport</li> <li>• Ada Lovelace HS has planning permission for a 7 v 7 floodlit AGP</li> <li>• It has a link with a football club close by with a need for more pitch space to develop junior football particularly girls</li> </ul>	<p>This option:</p> <ul style="list-style-type: none"> <li>• WFSG has the space for multiple pitches</li> <li>• WFSG is a council owned sports ground and therefore the council as landowner is able to develop the site more easily than a site in private ownership</li> <li>• WFSG would be a year round multi pitch site which would have the best potential to be the most viable and sustainable new sports ground</li> <li>• There are no other grounds in Ealing that could accommodate multiple new football grass and AGPs as per WFSG, accept for but to a lesser extent the former Barclays Bank Sports Ground site which is in private ownership</li> <li>• Bring back into use King George V Playing field in Greenford/Southall using Durdans Park cricket ground facilities</li> <li>• Ellen Wilkinson is a preferred location for hockey rather than football</li> </ul>	<p>This option:</p> <ul style="list-style-type: none"> <li>• 2 grounds can go a long way to meeting the future need for new pitches between them</li> <li>• WFSG has the space for multiple pitches</li> <li>• WFSG is a council owned sports ground and therefore the council as landowner is able to develop the site more easily than a site in private ownership</li> <li>• WFSG would be a year round multi pitch site which would have the best potential to be the most viable and sustainable new sports ground</li> <li>• There are no other grounds in Ealing that could accommodate multiple new football grass and AGPs as per WFSG, accept for but to a lesser extent the former Barclays Bank Sports Ground site which is in private ownership</li> <li>• FBBSG is in private ownership, it needs to be protected as a sports ground for future sports use whilst waiting for it to be developed for sports use</li> </ul>

**Future need for hockey** – A minimum of 1 but Ideally 2 new sand based floodlit pitches

Scenario 1	Scenario 2	Scenario 3
1 x Boddington Gardens (PHC Chiswick) and 1 x Ellen Wilkinson HS or Perivale Park	1 x Boddington Gardens (PHC Chiswick) and 1 x Former Barclays Bank SG (Ealing HC)	1 x Boddington Gardens (PHC Chiswick) and any other site identified close to either of Ealing HC's pitches at St Augustine's or St Benedict's
<p>This option is the preferred option because:</p> <ul style="list-style-type: none"> <li>• A second pitch at Boddington Gardens is the preferred option to accommodate PHC Chiswick's need for a second pitch</li> <li>• Boddington Gardens would be a 2 pitch site with pavilion with links to Actonians Sports Club close by</li> <li>• EWHS is close to St Augustine's and has the space to build a hockey pitch and pavilion by converting the old redgra pitch into a sand based AGP for hockey</li> <li>• The high school would potentially benefit from a new hockey facility that could be used for other sports</li> <li>• Perivale Park is close to Ealing HC's pitch at St Benedict's so would give an option of 2 pitches close to each other</li> <li>• Perivale Park has other sports facilities that a club might be able to use e.g. a golf pavilion and an athletics track</li> </ul>	<p>This option:</p> <ul style="list-style-type: none"> <li>• A second pitch at Boddington Gardens is the preferred option to accommodate PHC Chiswick's need for a second pitch</li> <li>• Boddington Gardens would be a 2 pitch site with pavilion with links to Actonians Sports Club close by</li> <li>• FBBSG is in private ownership, it needs to be protected as a sports ground for future sports use whilst waiting for it to be developed for sports use</li> </ul>	<p>This option:</p> <ul style="list-style-type: none"> <li>• A second pitch at Boddington Gardens is the preferred option to accommodate PHC Chiswick's need for a second pitch</li> <li>• Boddington Gardens would be a 2 pitch site with pavilion with links to Actonians Sports Club close by</li> <li>• Another site is yet to be identified close to existing pitches and its more likely that a second pitch close to an existing pitch is an option rather than a new 2 pitch site with a pavilion</li> </ul>

**Future need for rugby** - 2.71 grass pitches or one rugby compliant AGP

Scenario 1	Scenario 2	Scenario 3
1 x new AGP at Wasps FC ground	1 x AGP at an existing club sports ground to be identified by the RFU and the Council	3 grass pitches at a pay as you play sports ground and/or securing training space on new AGP's developed primarily for football, pending availability and a suitable shock pad
<p>This option is the preferred option because:</p> <ul style="list-style-type: none"> <li>Wasps club is so large that it has demand for another AGP</li> <li>Wasps club own the ground</li> <li>Wasps club has planning permission for a second AGP</li> <li>Wasps club has a community use agreement with the council for the existing AGP and this would likely extend to the second should it be built</li> </ul>	<p>This option:</p> <ul style="list-style-type: none"> <li>This would mean the loss of another sports pitch e.g. a pitch at WFSG could be rugby not football</li> <li>However, any new football AGPs could be built to rugby specification, this would mean a usage programme would have to be agreed with funders</li> <li>The RFU prefers facilities at club grounds, so an AGP on a pay as you go sports ground wouldn't be preferred</li> </ul>	<p>This option:</p> <ul style="list-style-type: none"> <li>This would likely be at the cost of another pitch sport</li> <li>The RFU prefers facilities at club grounds</li> </ul>

### 3.9 Summary

In summary, the scenarios that present the greatest opportunities for the Council and its partners to address the playing pitch facility needs identified in Section 2 of this PPS are:

- *Increase in demand in specific area* - The housing growth areas present significant opportunity to secure development contributions to address identified local infrastructure needs for community playing pitches. The priority should be to secure off site contributions to enhance the playing capacity at existing strategic hub and satellite playing pitch sites with existing ancillary provision and established site management and that are easily accessible from these areas without a car.
- *Quality improvements* - improving the quality of key natural turf pitches on those key sites in greatest demand for Saturday cricket, Sunday morning adult football, youth football and mini-soccer - and, crucially, sustaining the improved quality by means of enhanced ongoing maintenance regimes - would have significant impact on increasing overall capacity. Pitch quality will also be maintained by continuing to not overmark adult football pitches with junior pitches.
- *Change of Playing Surface* - Provision of more football 3G AGP capacity - for example small sided FA compliant 3G floodlit pitches for training and youth league match play (in place of grass if necessary) at Spikes Bridge Park, Alwyn Gardens, Hanwell Town FC - would have a positive impact not just on meeting future increases in demand for football but also by freeing up capacity for hockey training on the sand based AGPs at Boddington Gardens and the two independent schools. A change of

sports use in Perivale Park, may present an opportunity to address the shortfall in secured provision of hockey AGPs in the borough (subject to securing the necessary funding and consents for lighting etc); this location is being considered as its close to existing floodlit hockey facilities at St Benedict's school and hockey clubs ideally need access to 2 pitches on the same site or close to each other. The provision of a second rugby compliant AGP at Wasps FC's Twyford Avenue Sports Ground, when taken together with the recent enhancements at Ealing Trailfinders and the new rugby pitch at Gunnersbury Park Sports Hub, would future proof provision for rugby in the borough for the period of the strategy.

- *New pitches* – Bringing Warren Farm Sports Ground in Southall, back into use as an outdoor sports facility and informal recreation area, presents a key opportunity to address the identified need for additional capacity for cricket pitches in this part of the borough and possibly for youth football too. Reinstating community sports use of Norwood Hall Playing Fields in Southall also presents an opportunity for new cricket and football pitches subject to consents and funding.
- *More community use at education sites* - Increasing the number of 3G pitches on education sites would impact very significantly on meeting future needs for community football. To maximise the community benefit, any new education facility should be developed alongside a voluntary football club partner as well as formal Community use Agreements to accompany any planning permission. Also, schools with grass sports pitches and AGPs not currently available for community use should be encouraged to allow use of facilities outside of school hours.

- *Casual play and spare capacity stock for all sports* - The main parks in the borough such as Lammas Park, Walpole Park, Southall Park, Acton Park, etc. are not currently used for formal pitch sports, mainly due to their popularity as public parks catering for a wide range of recreational activities; almost all lack changing room facilities, but all have enough green space for at least one sports pitch if demand dictated that they be used for formal sport.

These green spaces as well as the sports facilities mentioned below can be recognised as being available for use as formal pitch space when and if the need arises in the future for additional pitches.

Casual sports activities take place in most of Ealing's parks and open spaces, including the following: Acton Park, Brent Lodge Park, Cleveland Park, Dean Gardens, Drayton Green, Ealing Common, Greenford Recreation Ground, Horsenden Hill, Jubilee Gardens, Northala Fields, Northolt Park/ Recreation Ground, Norwood Green, Oldfield Recreation Ground, Ravenor Park, South Acton Recreation Ground, Southall Manor House Grounds, Springfield Gardens and Wesley Playing Fields



# Playing Pitch Strategy

## Section 4 - Policy Recommendations



## PPS Section 4 - Policy Recommendations

### 4.1 Introduction

This section of the Playing Pitch Strategy sets out a number of overarching policy recommendations that the Steering Group and Ealing Council are to apply over the duration of this strategy. These will ensure that this essential planning document continues to play a leading role in the on-going provision of high-quality facilities for outdoor sport and can meet the needs and demands highlighted throughout this strategy.

### 4.2 Planning Policy

**National Policy Context** - The relevant policy protecting existing sports facilities and land in the government's National Planning Policy Framework (NPPF) 2019 is paragraph 99:

*'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.'*

**Regional and Local Policy Context** - The policies contained within this strategy are in line with and provide support to both regional and local policy.

The London Plan legally forms part of Ealing's Development Plan, sitting alongside the Local Plan, and planning decisions must have regard to both. The London Plan (March 2021) recognizes in policy S5 (below) that sports and recreation facilities are important parts of social infrastructure, providing a range of social and health benefits for communities and neighbourhoods. Part C of the policy regarding protection of existing recreational land and facilities mirrors the national policy.

#### Policy S5 - Sports and Recreation Facilities

A To ensure there is sufficient supply of good quality sports and recreation facilities, boroughs should:

1. Prepare Development Plans informed by needs assessments for sports and recreation facilities. Needs should be assessed at local and sub-regional level. Needs assessments should include an audit of existing facilities
2. Secure sites for a range of sports and recreation facilities in Development Plans, as justified by the needs assessment
3. Maintain, promote and enhance networks for walking, cycling and other activities including the Walk London Network

B Development proposals for sports and recreation facilities should:

1. Increase or enhance provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling
2. Maximise the multiple use of facilities and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities
3. Support the provision of sports lighting within reasonable hours,



where there is an identified need for sports facilities and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity

C Existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless:

1. An assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements (for the existing or alternative sports and recreational provision) at the local and sub-regional level. Where published, a borough's assessment of need for sports and recreational facilities should inform this assessment; or
2. 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
3. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

D Where facilities are proposed on existing open space, boroughs should consider these in light of policies on protecting open space (Policy G2 London's Green Belt, Policy G3 Metropolitan Open Land and Policy G4 Open Space) and the borough's own assessment of needs and opportunities for sports facilities, and the potential impact that the development will have.

At the local level, work is now underway on preparing a new Local Plan, which commenced with a series of conversations, surveys and other consultations launched in November 2021 under the heading of 'Shaping Ealing'. The Local Plan will set out a vision and framework for the future

development of the area over the next 15 years. Following the establishment of the Old Oak and Park Royal Development Corporation in 2015 Ealing Council is no longer the local planning authority for the north-east corner of the borough. The new Local Plan will therefore not set planning policy for that part of the borough.

It is intended that an initial draft (Regulation 18) of the new Local Plan will be published for consultation in Autumn 2022. As the preparation of the plan progresses towards adoption, the plan will accrue more weight as a material planning consideration. At the time of publication of this study (2022), and pending the adoption of a new Local Plan, the operational Local Plan within Ealing comprises a suite of existing development plan documents. Those of relevance to this study include:

- The Development (or Core) Strategy (April 2012) which sets out a vision for the future development of the borough covering a 15-year period from 2015 to 2026.
- The Development Sites DPD (adopted December 2013) which sets out planning requirements for 48 key sites with significant development potential.
- The Development Management DPD (also adopted in December 2013) which guides decisions on planning applications, and
- The Planning for Schools DPD which identifies sites for new schools and sites for extensions to existing schools (adopted in May 2016).

As part of the annual review of the Playing Pitch Strategy the most relevant policies and any subsequent changes will be applied to the Council's strategy and re-issued accordingly.

The Council's overarching policy for outdoor sports and active recreation

(including playing pitches) is set out at policy 5.6 of the Development (Core) Strategy as follows:

#### **Policy 5.6: Outdoor Sports and Active Recreation**

*The Council will:*

- *Protect and promote a network of sports grounds and other active recreation areas in the borough. Sites identified as being of strategic and local importance for outdoor sports will be protected and promoted primarily for this function.*
- *Seek to develop a sports hub as part of this network, with a range of sports provision in the Gurnell area, and the development of several strategic 'satellite sites' located strategically to serve communities across the borough.*
- *Seek to secure developer contributions to provide a key funding source for the delivery of various priority projects.*

At a borough wide level, the 2012 Development Strategy also identifies (at policy 5.6) a quantitative provision target standard for Active Recreation Outdoor Space. This standard was subsequently superseded by a revised standard of 7.3 sq. m. of space per person as established through the Development Management DPD (2013)

The establishment of this standard at the time was informed by the needs assessment in the Council's earlier Sports Facility Strategy 2012-2021 which is effectively being replaced by this strategy. Since the 2012 Sports Facility Strategy was adopted, the national guidance in use of per capita standards for sports facilities in general, and playing pitches in particular, has changed as detailed in 4.3 below.

<sup>3</sup> Playing Pitch Strategy Guidance, October 2013 (Sport England)

### **4.3 Provision Standards**

**Quantity Standards** - With regard to playing pitches (as a typology of open space), Sport England's guidance<sup>3</sup> strongly advises local planning authorities to move away from the use of standards in assessing and determining quantitative needs. The guidance advocates gathering detailed local supply and demand data and assessment of area, sport and site-specific needs in order to determine which existing pitches need to be protected and enhanced and priority areas/sites for new playing pitch supply based on this detailed assessment.

The guidance recognises that quantitative standards have become increasingly less useful and relevant as a planning tool for playing pitches with the variation in the playing capacity of natural turf pitches (depending on their quality) and the increase in provision and use of artificial grass playing surfaces which can provide much greater playing capacity than natural turf. Policy changes by the playing pitch sport governing bodies have also increased the use of artificial surfaces for competitive matches in addition to training.

A further shortcoming of quantity standards as a planning tool is that they tend to encourage the use of 'on-site' provision over off-site enhancements, irrespective of whether the latter is preferable in a given situation. For example securing lower graded on-site provision may be less preferable to securing contributions towards 'off site' enhancement of existing playing pitch sites to form more readily sustainable and effective hub sites.

Accordingly, the strategic recommendations for playing pitch provision to

2031 in Ealing in this section of the report is not to include a per capita quantity standard. Rather, in accordance with Sport England's published guidance, recommendations are made for a minimum quality standard for playing pitches and for the protection, enhancement and provision of new playing pitches on an area and site-specific basis.

It is therefore recommended that similar per capita standards for Outdoor Active Recreation Space are not carried forward into the new Local Plan.

**Quality Standards** - Pitch carrying capacity has a direct relationship with pitch quality. For example, raising the quality of an adult football pitch from 'Standard' to 'Good'<sup>4</sup> would enable one additional game (or training session) per week to be accommodated. Investment in quality enhancements to pitches at existing playing pitch sites with secure community access is, usually, more cost effective than investment in new provision.

It is therefore recommended that the Council and its partner sports agencies seek to achieve and maintain 'good' performance quality standard (as determined by the latest NGB published guidance) for all playing pitches used for national governing body affiliated league standard of play. Whilst setting this target for **all** playing pitches, it should be recognised that in the case of Council pitches in open access public parks, investment decisions in Grounds Maintenance have to take into consideration and be weighed against the risks to quality from

unauthorised use and acts of vandalism. The current guidance is set out in Figure 4.1.

**Figure 4.1 Recommended Pitch Quality Standards**

**Cricket:** Good (i.e. an aggregate rating of 80% or more against ECB Non-Technical Visual Quality Assessment proforma criteria and scoring mechanism for the outfield, grass wickets, pavilion, artificial wickets and non-turf cricket practice nets as applicable to the site)<sup>5</sup>

**Football:** Good as a minimum (i.e. an aggregate rating of 80% or more against FA Non-Technical Visual Quality Assessment proforma criteria and scoring mechanism for the assessment criteria and aggregate rating scores for the playing surface and maintenance programme this also includes the PQS from the Pitchpower rating (good or excellent ranking))<sup>6</sup>

**Rugby Union:** Good (M2) rating (i.e. no action needed on maintenance) and D3 rating (i.e. no action needed on pitch drainage)<sup>7</sup>.

**Hockey:** Good (80% or more against Sport England Non-Technical Visual Quality Assessment proforma criteria and scoring mechanism for the AGP playing surface age, condition, markings, fencing, security, goals and posts and ancillary facilities)<sup>8</sup>.

To support clubs, sports associations and other community organisations with playing pitches used for affiliated games to achieve and maintain a

<sup>4</sup> Based on the FA guidance for visual pitch assessments set out in the appendices to the Playing Pitch Strategy Guidance, October 2013 (Sport England)

<sup>5</sup> Playing Pitch Strategy Guidance Appendix 3, October 2013 (England & Wales Cricket Board)

<sup>6</sup> Playing Pitch Strategy Guidance Appendix 2, March 2014 (Football Association)

<sup>7</sup> Playing Pitch Strategy Guidance Appendix 4, October 2013 (Rugby Football Union)

<sup>8</sup> Playing Pitch Strategy Guidance Appendix 6, October 2013 (England Hockey Board)



'good' quality standard, it is recommended that, the Council continues to liaise closely with the playing pitch sport governing bodies and their pitch maintenance advisors to identify and prioritise the specific maintenance improvement works required to enhance pitch quality and playing capacity.

## 4.4 Protect, Enhance and Provide

The following policy recommendations, organised under the headings of *Protect, Enhance and Provide*, have been shaped having regard to national, regional and local policy and guidance. Reflecting the findings of the strategic assessment detailed in this strategy, which identified the need for additional pitches for cricket, football, hockey and rugby, the need to maintain existing capacity should form a key plank and starting position of this policy framework. Largely representing a continuation of the principles endorsed in the 2017 study, a no net loss approach to maintaining current levels of capacity should therefore be adopted, with the implementation of this approach representing the starting point for the consideration of all proposals.

### Protect

1. Ealing has undertaken a Playing Pitch Strategy and assessed existing and future needs for pitch provision across the borough. The firm conclusion is that there is an identified need to retain the existing overall quantity of playing field land in the borough whilst recognising that the distribution of playing field land may change (for example through closure of playing pitches of poor quality or of limited value for community sport offset by new provision). This headline finding and recommendation is also applicable when examined at the LPA level.
2. It is therefore recommended that the broad approach and principles established in existing policies in respect of the protection of existing provision be carried forward into the new Local Plan. Specifically the new Local Plan should establish a policy framework to resist granting planning permission for any development which would lead to the loss, or would prejudice the use, of a playing field or land last used as a playing field unless:
  - 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.
3. Should a current or newly created playing pitch exist in Ealing that is not mentioned in this Playing Pitch Strategy and appendices, its omission is not an endorsement by the Council, Sport England or the relevant national governing body of that sport of its disposal. The playing field could be required for more informal sport or allow opportunities for communities to be physically active locally. Similarly, the playing field may be required for playing pitches for sports that are not included within this assessment.
4. It is also recommended that the Council continue to work with strategic sports partners (Sport England, London Sport and the National Governing Bodies of sport for playing pitch sports) to seek agreements to secure access for community sport at those sites in the borough where there is existing access, but long-term access is currently unsecured.

5. Where playing field sites are in the Council's ownership, the policy of securing community access through asset transfer to community clubs and/or sports associations should continue to be applied, provided that:
  - i) The facilities are assessed as 'good' quality by the relevant governing bodies of sport prior to transfer, and
  - ii) The transferee is able to demonstrate it has the capacity and resources to maintain the facilities to good quality (and this forms part of any service level agreement). It is recommended that the terms of future transfer agreements include incentives for the clubs to deliver sports development outcomes (e.g. grow numbers of teams, volunteering, and sporting opportunities for under-represented groups).
6. Ensure that any changes to levels of provision as recommended in the action plan of this strategy, reductions in the number of pitches marked, changes in pitch sizes (e.g. adult to junior pitches), provision of training grids, are reversible to accommodate future changes in needs.
7. Influence the design and specification of any new education sports facilities and extensions to existing facilities to ensure their suitability for both education and community use (i.e. provided to Sport England and/or the relevant sports national governing body design dimensions and standards as opposed to education dimensions and standards).
8. Secure affordable community access as a condition of planning consent (via formal Community Use Agreements) for applications from education providers of sports facilities relating to:
  - i) Extending hours of permitted use (e.g. for pitch floodlights)
  - ii) Extensions to existing sports facilities
9. It is recommended the Council maintain its existing budget for playing pitch maintenance and seek to increase the budget where necessary at key sites (in accordance with the recommendations of the playing pitch governing body grounds maintenance advisers) if and when possible in recognition of the contribution that outdoor sports make to meeting the Council's strategic aims and objectives for public health, education and community cohesion.
  - iii) Provision of new sports facilities

### Enhance and Provide

1. It is recommended the Council, clubs, schools and other providers of playing field sites continue to seek the advice of the pitch sports governing bodies and their respective pitch advisers to secure maximum value from their respective budget allocations for maintenance of playing pitches, particularly when new or revised pitch maintenance contract specifications are being prepared.
2. Similarly, it is recommended that the Local Planning Authorities continue to seek the advice of these sports bodies whenever pre-planning proposals or planning applications involving new playing pitches or ancillary facilities are brought forward or new S106 Agreements for playing pitches are drafted. This to ensure that the design, layout and management plans maximise the community value of the new facilities and that the pitch maintenance plans meet the relevant Performance Quality Standards.
3. It is recommended that pitch maintenance by Local Authority employed ground staff and community club volunteers should be supported

through the provision and promotion of low-cost training courses in partnership with the sports governing bodies at least once a year.

4. Where feasible, it is recommended that the providers of football pitches in public parks and recreations grounds use moveable football goal post systems (procured from a supplier on the FA's approved list) to reduce wear from informal play (particularly in goalmouths), and, where feasible, realign the pitch layouts on multi-pitch sites each season.
5. For new or replacement artificial grass pitches (AGPs), it is recommended the Council ensure that they are tested, certified and maintained to the necessary standard for inclusion on the relevant NGB register i.e.
  - Football AGPs - FA Football Turf pitch register
  - Rugby AGPs - RFU World Rugby compliant pitch register
  - Hockey AGPs - EH register of pitches approved for Category 3 play or above.
6. For all developments involving the creation of one or more residential units, contributions should be sought (under Section 106 of the Town and Country Planning Act 1990 or through the Community Infrastructure Levy mechanism) towards the delivery of 'off site' priority projects as identified in the Ealing Playing Pitch Strategy within the locality of (or easily accessible without a car from) the proposed development. Appropriate contributions should also continue to be sought for ongoing maintenance of any new pitches. The priority playing pitch sites and projects are those set out in the Playing Pitch Strategy Action Plan current at the time the planning application is submitted. The initial priority projects are set out in Section 5. The projects also include playing pitch sites in private ownership and on school sites

outside the control of the Council. Accordingly, the lead party responsible for progressing the actions is identified in the plan along with the key supporting agencies.

7. For strategic scale proposals comprising 300 or more dwellings, on-site provision may be sought in place of securing contributions towards off-site projects as per bullet 6 above. On-site provision will be promoted instead in those instances where there is no existing sports provision within the locality which is easily accessible to the site and is capable of absorbing the additional demand arising from the development, and where the site is physically able to accommodate appropriate facilities. This process will be guided by the needs identified in the Indoor and Outdoor Sports Facilities Strategy. On-site provision will typically be secured via a legal agreement and contributions may be sought (under Section 106 of the Town and Country Planning Act 1990 or through the Community Infrastructure Levy mechanism) towards its delivery and maintenance.
8. The latest version of Sport England's Playing Pitch Calculator tool should be used to scope the appropriate scale and approximate costs of new playing pitch provision and to provide the starting point for project specific negotiations of S106 and/or CIL developer contributions. (For example, if 1,500 new dwellings are proposed at an average of say 2.4 persons per dwelling, the additional population total to enter into the Playing Pitch Calculator will be 3,600). The figure per dwelling can be adjusted based on local factors and specific development details.
9. It is recommended that in the case of all planning applications with implications for playing fields, the latest version of Sport England's

Model Planning Conditions should be used as appropriate. Current model conditions cover the following:

1. Protection/New Provision of Sport & Recreation Facilities;
  2. Compensatory Provision, Continuity of Use & Phasing of Development;
  3. Built Design & Layout;
  4. Playing Field Provision;
  5. Operational Matters.
10. It is recommended that the Ealing Playing Pitch Strategy Steering Group should review and update the Action Plan and priority projects that are detailed in Section 5 periodically during the strategy period. One of the key functions of the Action Plan and its subsequent annual updated versions is to identify the priority facility development projects needed in Ealing to meet demand.



# Playing Pitch Strategy Section 5 - Action Plan





## PPS Section 5 - Action Plan

### 5.1 Introduction

Aligning with the strategic recommendations in Section 4 and following consideration by the Steering Group of a range of future scenarios and their impacts (Section 3), this final section of the Playing Pitch Strategy sets out an initial action plan for delivering the priority playing pitch facility projects for enhancements and new provision.

These projects have been prioritised as having the best potential to impact against the shared objective outcome of the organisations represented on the Ealing Playing Pitch Steering Group to improve health and wellbeing by ensuring all residents have access to good quality facilities for sport and physical activity.

Figure 5.1 presents the projects in alphabetical order with a reference to their potential to be progressed either in the short term (defined as within 2 years approximately) the medium term (defined as within 2-5 years) or longer to progress - for example projects dependent on acquisition of land, the outcome of wider area development planning or large-scale review of options, feasibility and viability. Figure 5.2 that follows highlights a number of sites which present opportunities for providing or extending community sports. These sites sit outside of the main action plan as further work is required to investigate relevant permission, access, suitability and funding.

In accordance with the published guidance for the preparation of playing pitch strategies, it is recommended the Council convene and chair periodic meetings of the Playing Pitch Strategy Steering Group to review progress

and update the Action Plan and the priority ranking of projects to reflect material changes in the picture of supply and demand and changing scenarios.

The updates to the Action Plan should in turn inform periodic updates of the Council's priorities for investment through capital grant and loan programmes.

Where capital budget sums are shown for new provision, these are indicative estimates derived from Sport England Facility Cost Guidance Sheet (Second Quarter 2021) or cost estimates provided by the sports governing bodies. Actual costs will need to be determined as part of project specific feasibility studies.

The action plan is a guide to how facilities might be developed, pending funding confirmation and planning permission where necessary, where and whom they might be developed by to meet identified demand, exploit opportunities that may arise and provide sustainable management and operational models often through engaging with either voluntary or commercial partners. Each potential project must be evaluated considering the current situation, as the strategy and action plan whilst planning ahead, provides the position at the time of writing; so, factors on both the demand and supply side may have changed as well as the cost and viability of the project at the point when an individual project is being considered.

#### Categorisation and Identification of Sites

Of note and in a similar vein to the previous strategy action plan, outdoor sports sites, can be categorised in the following way.

### **Strategic Multi-sport Multi Pitch Sites – existing and future (MS)**

Ealing has a number of leading multi-sport sites which serve a wide range of sport and activity. These grounds are designated as Outdoor Sports Facilities and are primarily protected and maintained for sports use only with the presumption that the sites be developed in favour of outdoor sport to enhance existing activities and facilities.

The Playing Pitch Strategy process of consultation and analysis has highlighted a number of important improvements and potential investment needs across these sites. The coordination of these opportunities with the National Governing Bodies, resident sports clubs and the Council will be required as well as funding opportunities and the specification and capacity of these important sites. Whilst the specific actions and timings are dealt with in the action plan set out below the actions and priorities for these leading multi-sport sites carry additional importance given the leading sports within this Playing Pitch Strategy and the influence on levels of participation across Ealing.

The Council will continue to look at opportunities to enhance the capacity of these sites to provide wider and more diverse opportunities for sport and create multi-sport opportunities for residents of Ealing.

This action plan from the PPS forms part of the wider Indoor and Outdoor Sports Strategy Action Plan for its full delivery covering indoor and outdoor community sports facilities in Ealing.

Identifying features:

- Comprise a number of pitches and accommodate a range of sports
- Used by a significant number of organisations and clubs

- Pitches available for club and/or community use on a season long or pay and play basis
- Grounds spatially distributed across the borough in order to facilitate good access to facilities
- Adequate and appropriate car parking to cater for users

### **Sport Specific and dual sport priority sites (SS and/or DS)**

These sports grounds are also designated as Outdoor Sports Facilities and are protected and maintained for sports use only whilst demand exists for a particular sport(s), with the presumption that the sites be developed in favour of outdoor sport to enhance existing activities and facilities. Playing as well as ancillary facilities will be either maintained or developed to meet the required standards laid down by the relevant national governing body of that sport. Future developments could include the rebuilding of pavilions and /or changing rooms to ensure the facilities meet league standards for a given sport. In the case of a single sport venue, current provision could also be enhanced by developing a site to become dual purpose e.g. a football ground might be developed to include a cricket wicket, to allow for year round use of the site.

Identifying features:

- Priority use for winter or summer sport in the case of a specific sport site and winter and summer sport use for dual sport sites
- Often these sites are club owned and operated or Council facilities operated under lease by a club
- Discontinuity of provision would cause major issues for the delivery of the specific sport(s)

**Figure 5.1 Actions**

Site	Timescale & priority	Main sport(s)	Priorities/Action(s) and Associated / Estimated Cost if known	Lead	Partners and Funding / Development
Acton Ealing Whistlers FC (SS)	Short & high	Football	Clubhouse improvements to improve suitability for Women and Girls (FA Wildcats centre)	Club	LBE landowner and FA/FF funding
Acton Ealing Whistlers FC (SS)	Short & high	Football	Delivery of pitch improvements (recent award of grant from FF Grass Pitch Maintenance Fund)	Club	LBE landowner and FA/FF funding
Acton Ealing Whistlers FC (SS)	Short & medium	Cricket	Investigate the possibility of installing a cricket pitch – fine and/or non turf, between the football pitches	LBE	Club
Actonians Sports Ground (MS)	Short & medium	Cricket	Provide an electronic scoreboard	Cricket Section	Sports Association
Actonians Sports Ground (MS)	Medium & high	Rugby, Cricket, Football	Major improvements to pavilion/changing or replace, including options for reorientation of cricket pitch and viability of 3G AGP.	Sports association	LBE landowner and FA, RFU, ECB funding
Actonians Boddington Gardens (MS)	Medium & high	Hockey	Commission feasibility study for provision of a second pitch alongside the existing hockey AGP, £15k including an assessment of the impact on cricket and football	Sports association	LBE landowner and ECB funding
Ada Lovelace HS	Short & high	Football	Replace grass area with a floodlit 3G 7 v 7 to help meet the training and match needs of Acton Ealing Whistlers FC, based at Fox Wood sports ground close by, £450k	School	LBE, AEWFC and FA/FF for funding
Alwyn Gardens (SS)	Medium & medium	Football	Small sided (9v9) 3G (subject to agreement with private owner), £600k	FC Samurai	FA/FF for funding
Blondin Park (DS)	Short & medium	Football	Provision of grass pitches (currently coned areas only - Northfields United FC as part of the Blondin Consortia)	LBE	LBE landowner and BC
Brentham Club (MS)	Short & high	Cricket	Replace junior non turf practice net and review upgrade need for other NT nets	Brentham Club	ECB

**Figure 5.1 Actions**

Brentham Club (MS)	Medium & medium	Football	Pitch improvements	Sports Association	FA/FF
Brentfield Cricket Ground (SS)	Short & medium	Cricket	Remove derelict NTP	Ealing Hanwellians CC	LBE landowner
Brentfield Cricket Ground (SS)	Long & medium	Cricket	Replace pavilion, £500k	Ealing CC	LBE landowner and ECB for funding
Brentfield Cricket Ground (SS)	Short & medium	Football	Investigate the viability of marking junior football pitches on the cricket outfield	Ealing CC	LBE Landowner
Club des Sports (MS)	Short & high	Cricket	Acton CC seek to negotiate a lease with owners for land for a cricket pavilion and consent to install a NTP at end of existing square	Acton CC	Club des Sports
Cuckoo Park (SS)	Short & medium	Football	Investigate the possibility of formalising the use of the casual football pitch in connection with Hanwell CC	LBE	
Dormers Wells Leisure Centre pitches (SS)	Medium & high	Health & Fitness	As part of the wider feasibility study for the replacement of the leisure centre, investigate the possibility of installing 1 cricket pitch (NTP or Fine turf and NTP) between the 2 football pitches, plus pitch side ancillary facilities	LBE	LBE and wider regeneration planning
Drayton Manor High School (SS)	Short & high	Cricket	Club to negotiate security of access/reduced hire fee from, 2023	Perivale Phoenicians CC	Middlesex Cricket
Durdans Park Cricket Ground	Short & medium	Football	Investigate the viability of marking junior football pitches on the cricket outfield	RSSC	LBE landowner
Ealing Central Sports Ground (MS)	Short & medium	Cricket	Installation of high ball strike netting to allow adult play on the northernmost square should the Council consider the risk to the existing playground to be significant and consider installing an NTP on one or more of the existing squares  Investigate the possibility of installing an NTP alongside an existing cricket pitch	LBE	London Cricket Trust

**Figure 5.1 Actions**

Ealing Central Sports Ground (MS)	Short & high	Football Cricket	Deep clean of shower areas and toilets in the existing pavilion and repaint changing rooms prior to reopening of the ground for the summer 2023 season, £20k	LBE	LBE landowner and ECB for funding
Ealing Central Sports Ground (MS)	Short & Medium	Football	Review seasonal demand for football pitches on this site to determine the pitch configuration that will best meet local demand e.g. adult 11 v 11 or junior pitches	LBE	LBE landowner
Ealing CC Ground (SS)	Medium & high	Cricket	Improve toilets and extend pavilion	Ealing CC	ECB for funding
Elthorne Waterside pitches (SS)	Medium & high	Cricket, Rugby, Football	Investigate the possibility of development as a cricket and winter sports venue including changing rooms/pavilion	LBE	Clubs and relevant NGBs
Gurnell Leisure Centre football pitches	Medium & high	Outdoor pitch sports	As part of the wider feasibility study for the replacement of the leisure centre, investigate the outdoor sports pitch needs on site	LBE	Whole site redevelopment £35-40million
Hanwell Town FC (SS)	Short & high	Football	Delivery of pitch improvements P2, P3 (recent award of grant from FF Grass Pitch Maintenance Fund)	Club	FA/FF
Islip Manor Park	Annual	Cricket	Review on an annual basis the demand for this cricket pitch, as the space could also be used for junior football pitches	LBE	LBE
King George V Playing Fields	Short & medium	Football	Investigate the possibility of reinstating 1 maybe 2 junior pitches on the north of the site, ancillary facilities adjacent at Durdans Park Cricket Ground	Club	LBE landowner
London Playing Fields Greenford (MS)	Short & high	Football	Avenue Park improvements to the former grass pitch floodlit stadia site with small stand to bring it back into use for step level football	LPFF	FA/FF
Lord Halsbury Sports Ground (SS)	Short & high	Football	Delivery of pitch improvements (recent FF GPMF grant)	Larkspur Rovers	FA/FF
Lord Halsbury Sports Ground (SS)	Short & medium	Football	Secure funding and consents to upgrade main pitch to Step 6 standards (surrounding rail, dug outs, lighting etc.)	Larkspur Rovers	LBE landowner and FA/FF for funding
Lord Halsbury Sports Ground (SS)	Short & low	Cricket	Investigate the possibility of installing a cricket pitch – fine and/or non turf, between the football pitches	LBE	Club



**Figure 5.1 Actions**

Marnhams Field	Short & medium	Football Cricket	Investigate the possibility of installing a cricket NTP and junior grass football pitches plus ancillary facilities	LBE	Club partner
New Stadium Pitch	Medium & high	Football	Feasibility Study for new stadium pitch as home for Southall Town FC and potentially for Actonians women, location to be identified and assessed on an individual basis as feasibility studies are carried out on certain locations, £25k	LBE	Club partner
North Acton Playing Fields (MS)	Short & low	Cricket	Installation of irrigation system to cricket squares Enhanced maintenance	LBE	LBE landowner and ECB for funding
North Acton Playing Fields (MS)	Short & low	Football	Pavilion improvements	LBE	LBE landowner and NGBs for funding
Northolt RFC (DS)	Short & high	Rugby	Improvements to kitchen and toilets in clubhouse	Club	LBE landowner and RFU for funding
Norwood Hall Playing Fields (DS)	Short & medium	Cricket Football	Potential sale of this site as a sports ground with a reserve minimum plus conditions of future use for community sport, possibility of 2 football pitches, both adult and junior and 1 cricket pitch depending on the pitch lay out, the ground is also large enough for a rugby pitch and hockey pitch	LBE/WL College	Future owner
Osterley Cricket Ground (DS)	Short & high	Football	Delivery of pitch improvements (recent FF GPMF grant) to include work to 2nd square levels and enhanced maintenance.	Osterley CC/ Cademy YFC	LBE landowner and FA/FF Middlesex PSN
Osterley Cricket Ground (DS)	Medium & high	Cricket	Club to implement plans to replace the fire damaged pavilion	Osterley CC	LBE landowner
Osterley Sports Ground (SS)	Short & high	Football	Concorde Rangers to negotiate improved security of access with Gurdwara (owner)  Delivery of pitch improvements (recent FF GPMF application)	Concorde Rangers FC	Owner  FA/FF funding
Osterley Sports Ground (SS)	Long & high	All sports	Potential for a wide range of sports on site, options to be encouraged and supported to meet the sporting needs of the local community	Owner	LBE and NGBs

**Figure 5.1 Actions**

Perivale Park (MS)	Short & medium	Cricket	Enhanced maintenance and installation of irrigation point by squares	LBE	LBE landowner and ECB for funding
Perivale Park (MS)	Short & medium	Hockey	Complete review of current sports and recreation use to include consideration of a floodlit AGP for hockey.	LBE	
Perivale Park (MS)	Short & medium	Cricket	Investigate the possibility of installing a cricket NTP, for mostly junior and novice adult cricket making use of existing ancillary facilities ideally with pitch side shelter	LBE	London Cricket Trust
Popesfield Sports Ground (DS)	Medium & medium	Cricket	Install a second Non turf pitch, £10k	Club	LBE landowner and ECB for funding
Queens Drive Playing Field (SS)	Short & low	Football	Secure funding for pitch improvements - London Bunka Yochien School (leaseholder)	London Japanese FC	LBE landowner and FA/FF for funding
Rectory Park (north side) (MS)	Short & medium	Cricket	Investigate the possibility of installing a cricket NTP, for mostly junior and novice adult cricket making use of existing ancillary facilities ideally with pitch side shelter	LBE	London Cricket Trust
St Augustine's Priory School (SS)	Short & high	Hockey	Club to continue to seek to secure a long-term access agreement with the school, potentially through partnership investment in the pitch (resurfacing) and provision of ancillary facilities for shared use and/or coaching support	Ealing HC	St Augustine's School
St Augustines Priory School (SS)	Medium & medium	Hockey	Upgrade of playing surface, £450k	School	Ealing HC EH for funding
St Benedict's School (DS)	Short & high	Hockey	Club to seek to secure a long-term access agreement with the school, potentially through partnership investment in the pitch (resurfacing) and/or coaching support	Ealing HC	St Benedict's School
SKLPCC Ground (SS)	Short & medium	Cricket	Replace NT nets, carry out soil analysis	SKLPCC	ECB
Southfield Recreation Ground (SS)	Medium & medium	Football	Replacement pavilion, £690k	LBE	LBE landowner and leaseholder

**Figure 5.1 Actions**

Spikes Bridge Park (MS)	Short & high	Cricket	Pitch improvement works, train more volunteers in GM	London Tigers CC	LBE landowner and Middlesex PSN
Spikes Bridge Park (MS)	Medium & high	Football Cricket	Changing room extension	London Tigers	LBE landowner and FA/FF for funding
Spikes Bridge Park (MS)	Long & medium	Football	Small sided 3G (7v7), £450k+	London Tigers	LBE landowner and FA/FF for funding
Sports Halls in borough	Short & low	Hockey	Continue to explore the available options to accommodate regular indoor hockey sessions in a suitable sports hall in the borough (NB Gunnersbury now confirmed as NOT suitable despite size)	LBE	Hockey clubs
Trailfinders Sports Club (MS)	Short & high	Cricket	Complete relocation and reinstatement of pitch moved to accommodate new indoor training building	Trailfinders Sports Club	
Warren Farm Sports Ground (MS)	Short & high	Cricket Football	Complete options appraisal for sporting need recognising the Council's response to the climate emergency and ecology strategy.  Commission detailed feasibility with a view to securing funding and consents to build a new outdoor sports facility including a number of reinstated playing pitches in line with the level of demand identified in this strategy alongside a nature reserve	LBE	NGBs
Wasps FC Twyford Avenue Sports Ground (DS)	Short & medium	Rugby	Match quality floodlights to a second grass pitch	Club	RFU
Wasps FC Twyford Avenue Sports Ground (DS)	Medium & high	Rugby	Install second rugby compliant AGP, £750k+	Wasps FC	RFU
Wasps FC, Twyford Avenue Sports Ground (DS)	Long & medium	Rugby	Major refurbishment or replacement of pavilion to facilitate development of club and women and girls' rugby in particular	Wasps FC	RFU

**Figure 5.1 Actions**

West Ealing Bowls Club (DS)	Medium & medium	Football	Upgrade pavilion	Ealing United FC	LBE landowner, West Ealing BC as leaseholder
William Perkin High School (MS)	Short & medium	Cricket	Remedial works to pitch and enhanced maintenance regime	Brentham CC	William Perkin School

## 5.2 Further Opportunity Sites

**Figure 5.2 Opportunities for providing or extending community outdoor sports opportunities to be investigated further at the following sites, all pending funding and relevant permissions; all potential opportunities listed are dependent on the support of the site owner/operator**

Site	Potential sport(s) facilities	Potential action(s)	Ownership
Dormers Wells High School	School has expressed previous interest in building a floodlit 3G AGP	School to follow up on information provided by Middx FA and the Council to determine if this proposal is viable and if it meets the needs of the school as well as the local community	PFI - School
Ellen Wilkinson High School	Floodlit hockey AGP, tennis courts & pavilion – for the school to decide	The existing redgra pitch could be converted to a floodlit AGP - sand-based for hockey or 3G for football; there is also space to build a pavilion to service any new pitch. These facilities could be made available for community use	School
Formers Barclays Bank Sports Ground	Floodlit Hockey AGP, cricket, football & pavilion – for the school to decide	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing, ideally sand based floodlit hockey pitch and ancillary facilities to create a 2 pitch venue when combined with the St Augustine's hockey pitch and if space was available, install a cricket pitch which would meet the demand from Ealing Cricket Club for additional pitch space and a full size floodlit 3G to meet the playing needs of Acton Ealing Whistlers FC	Private
Former Eversheds Sports ground	Football, Tennis, maybe Cricket, less likely Hockey and Rugby	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	Private
Greenford high School	School has expressed previous interest in building a floodlit 3G AGP	School to follow up on information provided by Middx FA and the Council to determine if this proposal is viable and if it meets the needs of the school as well as the local community	PFI - School

# Playing Pitch Strategy Section 6 - Conclusion





## PPS Section 6 - Conclusion

This Playing Pitch Strategy replaces the strategy published in 2017 and forms part of the evidence base to inform the update of the Local Plan for Ealing to 2031.

Since the last Ealing Playing Pitch Strategy was published, the capacity of the secured playing pitches available to residents of the borough and its catchment area has increased substantially as the priority actions identified in the strategy have been delivered, for example the new multi sport hub at Gunnersbury Park and the new Football Hub at Rectory Park and new pavilion and pitches for football and cricket at Popesfield Playing Fields, Durdans Park, Lord Halsbury, Scotch Common, Spikes Bridge Park and Perivale Park and the pitch improvement project at Ealing Central Sports Ground is nearing completion.

The Council has also continued to work closely with local schools to promote out of hours community use of new facilities on school sites that can be used for community sport and recreation; through the planning process, Community Use Agreements have been secured ensuring that school facilities are available to local sports groups at an affordable price out of school hours. This type of agreement is now in place at William Perkin High School, while several independent schools have upgraded pitch drainage and sports lighting enhancing their community offer.

Commercial and voluntary sector organisations have also funded sports facility improvement projects in Ealing, most prominently Trailfinders Sports Club Ground has transformed in recent years to a top class venue for both professional and community rugby as well as other pitch sports, Club des Sport in Acton has invested heavily in a range of sports facilities including floodlit artificial grass pitches, for use by resident sports clubs and Wasps FC has invested in floodlit rugby compliant artificial grass pitch facilities.

Demand for playing pitch sports has recovered well following the movement restrictions resulting from the pandemic. The review has found that, despite the increases in provision since 2017, shortfalls remain in secured playing pitch capacity for cricket, hockey and youth football and that the current shortfall will be increased as the Council's growth plans in the Southall and Park Royal Opportunity Areas in particular are delivered. Plus it is not yet known what impact the Old Oak Common development will have on the east of the borough, but it is likely that demand will rise for both indoor and outdoor sports facilities in this area of the borough.

In common with all local authorities, Ealing Council has had to manage large scale cuts to its budget since the last playing pitch strategy was adopted alongside a series of unexpected challenges including the Covid pandemic.

Despite these challenges, the Council's vision remains ambitious to work with residents, partner organisations, businesses, the voluntary sector and staff to make Ealing an even better place to live, work and visit.

Ensuring all residents have access to good quality facilities for sport and recreation - including the four primary playing pitch sports - remains an important goal.

This updated Playing Pitch Strategy, and the overall Indoor and Outdoor Sports Facilities Strategy 2022 to 2031, has identified the likely impact of the population growth currently projected on future demand for pitches for team games and training for the leading pitch sports as well as the potential impact of trends in the key sports, particularly growth in participation by women and girls.

Over the new local plan period to 2031, population growth and participation trends in the sports together evidence a needs case for further playing pitch provision together with further enhancement to existing key sites. The Council has an excellent track record supporting sports projects since the

last 2017 strategy, this new strategy is focused on retaining that momentum and an acknowledgement that this process needs to remain as an on-going focus to meet the growing demands from the needs of changing participation and growing population within Ealing.

Playing Pitches and outdoor sports provision play a critical role in the health and wellbeing of residents and just as the 2017 strategy identified, continued protection and strategic enhancement of the current stock and the identified priorities for new investment required should remain a key priority for the Council.



# Ealing Indoor and Outdoor Sports Facility Strategy 2022 - 2031

## Part 2 – Built Sports Facilities Strategy plus other outdoor sports

# Built Facility Strategy Contents

Section 1 – Introduction	96
Section 2 – Sport Specific Analysis	97
Swimming pools	98
Sports halls	110
Health and Fitness	120
Squash	123
Gymnastics and Trampolining	126
Athletics, Running and Walking	128
Tennis	130
Netball	137
Gaelic sports	140
Cycling	141
Bowls	143
Croquet	145
Golf	146
Boxing	157
Judo	158
Climbing	159
Informal sport and recreation	160
Summary	161
Section 3 – Policy Recommendations	162
Section 4 - Action Plan	168
Section 5 – Summary	175

## BFS Section 1 – Introduction

This document is Part 2 of the Ealing Indoor & Outdoor Sports Facilities Strategy 2022-31. Consistent with the previous sports facility strategy, Part 2 includes the following built and outdoor sports facilities:

- Swimming pools
- Sports halls
- Health and Fitness Gyms
- Squash courts
- Gymnastics and Trampolining
- Athletics and Running tracks
- Tennis / netball courts
- Gaelic sports pitches
- Cycling facilities
- Bowls and Croquet greens
- Golf facilities
- Boxing gyms
- Judo dojos
- Climbing facilities

Community Activity Halls (under 3 badminton courts in size) are referenced in the sports halls section of the report, where identified as being suitable, available and used regularly by the local community for indoor sports (e.g. dance, keep fit, yoga, short mat bowls, martial arts). Examples of this type include Hanwell Community Centre that has two large spaces both used for formal sport and Perivale Community Centre has a large hall used for a range of indoor sports.

Significant specialist large-scale sports facilities in neighbouring authorities with good access for Ealing residents have been taken into consideration in determining current and future facility needs. Brief consideration is also given to other sport facility types available in Ealing (e.g. water sports and

equestrian facilities) along with facility provision, largely in the borough's parks, for informal sport and recreation.

The methodology follows current national guidance published by Sport England - *Assessing Needs & Opportunities Guide (ANOG) for Indoor & Outdoor Sports Facilities*, Sport England (July 2014). In accordance with ANOG guidance, Section 2 sets out a detailed analysis of facility supply, demand and accessibility factors by sport facility type (informed by the use of available sports facility planning tools) along with a summary of consultation findings to identify club and NGB facility priorities in the borough. The section concludes with recommendations for the protection and enhancement of existing facilities and for the provision of new facilities where considered necessary to address identified current or future needs to 2031.

Section 3 sets out overarching sports facility planning policy recommendations. These ensure that the strategy continues to play a leading role in the on-going provision of high-quality built sport facilities and meet priority needs through the planning process. This section also highlights the importance of undertaking detailed assessments of sports facility needs and the benefits of sports and physical activity within local authority areas (as well as considering the range of possible options and scenarios for meeting priority needs and achieving positive outcomes identified through this process), before making recommendations for action.

Section 4 provides a delivery plan related to the potential priority projects and facility needs for sport and recreation identified in Section 2. This initial action plan will be subject to periodic review and update over the life of the strategy and Section 5 provides a summary of the key points detailed in this part of the strategy document.





## BFS Section 2 - Sport Specific Analysis

## BFS Section 2 - Sport Specific Analysis

### 2.1 Sport specific facilities analysis

#### Swimming

##### What's changed since 2012

The new Everyone Active Acton Centre opened in April 2014 replacing Acton Swimming Baths; the new centre includes an 8 lane 25 metre pool as well as a 12 x 8 metre teaching pool with a moveable floor. The David Lloyd Acton Park Club (formerly The Park Club) facility reopened in Summer 18. The former Virgin Active West London facility became The W3 Club, but this facility didn't reopen after the pandemic restrictions were lifted. The 4 lane 25 metre school pool at Notting Hill and Ealing High School remains restricted by a planning condition, to curriculum use only.

Gurnell Leisure Centre is currently closed and there are no immediate plans to reopen the facility, however, the Council is developing a range of options for the redevelopment of the centre which includes an increase in flexible water space. The Council is also planning to replace the existing Dormers Wells Leisure Centre, in Southall with a new facility which again will include more flexible water space.

The Council's future plan to replace the two leisure centres formed the basis of the two scenarios which have been tested using the Sport England Facilities Planning Model (FPM), which assessed:

**Run 1** - the current provision of swimming pools with Gurnell Leisure Centre closed and

**Run 2** - the opening of the new Gurnell Leisure Centre with increased water space and the closure of the existing Dormers Wells Leisure Centre and the

opening of a new Dormers Wells Leisure Centre with increased pool space on meeting the demand for swimming pools in 2031.

##### Sport England's Facility Planning Model

As part of the strategic review of the recent past and the planning process for the next 10 years Ealing Council is reviewing its current provision of swimming pools and assessing the future demand and level of provision required to 2031. To successfully plan for the future, Ealing Council again used the Sport England Facilities Planning Model (FPM), which aims to assess how the demand, distribution and access to swimming pools is met by the supply of swimming pools in 2031.

The overall aims of the FPM assessments are to provide a forward assessment of need and an evidence base for swimming pools in the year 2031 based on the projected population change in the borough and across the study area. The FPM assessment identifies the impact of population change on demand for swimming pools and the distribution of demand, and models options for changes in the supply of swimming pools. In this way, the FPM analysis assesses the impact these options have in terms of scale and facility mix on the supply, demand and access to swimming pools to 2031.

It is most important to state that the FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to swimming pools. The FPM study assesses how these factors change based on projected population growth and options to change the swimming pool supply. The assessments are based on catchment area, so include the swimming pools and population across the borough and the neighbouring local authorities.

In determining the position across the borough, it is important to take full account of the swimming pools and population in neighbouring local authority areas.

Also, the most attractive facility for some Ealing residents may be outside the borough (known as exported demand). For residents of neighbouring local authorities, their most attractive swimming pool may be in Ealing (known as imported demand). To take account of these factors, the study area places Ealing at its centre and includes the neighbouring local authorities and their swimming pool supply.

### Headline strategic overview from the FPM analysis

The headline strategic finding is that a high level of Ealing's demand for swimming pools in 2031 can be met by the supply which includes the two proposed new pool facilities. The FPM findings support the provision and scale of the proposed new Dormers Wells Leisure Centre and new Gurnell Leisure Centre. However, even with these proposed new swimming pool facilities there will be unmet demand in 2031, most of which is demand located too far away from a facility.

If the new investment is developed, in 2031 Ealing will potentially have an extensive, modern, fit-for-purpose stock of public swimming pool sites including the two new pool site options modelled and the two other public leisure centres. This creates a 'draw effect', and the public pool sites are estimated to be full at peak times. In 2031, more than half of the used capacity of the Ealing pool sites, including the two new facilities is imported from neighbouring boroughs.

A consequence of these findings is that some demand cannot be met at the four leisure centres. There is also enough reachable unmet demand to consider further swimming pool provision.

### Supply of swimming pools in Ealing

Supply is defined as the supply or capacity of the swimming pools available for community and club use in the weekly peak period. Supply is expressed in the number of visits that a pool can accommodate in the weekly peak period and in square metres of water. The total supply and available supply

are different because of the hours available for community use in the weekly peak period.

The weekly peak period is when the majority of visits take place and when users have most flexibility to visit. The peak period for swimming pools is one hour on weekday mornings, one hour weekday lunchtimes, five and a half hours on weekday evenings, and seven and a half hours on weekend days. This gives a total of 52.5 hours per week. The modelling and recommendations are based on the ability of the public to access pool facilities during this weekly peak period.

The swimming pool facilities that meet the criteria to be included in the FPM modelling are listed in Figure 2.1 below and the locations of the current swimming pools (green diamonds) and future provision (red diamonds) in Run 2 are shown in Figure 2.2.

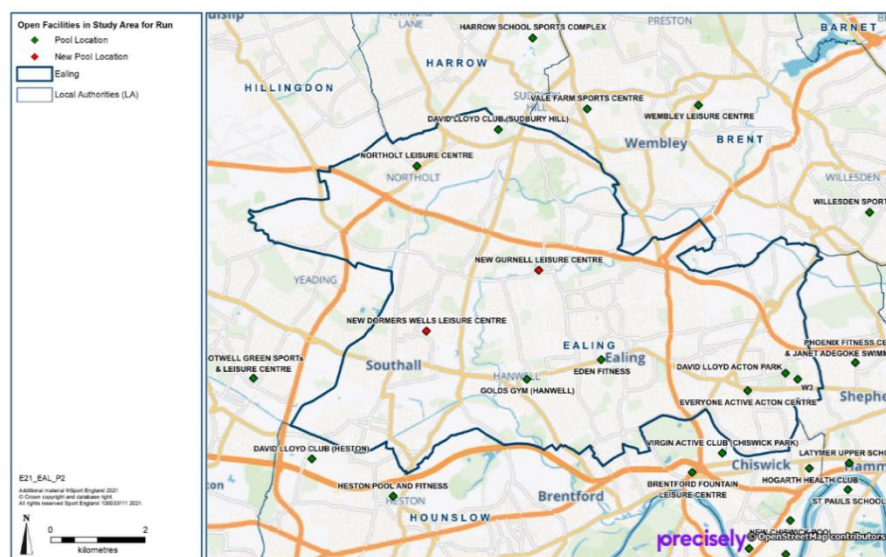
**Figure 2.1: Details of Swimming Pools in Ealing included in Runs**

Site	Operation	Facility Type	Dimensions (m)	Area (sqm)	Year Built	Year Refurb.	Peak Hours	Total Hours	Capacity (visits in weekly peak period)
David Lloyd Acton Park	Commercial	4-lane	16 x 10	160	2000	2011	52.5	111.5	1,400
David Lloyd Sudbury Hill	Commercial	5-lane	25 x 12	300	1998	2004	52.5	115	3,938
		Leisure	15 x 10	150			52.5	115	
Dormers Wells Leisure Centre (open Run 1 only)	Public	5-lane	20 x 12	240	1972		52.5	100.5	2,100
Eden Fitness	Commercial	4-lane	20 x 8	160	2007	2015	52.5	113	1,400
Everyone Active Acton Centre	Public	8-lane	25 x 17	425	2014		52.5	101.5	4,559
		Learner	12 x 8	96			52.5	101.5	
Gold's Gym (Hanwell)	Commercial	3-lane	20 x 6	120	1997	2003	52.5	108	1,050
New Dormers Wells Leisure Centre (open Run 2 only)	Public	6-lane	25 x 13	325	2025		52.5	101	4,524
		Learner	16 x 12	192			52.5	101	
New Gurnell Leisure Centre (open Run 2 only)	Public	10-lane	50 x 25	1250	2025		52.5	101	12,618
		Learner	16 x 12	192			52.5	101	
Northolt Leisure Centre	Public	8-lane	25 x 17	425	2010		52.5	101.5	5,399
		Learner	16 x 12	192			52.5	101.5	
W3 *	Commercial	6-lane	25 x 12.5	313	2002	2008	52.5	103.5	3,001
		Leisure	10 x 3	30			52.5	103.5	



\*The assessment assumed that W3 private members health and fitness club would reopen in 2022, the club was still closed at the time of publication.

**Figure 2.2 Location of Swimming Pool Sites in Ealing Run 2 (2031)**



**Figure 2.3: Supply of Swimming Pools in Ealing by Run**

Total Supply	RUN 1	RUN 2
Ealing	2031	2031
Number of pools	12	15
Number of pool sites	8	9
Supply in sqm of water	2,611	4,330
Supply in sqm of water scaled with hours available in peak period	2,611	4,330
Supply in visits per week in peak period	22,846	37,888

Average year built of sites	2000	2009
Average age of sites	31	22

In Run 1, there are 12 individual swimming pools across eight sites, with 2,611 sqm of water space available for community use – which is also the total water space. In Run 2, supply increases to 15 individual swimming pools located at nine sites. In Run 2, the current Dormers Wells Leisure Centre is closed and replaced with a new Dormers Wells Leisure Centre and a new Gurnell Leisure Centre is opened. Both new sites are modelled to open in 2025.

In Run 2, the proposed new Dormers Wells Leisure Centre and proposed new Gurnell Leisure Centre increase the available water space in the borough by 1,719 square metres (sqm) from 2,611 sqm to 4,330 sqm an increase of 66% from Run 1 to Run 2. For context, the main pools at Everyone Active Acton Centre and Northolt Leisure Centre are both 25 metres (m) long and have 8 swimming lanes, which means that both pools measure 25m in length by 17m in width, giving a pool space of 425 sqm.

In Run 2, four of the nine Ealing swimming pool sites are public leisure centres. Combined they have a total water space of 3,097 sqm, which is 72% of the available water space in the borough in 2031. The four public swimming pool sites in Run 2 are Everyone Active Acton Centre, the proposed new Dormers Wells Leisure Centre, the proposed new Gurnell Leisure Centre and Northolt Leisure Centre; the scale of the swimming pools sites and their availability means they can provide an extensive programme of use for all residents covering a wide range of water-based activities.

The Council's long-term commitment to invest in large scale public swimming pool facilities is reflected in Run 2, where the swimming offer at the public leisure centres is very extensive. All the sites have two individual pools and provide swimming in pools dedicated for particular activities.

They are modern, with Northolt Leisure Centre being the oldest, having opened in 2010.

In Run 2, the five commercial swimming pool sites provide 1,233 sqm of water, which is 28% of the available water space in the borough. These sites provide recreational swimming for the centre membership only and may also operate a learn to swim programme.

### Demand for swimming pools

Total demand is calculated by adding the participation by each five-year age band/gender of Ealing's population with the frequency of participation in each age band/gender and is expressed in visits in the weekly peak period and square metres of water. The FPM parameters for the percentage and frequency of participation, for gender and age, are calculated from Sport England's Active Lives survey up to November 2019.

Ealing's population forecast for 2031 is 350,997. This is taken from the Greater London Authority 2020-based central upper variant demographic projection. The population for the other London boroughs uses the Greater London Authority 2018-based strategic housing land availability assessment variant demographic projection.

Ealing's demand for swimming pools in 2031 equates to 3,805 sqm of water. This is greater than the total supply in Run 1, which is 2,611 sqm but less than the total supply in Run 2, which is 4,330 sqm. Note that in 2031, the supply of public pool space is 3,097 sqm.

Ealing has the second highest demand for swimming pools in the study area, after Brent, which has demand for 4,243 sqm of water (see Figure 2.4).

**Figure 2.4: Demand for Swimming 2031 by Local Authority**

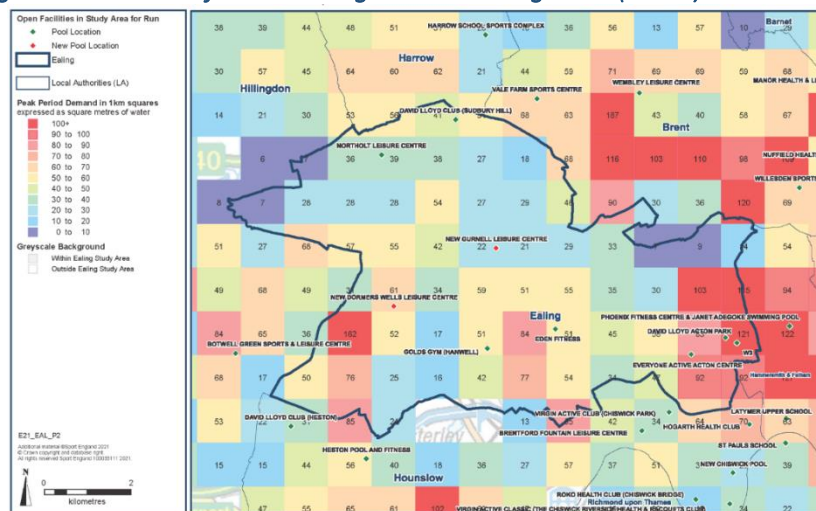
Demand in sqm of water considering a 'comfort' factor*	RUNS 1 and 2
Local Authority	2031
Ealing	3,805
Brent	4,243
Hammersmith & Fulham	2,400
Harrow	2,922
Hillingdon	3,496
Hounslow	3,363

\* The FPM is designed to include a 'comfort factor,' beyond which the venues are too full. The pool itself becomes too crowded to swim comfortably, and the changing and circulation areas also become too congested. In the model Sport England assumes that usage over 70% of capacity is busy and that the swimming pool is operating at an uncomfortable level above that percentage.

The highest concentration of demand in Ealing is in an area of Southall, where deprivation is high and there are no swimming pools; with demand measured as 162 sqm of water space in a one-kilometre square. Demand is next highest in Acton on the boundary with Hammersmith and Fulham, where there is a grouping of squares with values of 82 to 121 square metres of water space.



Figure 2.5 Demand for Swimming Pools in Ealing 2031 (Run 2)



### Accessibility of Ealing's swimming pools

For residents without access to a car, travel to swimming pools by public transport or on foot is the choice of travel. The FPM uses a distance decay function where the further a user is from a facility, the less likely they will travel. On average, a 20-minute travel time accounts for approximately 90% of visits to a swimming pool. The travel time limits used are:

- Driving 30 minutes
- Public transport is 30 minutes (at half speed of car)
- Walking is 40 minutes (two miles)

The proportion of the resident population in Ealing who do not have access to a car is higher than the national average of 25% but lower than the London-wide average of 40%. For residents without access to a car, travel to swimming pools on foot or by public transport become the choice of travel mode. In Run 1, 35% of all visits are either on foot or by public transport, rising to 37% in Run 2.

Figure 2.6: Deprivation in Ealing 2019 (Run 2)

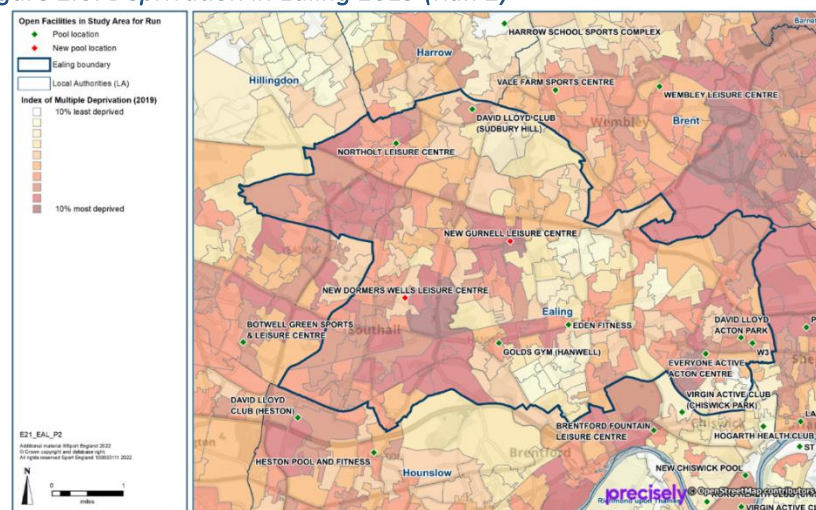


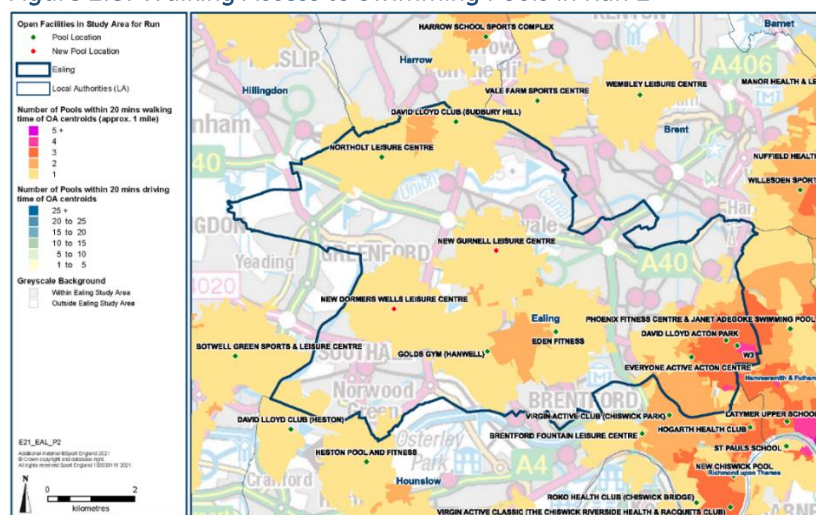
Figure 2.7: Travel Modal Split of Ealing Demand to Swimming Pools by Run

Accessibility	RUN 1	RUN 2
Ealing	2031	2031
% of population <b>without access to a car</b>	34.2	34.2
% of population <b>within a 20-minute walk</b> of a swimming pool	51.1	55.8
% of demand satisfied who travelled by <b>car</b>	65.5	63.3
% of demand satisfied who travelled on <b>foot</b>	15.3	17.1
% of demand satisfied who travelled by <b>public transport</b>	19.2	19.6

In Run 1, slightly more than half of Ealing's residents are within a 20-minute walk of a swimming pool, but in Run 2, this increases to 56%. Walking to swimming pools accounts for 15% of visits in Run 1 and 17% in Run 2. In Run 2, 1 in 3 or 37% of users travel to swimming pools by public transport or on foot. More than a third of residents in Ealing do not have access to a car. An illustration of how many swimming pools can be accessed by Ealing residents, based on where they live and a 20-minute walk time (one mile) from the swimming pool locations, is set out in Fig 2.8 for the provision in Run 2.

Residents in areas shaded yellow are within walking distance of one swimming pool site, and residents in the small pink areas are within walking distance of four sites. However, the FPM uses a distance decay function where the further a user is from a facility, the less likely they will travel. Therefore, not all residents in these areas will walk to a swimming pool and some will travel further.

**Figure 2.8: Walking Access to Swimming Pools in Run 2**



Travel by public transport to swimming pools is predicted to be the choice for 19% of all visits in both runs. Given the very extensive public transport network in London, there is excellent access to swimming pools by public transport. All the swimming pools are within a five-minute walk of a bus stop and all, except for Dormers Wells Leisure Centre, are within 15 minutes' walk of a tube station.

In Run 1, 66% of all visits to swimming pools by Ealing residents are by car. This drops to 63% in Run 2. Residents who choose to travel by car have access to a very high number of swimming pools within that travel time.

### Satisfied demand for swimming pools

Satisfied demand for swimming pools is 89% of total demand in Run 1, which is very high and increases to 91% of total demand in Run 2, with limited scope to increase it much higher. Satisfied demand represents the proportion of total demand that is met by the capacity at swimming pools located both within and outside the borough, from Ealing residents who live within the driving, walking or public transport catchment area of those swimming pools. This is a key measurement as it is important for a borough to retain as much usage as possible, to be able to influence Ealing residents' usage of swimming pools, otherwise Ealing residents would be reliant on surrounding boroughs to provide access to out of borough swimming pools.

**Figure 2.9: Satisfied Demand for Swimming in Ealing by Run**

Satisfied Demand	RUN 1	RUN 2
Ealing	2031	2031
Number of visits which are <b>met</b> per week in peak period	20,597	21,052
% of total demand <b>satisfied</b>	89.0	91.0
Number of visits <b>retained</b> per week in peak period	9,344	14,658
Demand retained as a % of satisfied demand	45.4	69.6

Number of visits <b>exported</b> per week in peak period	11,253	6,395
Demand exported as a % of satisfied demand	54.6	30.4

The level of satisfied demand is also very high in all the neighbouring boroughs: in Run 1, satisfied demand ranges from 86% in Brent to 94% in Harrow (see Fig 2.10). This indicates that there is a high number of accessible swimming pools across the study area.

**Figure 2.10: Percentage of Satisfied Demand for Swimming in Study Area by Run**

% of Total Demand Satisfied	RUN 1	RUN 2
Local Authority	2031	2031
Ealing	89.0	91.0
Brent	85.6	86.8
Hammersmith & Fulham	93.2	93.6
Harrow	94.1	94.6
Hillingdon	90.6	91.3
Hounslow	92.3	92.7

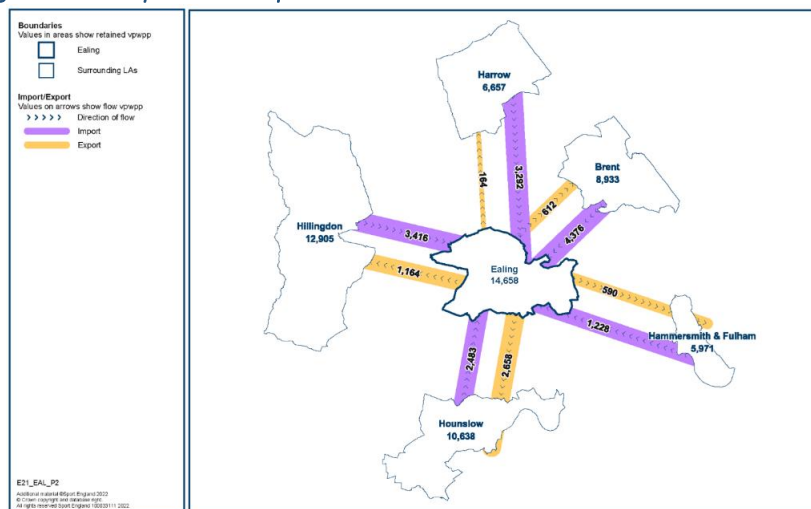
### Retained demand for swimming pools

Another key measurement is retained demand which is a subset of satisfied demand and shows how much of Ealing residents' demand for swimming is retained at pools within the borough. This assessment is based on the catchment area and appeal of the borough's pools and residents in the borough swimming at these pools. The Council's proposed investment in new swimming pool facilities at Gurnell Leisure Centre and Dormers Wells Leisure Centre is reflected in the high-quality offer modelled in Run 2 which sees modern accessible swimming pool facilities leading to the Ealing retained demand in the borough increasing from 45% to 70%.

If residents in neighbouring boroughs swim at a site in Ealing, their usage becomes part of the used capacity of Ealing's swimming pools, this is known as imported demand, which contributes significantly to the high estimated used capacity of Ealing's swimming pools. In Run 1 imported demand is 48% and in Run 2 53%, this means that in 2031, 53% of Ealing swimming pool users are from outside the borough, drawn in by the two new swimming pool facilities. The reasons for this high imported demand are that Ealing's pools are accessible and attractive to residents in neighbouring boroughs, swimming pool stock in neighbouring boroughs is older, and Ealing's public swimming pool facilities are large in scale and, can therefore, accommodate more visits.

The residue of satisfied demand, after retained demand, is exported demand. This is based on borough residents who live within the travel time of a swimming pool outside the borough and use that swimming pool. In Run 1, the borough is a net exporter of 2,747 visits in the weekly peak period which means that Ealing residents have access to and chose to use a swimming pool located outside the borough. In Run 2 Ealing is a net importer of 10,200 visits, which means that more residents from other boroughs are choosing to use Ealing's swimming pools. This underlines the draw and impact of the proposed new Dormers Wells Leisure Centre and Gurnell Leisure Centre in Run 2.

Figure 2.11 Import and exported demand in 2031



### Unmet demand for swimming pools

Unmet demand is important to note as it is demand for swimming pools which cannot be met because there is either too much demand for any particular swimming pool within its catchment area and there is a lack of capacity; or because demand is located too far away from any swimming pool. In Ealing, unmet demand amounts to 11% of total demand in Run 1, equivalent to 419 sqm of water and 9% of total demand in Run 2, equivalent to 344 sqm of water. This is an important measure because it shows that even with any proposed new facilities at Gurnell Leisure Centre and Dormers Wells Leisure Centre, there will still be unmet demand from Ealing residents equivalent to 344 sqm, which is approximately the size of a 25m 6 lane swimming pool.

Figure 2.12: Unmet Demand for Swimming in Ealing by Run

Unmet Demand	RUN 1	RUN 2
Ealing	2031	2031
Number of visits <b>unmet</b> per week in peak period	2,545	2,089
Unmet demand as a % of total demand	11.0	9.0
Equivalent in sqm of water with comfort factor	419	344
% of unmet demand due to:		
<b>Facility too far away:</b>		
Without access to a car	72.7	74.3
With access to a car	70.1	71.8
<b>Lack of facility capacity:</b>		
Without access to a car	27.3	25.7
With access to a car	24.8	23.8
With access to a car	2.6	1.9

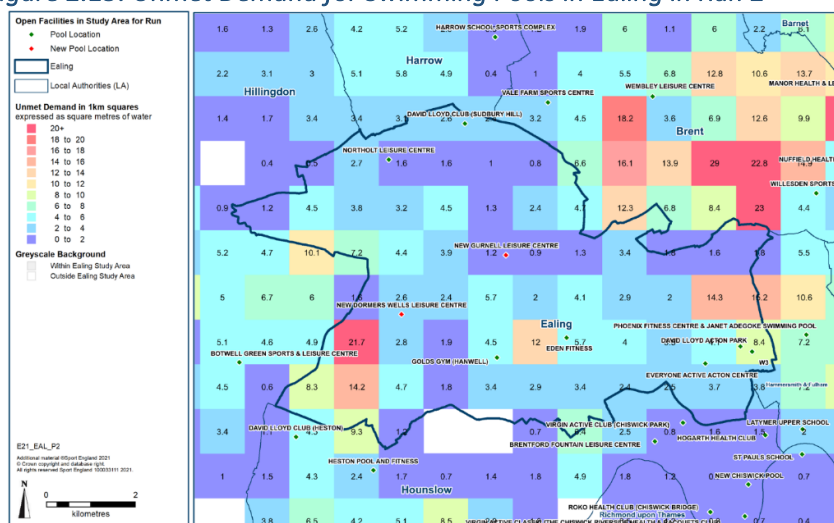
However, it is important to note the two different types of unmet demand. Unmet demand located too far away from a facility decreases from 305 sqm of water in Run 1 to 256 sqm of water in Run 2. This type of demand will always exist because it is not possible to achieve complete spatial coverage whereby all areas of an authority are within walking distance of a swimming pool and not everyone will want, or be able, to drive to a facility. Unmet demand due to a lack of swimming pool capacity reduces from 114 sqm of water in Run 1 to 88 sqm of water in Run 2. The four public swimming pools in Run 2 reduce unmet demand by having more geographical coverage, capacity, and appeal to residents.

The difference between runs 1 and 2 is that in Run 1 Ealing residents are travelling outside the borough, whereas in Run 2 much more of the demand from Ealing residents is being met by facilities within the borough.



Unmet demand is highest in the Southall area at 22 sqm of water in both runs, next highest is in the Acton area at 16 sqm of water in Run 1 and 14 sqm of water in Run 2, followed by the Norwood Green area at 15 sqm of water in Run 1 and 14 sqm of water in Run 2 and then Central Ealing at 16 sqm in Run 1 and 12 sqm in Run 2. In all four locations, unmet demand is a low total for both runs. For context, the amount of Ealing demand being met equates to more than 3,000 sqm of water in both runs.

Figure 2.13: Unmet Demand for Swimming Pools in Ealing in Run 2

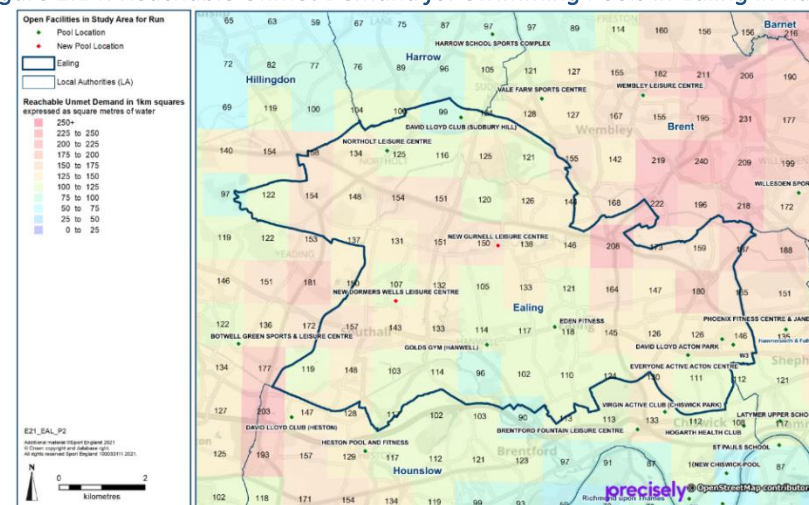


An analysis of the spread of this identified unmet demand shows the level of unmet demand that would be met by a potential new facility in any given location, this is known as reachable unmet demand and is calculated for each one-kilometre grid square across the borough. Accessibility is a major factor in determining reachable unmet demand so a location with a good road network and good public transport links has a higher reachable unmet demand than a facility in a geographical area which has a poor layout which makes it more difficult for people to move around and get to a swimming

pool location. It is really important to emphasise that reachable unmet demand isn't a reflection of need for a particular area.

The analysis shows that the area of highest reachable unmet demand is the Hanger Lane area, however, a large proportion of this reachable unmet demand is from areas in Brent on the borough boundary, next highest is North Acton, followed by areas in Central Ealing, Southall and Northolt.

Figure 2.14: Reachable Unmet Demand for Swimming Pools in Ealing in Run 2



### Used capacity of swimming pools

The estimated used capacity of Ealing swimming pools in the weekly peak period, across the borough is 78% in Run 1 and 82% in Run 2; total demand is based on the predicted population of Ealing in 2031, this is the same for Runs 1 and 2. The Ealing demand retained at Ealing pools increases from Run 1 to Run 2, because of the draw and attraction of a more modern supply of swimming pools in the borough and Ealing residents able to access them, hence the increase in estimated used capacity. Sport England define used capacity as a measure of usage at swimming pools that estimates how well



used or how full facilities are; the assumption is that usage over 70% of capacity is busy and that the swimming pool is operating at an uncomfortable level above that percentage. So, in both runs all four of Ealing's public leisure centre swimming pool sites are running at above the level Sport England considers "comfortable".

**Figure 2.15: Used Capacity of Swimming Pools by Run**

Used Capacity	RUN 1	RUN 2
	2031	2031
Number of visits <b>used</b> of capacity in weekly peak period	17,850	31,252
% of overall capacity of pools used	78.1	82.5
Number of visits <b>imported</b> in weekly peak period	8,506	16,595
Visits imported as a % of used capacity	47.7	53.1
Difference of import visits versus export visits	-2,747	10,200

All the public swimming pool sites are estimated to have 100% of capacity used in the weekly peak period in Runs 1 and 2. It's often a combination of factors that influence this usage and these vary from one facility to another; factors include but are not limited to the type of facility - public or commercial, the level of demand within the travel time limit from the site and reachable from other pools, hours available for community use, the age and size of the swimming pool and the demand imported from surrounding areas. In 2031, if the planned investment is delivered, all four of Ealing's public leisure centres, will be modern with two individual swimming pools which means they can provide an extensive programme of use for all ages and abilities. This increases their 'draw effect' and means that Ealing residents and out of borough residents will want to use these facilities.

In Run 2, there are four public leisure centres where demand cannot be met. This broadly means that the facilities are in the right location to meet demand but are running at capacity. Everyone Active Acton Centre and Northolt Leisure Centre have the greatest level of demand that cannot be met, although the new Gurnell Leisure Centre has more than twice the capacity of both centres therefore, it is evident that the actual usage represented by 100% used capacity at any new Gurnell Leisure Centre is much higher than the usage at Northolt Leisure Centre and Everyone Active Acton Centre.

#### Local share of swimming pools in Ealing in 2031

This measure helps show which areas have a better or worse share of facility provision and is useful for looking at 'equity' of provision in Ealing. It considers the size, availability and quality of facilities, as well as travel modes and decreases as facilities age. Local share is the available capacity at the locations that people want to visit in an area, divided by the demand for that capacity in the area, a value of 1 means that the level of supply just matches demand, a value of less than 1 indicates a shortage of supply and a value greater than 1 indicates a surplus.

Ealing has a local share of 0.58 in Run 1. This increases to 0.80 in Run 2 because of the increase in supply and attraction of facilities. However, in both runs, demand is greater than supply in terms of share, across the borough. Overall, local share identifies the areas of the authority where the share of swimming pools is better and worse. The intervention is to try and increase access for residents in the areas with the poorest access to swimming pools.

The distribution of local share varies across Ealing; in Run 2 local share is poorest in the east of the borough on the border with Brent and Hammersmith & Fulham.

### Comparative Measure of Provision

A comparative measure of swimming pool provision is water space per 1,000 population. Ealing is mid-table in comparison with the neighbouring boroughs, with three local authorities having a higher supply and two a lower supply (see Fig. 2.16). However, this does not set a standard of provision.

**Figure 2.16 Water Space per 1,000 Population by Area and Run**

Water space per 1,000 population	RUN 1	RUN 2
Local Authority	2031	2031
Ealing	7.4	12.3
Brent	5.0	5.0
Hammersmith & Fulham	12.6	12.6
Harrow	6.5	6.5
Hillingdon	12.7	12.7
Hounslow	13.3	13.3
LONDON TOTAL	9.7	9.9
ENGLAND TOTAL	11.3	11.3

### What next based on the FPM analysis?

The strategic theme arising from the FPM study is the impact of Ealing's modern stock of public leisure centre swimming pool sites, compared to the older pool stock in neighbouring boroughs, making Ealing's pools more attractive.

Ealing's pools are also accessible to residents in neighbouring boroughs, leading to Ealing's pools being full, with a high level of demand redistributed. It will be very important to review the FPM findings with the projected throughputs and programmes for the two new proposed centres and for each individual pool, to provide a rounded assessment.

In addition to delivering the proposed new swimming pool facilities at Dormers Wells Leisure Centre and Gurnell Leisure Centre, there is also sufficient reachable unmet demand in the Hanger Lane, North Acton, Central Ealing, Southall and Northolt areas of the borough, to consider further swimming pool provision in these areas.

However, factors to consider when deciding if additional swimming pool facilities are justifiable in terms of swimming provision and in business case terms include, the scale of the unmet demand in each area, the proximity of these locations to existing swimming pool facilities, the viability and affordability of any new facility in business case terms, the borough's current policy of having large scale public pool sites with a main pool and learner pool and the desire and opportunity to locate a new facility in any of the identified areas.

### Swimming Pool Sites and Consultation

The Consultation with Swim England detailed earlier in the report emphasised the need for the Council to ensure future planning can meet the increased demand. The needs for the NBG align closely with the evidence from the FPM analysis

The strategy assessment also includes the site audits of Ealing's main municipal swimming pools sites for Acton, Northolt and Dormers Well. The main area of concern for the site analysis was the future longevity of Dormers Wells Swimming pool given its age and the rising demand for swimming. Other minor issues for Acton and Northolt related to maintenance and investment needs (Acton pool side fixtures and water

damage needs requiring address whilst at the time of the site visits Northolt had minor poolside tiling and water issues).

### Club Consultation

Ealing Swimming Club is a large swimming club with a current membership of 1300, catering for swimmers from 5 years to masters, including provision for individuals with disabilities and a water polo section. The club's activities are spread across 7 different pools including Everyone Active Acton Centre, Dormers Wells Leisure Centre, Northolt Leisure Centre, Chiswick New Pool, Phoenix Leisure Centre, Janet Adegoke Swimming Pool, Horsenden Primary School and St Helen's School Swimming and Fitness Centre.

The closure of Gurnell Leisure Centre has impacted the club significantly, as the club previously had exclusive use of the 50m pool in the mornings and 2 evenings a week. Since the closure the club has had to adapt the times of sessions and reduce swimmer hours from 25 hours to 14 hours a week, because of this, the club has lost 400 members and this reduction in pool time also contributed to the triathlon section being stopped.

Replacing Gurnell Leisure Centre is vital for the club to return to its previous provision and to start to grow even further.

### Swimming Pool recommendations

Swimming		
Protect	Enhance	Provide
Protection of the current levels of waterspace within the borough and ensure that Dormers Wells Leisure Centre can continue to operate during the next planning phases for its	Dependent on the time taken  Acton and Northolt both have minor issues and maintenance and investment needs (Acton pool side fixtures and water	Re-development of Gurnell Leisure Centre 50m Swimming Pool.  Future replacement of Dormers Wells Leisure Centre to provide

### Swimming

potential replacement.	future	damage and Northolt water damage poolside and tiling).	additional capacity and additional water space.  Support Notting Hill & Ealing High School with any application to expand the times of use for the school pool to include extra curricular and community use
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### Prioritised Actions:

- Future Options and Affordability assessment for Gurnell Leisure Centre
- Options appraisal for the potential replacement of Dormers Wells Leisure Centre
- Programme for delivery and timetable agreed by Ealing Council for both projects
- Support Notting Hill & Ealing High School with any application to expand the times of use for the school pool to include extra curricular and community use

### Future Delivery

- New Gurnell Leisure Centre to re-open
- New Dormers Wells Leisure Centre with increased pool capacity reopened
- Review impact of both projects on demand and supply of water space in Ealing to ascertain if another pool facility is needed to meet demand

## Sports Halls

### What's changed since 2012

Ealing's current supply of sports halls is a relatively modern and accessible supply of both public and education-based sports facilities. Since 2012, Notting Hill and Ealing High School built a sports hall, which is open for limited community use by local sports clubs; in 2015, William Perkin High School opened a new sports hall for club based community use; in 2016, Cardinal Wiseman High School completed the building of a new sports hall, which is not currently readily available for community use and Ellen Wilkinson High School for Girls made its new sports hall available for limited community use as of summer 2016, this has now expanded to 7 day a week availability.

Ealing Fields and Ada Lovelace High Schools opened sports halls for community use in 2020 and Ark Soane Academy in Acton, is due to open its new sports hall late 2022/early 2023. Lastly, the new five court sports hall at Gunnersbury Park Sports Hub, jointly owned by Ealing and Hounslow Council's opened in April 2021.

### Sport England's Facility Planning Model

To successfully plan for the future, Ealing Council used the Sport England Facilities Planning Model (FPM), which aims to assess how the demand, distribution and access to sports halls is met by the supply of sports halls in 2031.

It is most important to state that the FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to sports halls. The FPM study assesses how these factors change based on projected population growth and options to change the sports hall supply. The assessments are based on catchment area, so include the sports halls and population across the borough and the neighbouring local authorities. The FPM study provides a hard evidence base that can inform consultations,

to then provide a rounded evidence base. This can then be applied in the development of the Council's strategic planning for the provision of sports halls.

The 2031 assessment includes a proposed replacement sports hall facility at Dormers Wells Leisure Centre, which would see a new 8 court sports hall replacing the existing 6 court sports hall in 2025.

As with swimming pools, the FPM assessment includes the sports halls and population in Ealing as well as its neighbouring local authorities, as with pools a customer's choice of sports halls does not reflect local authority boundaries.

### Headline strategic overview from the FPM analysis

The headline strategic overview is that the demand for sports halls exceeds the accessible supply of sports halls in 2031. This finding is consistent with London as a whole.

Meeting the projected demand for sports halls for community use involves both local authority leisure centres and educational sites. There is almost an equal split between the two, with the main difference being that there is far greater access and more extensive programmes of use at the public leisure centre sites.

Borough-wide, there is an extensive unavailable capacity of sports halls aggregated across the sites, predominantly the educational sites. If more access could be provided at these sites, there would be a better balance between supply and demand, but it is unlikely to eliminate unmet demand from lack of capacity. The sports hall offer is very good in terms of scale, with an extensive supply of four-court halls, which provide for most hall sports at the community level of participation. Any proposed new Dormers Wells Leisure Centre if including eight courts, further improving the offer.

Satisfied demand is high. There is an almost an even balance between the Ealing demand exported and met outside the borough and the demand imported from neighbouring authorities that is part of the used capacity of the Ealing sports halls. This reflects the small land area of London boroughs and the close proximity of many sports hall sites. The majority of unmet demand is from lack of sports hall capacity rather than unmet demand located too far from a sports hall. The sports halls are estimated to be full in the weekly peak period. This reinforces the need to maintain access to educational sports hall sites for community use and, if possible, increase it.

### Supply and location of sports halls

In the FPM modelling for sports halls, there are 23 individual sports hall facilities located at 19 sites in Ealing, the supply includes Ark Soane Academy modelled to open in 2022 and a proposed new eight court facility at Dormers Wells Leisure Centre, modelled to open in 2025 to replace the existing six court facility.

**Figure 2.17: Supply of Sports Halls in Ealing, 2031**

Total Supply	
Ealing	2031
Number of halls	23
Number of hall sites	19
Supply in badminton court equivalents	91.7
Supply in courts scaled with hours available in peak period	68.6
Supply in visits per week in peak period	25,228
Average year built of sites	2004
Average age of sites	27

In general, a four-court sports hall can provide for most indoor hall sports at the community level of participation. However, ten of the four court halls have dimensions which are less than the Sport England and National Governing Bodies' recommended size of 34.5m x 20m. Dimensions less than this, limit the run-off area between and behind courts. Any potential future provision of an eight-court double sports hall as part of any new plans for Dormers Wells Leisure Centre will provide for multiple sports activities as well as a competition and events venue.

Supply is defined as the supply or capacity of the sports halls available for community and club use in the weekly peak period. The supply is expressed in the number of visits that a sports hall can accommodate in the weekly peak period and in the number of badminton courts. The total supply and available supply are different because of the hours available for community use in the weekly peak period.

The weekly peak period is when the majority of visits take place and when users have most flexibility to visit. The peak period for sports halls is one hour on weekday mornings, five hours on weekday evenings and eight hours on weekend days. This gives a total of 46 hours per week. The modelling and recommendations are based on the ability of the public to access facilities during this weekly peak period.

It is projected that in 2031, Ealing's total supply of sports halls will equate to 92 badminton courts of which 69 courts are available for community use in the weekly peak period. Aggregated across the sites there are 23 unavailable courts (25% of the total supply).

In 2031, if the proposed investment plans are delivered, the sports hall offer in Ealing would then be considered as extensive with a good geographical spread; 14 of the 19 sports hall sites have a four court hall, two have a five court hall and one has an eight court hall, this means that 89% of sports hall

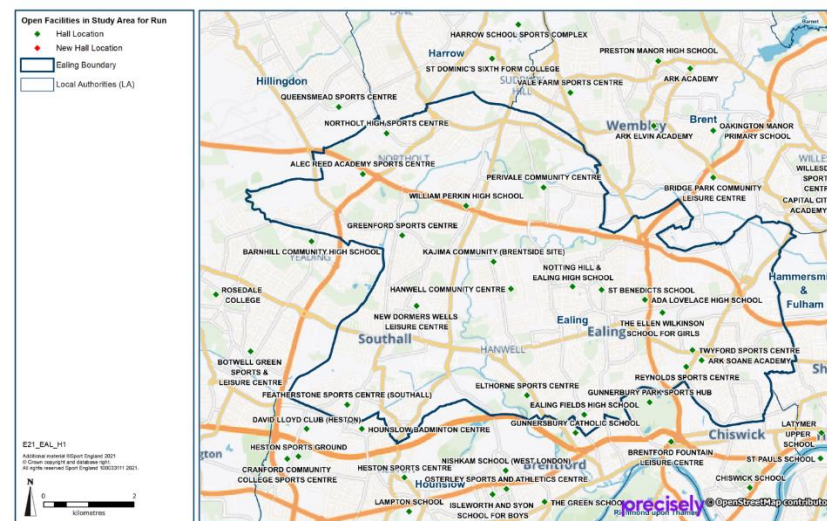


sites in Ealing in 2031 will have a sports hall equivalent to the size of four badminton courts or more.

**Figure 2.18: Details of Sports Halls in Ealing Included in the Run**

Site	Operation	Facility Type	Dimensions (m)	Area (sqm)	Year Built	Year Refurb	Peak Hours	Total Hours	Capacity (visits in weekly peak period)
Ada Lovelace High School	Educational	4-court	33 x 18	594	2020		34	46	1,088
Alec Reed Academy Sports Centre	Educational	4-court	33 x 18	594	2005		34	38	1,726
Ark Soane Academy	Educational	4-court	33 x 18	594	2022		34	46	1,088
Ealing Fields High School	Educational	3-court	28 x 18	502	2020		34	46	816
Elthorne Sports Centre	Public	4-court	35 x 20	690	1984	2005	34	48	1,088
Featherstone Sports Centre	Educational	5-court	41 x 21	867	1996	2020	40	90	1,600
Greenford Sports Centre	Public	4-court	35 x 20	690	2008		34	40	1,688
Gunnersbury Park Sports Hub	Public	5-court	44 x 22	968	2021		46	99	1,840
Hanwell Community Centre	Public	4-court	33 x 18	594	1938	2009	44	91	2,464
		3-court	41 x 18	743			44	91	
Kajima Community (Brentside Site)	Educational	4-court	33 x 18	609	2003		34	40	1,088
New Dormers Wells Leisure Centre	Public	8-court	40 x 35	1,380	2025		46	101	2,944
Northolt High Sports Centre	Educational	4-court	35 x 20	690	2006		34	44	1,088
Notting Hill & Ealing High School	Educational	4-court	33 x 18	594	2013		15	15	480
Perivale Community Centre	Public	3-court	25 x 17	425	1994		45	98	1,080
Reynolds Sports Centre	Public	4-court	33 x 18	594	2007		34	38	1,088
St Benedict's School	Educational	4-court	31 x 18	558	1994	2009	29	39	928
		4-court	35 x 20	690	2009		15	15	958
The Ellen Wilkinson School for Girls	Educational	Activity	18 x 17	306			15	15	
Twyford Sports Centre	Public	4-court	33 x 18	596	1989		34	38	1,088
William Perkin High School	Educational	4-court	33 x 20	667	2016		34	46	1,088

**Figure 2.19: Location of Sports Hall Sites in Ealing, 2031**



### Demand for sports halls

Total demand is calculated by adding the participation by each five-year age band/gender of Ealing's population with the frequency of participation in each age band/gender and is expressed in visits in the weekly peak period and number of badminton courts. The FPM parameters for the percentage and frequency of participation, for gender and age, are calculated from Sport England's Active Lives survey up to November 2019.

Ealing's population forecast for 2031 is 350,997. This is taken from the Greater London Authority 2020-based central upper variant demographic projection. The population for the other London boroughs uses the Greater London Authority 2018-based strategic housing land availability assessment variant demographic projection.

Ealing's demand for sports halls equates to 101 badminton courts, compared to Ealing's total supply of 92 courts and an available supply of 69

courts. Ealing has the second highest demand in the study area after Brent which has 114 courts (see Figure 2.20).

Figure 2.20 Demand for Sports Halls, 2031, by Local Authority

Demand in equivalent courts considering a 'comfort' factor *	
Local Authority	2031
Ealing	101.2
Brent	113.6
Hammersmith & Fulham	67.5
Harrow	76.4
Hillingdon	92.7
Hounslow	89.1

\*The FPM is designed to include a 'comfort factor', beyond which the venues are too full. When the venues are too full, the time taken to change the sports hall programme and equipment starts to impinge on the activity time itself and the changing and circulation areas become congested. In the model, Sport England assumes that usage above 80% of capacity is busy and the sports hall is operating at an uncomfortable level.

The highest concentration of demand in Ealing is in an area of Southall, where deprivation is high and there are no sports halls (see Fig. 2.21); with demand measured as 6.6 courts in a one-kilometre square, this highlights the impact on supply of the closure of Southall Sports Centre. Demand is next highest on the boundary with Hammersmith and Fulham, Acton has high demand with squares of 5.0 courts, 4.2 courts and 3.7 courts and the Hanwell and West Ealing area has a concentration of 3.4 courts worth of demand

Figure 2.21: Demand for Sports Halls in Ealing, 2031

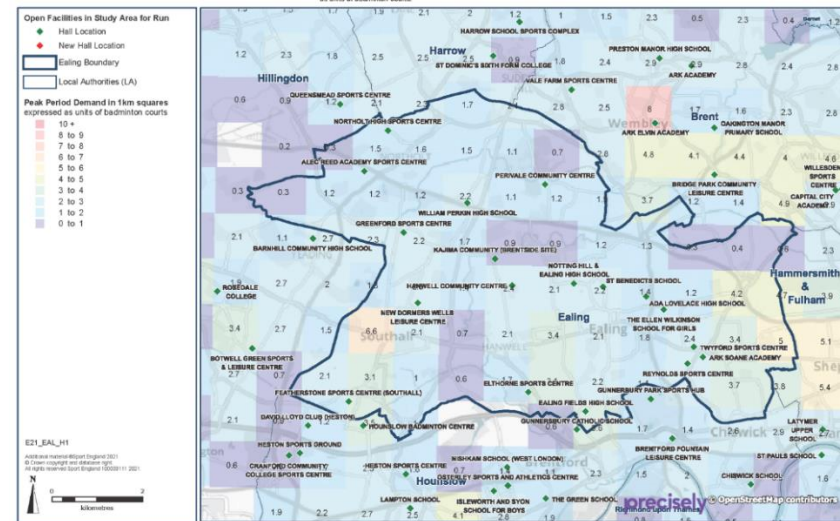
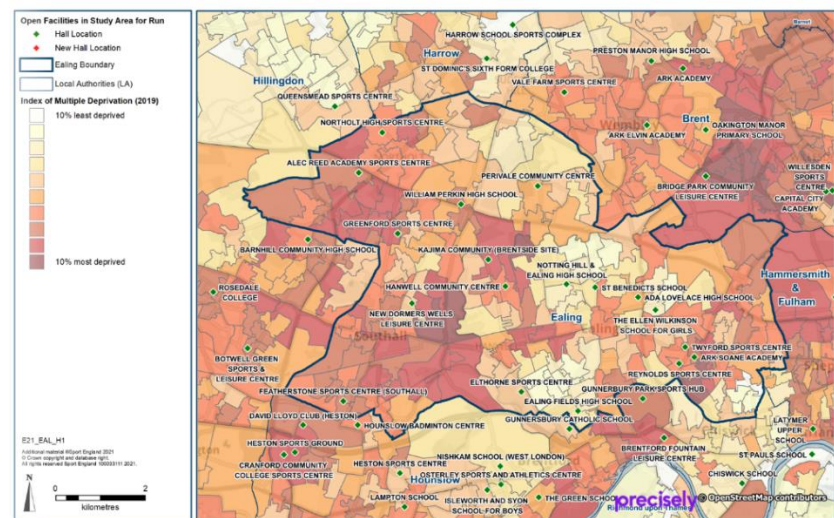


Figure 2.22: Deprivation in Ealing, 2019



### Accessibility of Ealing's sports halls

For residents without access to a car, travel to sports halls by public transport or on foot is the choice of travel. The FPM uses a distance decay function where the further a user is from a facility, the less likely they will travel. On average, a 20-minute travel time accounts for approximately 90% of visits to a sports hall. The travel-time limits used are:

- Driving is 30 minutes
- Public transport is 30 minutes (at half speed of car)
- Walking is 40 minutes (two miles)

The FPM findings are that 72% of all visits to sports halls by Ealing residents are by car, 15% are on foot and 13% are by public transport. Therefore, more than one in four of all visits are either on foot or by public transport (see Fig. 2.23)

**Figure 2.23: Travel Mode of Ealing Demand to Sports Halls, 2031**

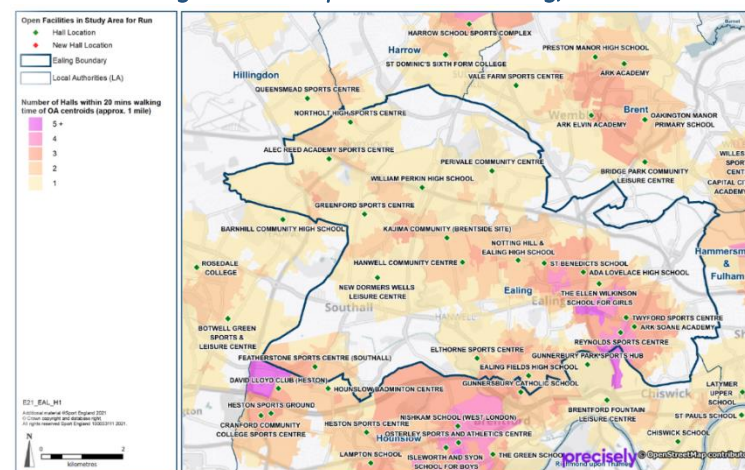
Accessibility	
Ealing	2031
% of population <b>without access to a car</b>	34.2
% of population <b>within a 20-minute walk</b> of a sports hall	69.4
% of demand satisfied when travelled by <b>car</b>	71.7
% of demand satisfied when travelled on <b>foot</b>	15.0
% of demand satisfied when travelled by <b>public transport</b>	13.4

More than a third of Ealing residents do not have access to a car. An illustration of how many sports halls can be accessed by Ealing residents, based on where they live and a 20-minute walk time (one mile) from the sports hall locations in 2031, is set out in Figure 2.24. Residents in the area

shaded pale amber are within walking distance of one sports hall site, and residents in the pink area are within walking distance of five sites. However, not all residents in these areas will walk to a sports hall and some will travel further.

Almost 70% of the Borough's residents live within a 20-minute walk of at least one sports hall site. The largest area outside a 20-minute walk is Southall, where deprivation is high. It is more likely that residents here will not have access to a car and will walk to a sports hall. The absence of a sports hall in this area may be a barrier to participation. Given the very extensive public transport network in London, there is very good access to sports halls by public transport. Three sports hall sites in the west of the borough are more than a 15-minute walk from a station. Due to the combination of the small land area of London boroughs, and the extensive number of sports hall sites, in 2031, the whole area of Ealing is within a 20-minute drive time of more than 25 sports halls.

**Figure 2.24: Walking Access to Sports Halls in Ealing, 2031**





### Satisfied demand for sports halls

Satisfied demand represents the proportion of total demand that is met by the capacity at sports halls which are located both within and outside the borough, from Ealing residents who live within the driving, walking or public transport catchment area of those sports halls. The FPM analysis shows that there is enough sports hall capacity within a suitable travel time to meet more than eight out of ten desired visits to a sports hall by an Ealing resident. There is quite a wide range of satisfied demand across the study area (see Figure 3.24). It is highest in Hillingdon at 91% and lowest in Hammersmith & Fulham at 68%.

**Figure 2.25: Percentage of Satisfied Demand for Sports Halls in Study Area, 2031**

% of Total Demand Satisfied	
Local Authority	2031
Ealing	83.2
Brent	79.1
Hammersmith & Fulham	67.7
Harrow	89.3
Hillingdon	90.6
Hounslow	86.8

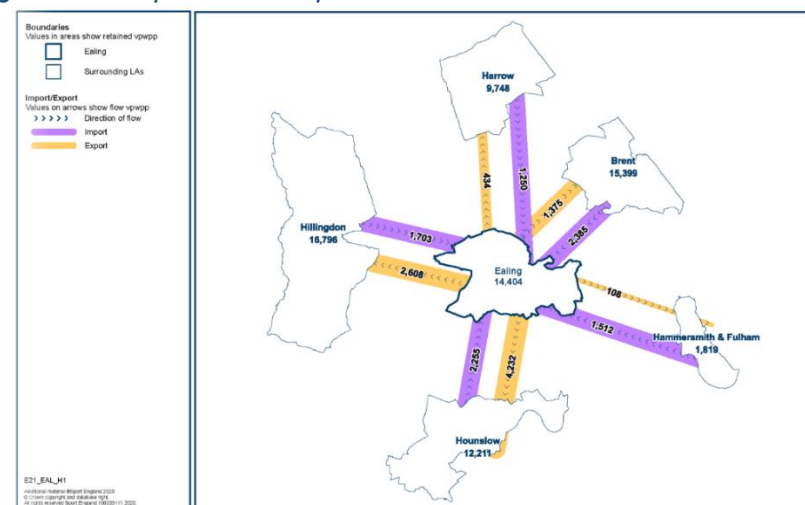
### Retained demand for sports halls

Retained demand is a subset of satisfied demand and shows how much of Ealing residents' demand for sports halls is retained at sports halls within Ealing. This assessment is based on the catchment area and appeal of Ealing's sports halls and Ealing residents using these facilities. In 2031, 58% of satisfied demand is retained within the borough, this shows that the sports halls in Ealing are well located and have the capacity and appeal to

meet nearly six out of ten visits to a sports hall by an Ealing resident. The residue of satisfied demand, after retained demand, is exported demand. This is based on Ealing residents who live within the travel time of a sports hall outside the borough and use that sports hall. The demand exported and met outside the borough is 42% of satisfied demand.

If residents in neighbouring authorities participate at a sports hall in the borough, their usage becomes part of the used capacity of the borough's sports halls, this is known as imported demand, in Ealing this accounts for 43% of the used capacity of sports halls in the borough. Ealing imports 10,823 visits per week in the weekly peak period and exports 10,385 visits in the weekly peak period in 2031, therefore Ealing is a net importer of 438 visits per week in the weekly peak period, so it could be said that the visits by Ealing residents met at sports halls outside of the borough is about the same as the visits by residents of other boroughs which is part of the used capacity of Ealing's sports halls.

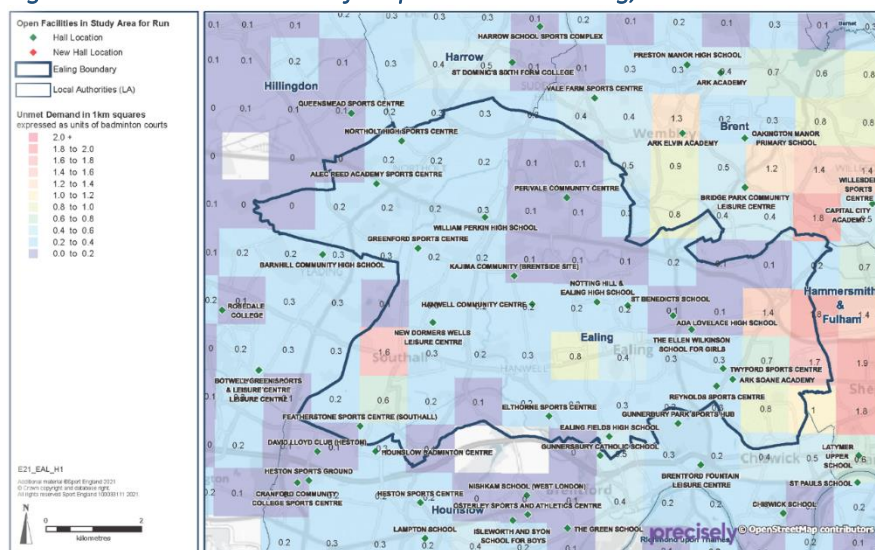
**Figure 2.26: Imported and exported demand in 2031**



### Unmet demand for sports halls

Unmet demand is important to note as it is demand for sports halls which cannot be met because there is either too much demand for any particular sports hall within its catchment area and there is a lack of capacity; or because demand is located too far away from any sports hall. In Ealing, unmet demand is 17% of total demand, which equates to 17 badminton courts, see Table 6.1 for more details. Unmet demand is highest in the Acton area, with a total of four courts of unmet demand. Southall has a total of three courts and West Ealing has a total of two courts of unmet demand (see Figure 2.27).

**Figure 2.27: Unmet Demand for Sports Halls in Ealing, 2031**



**Figure 2.28: Unmet Demand for Sports Halls in Ealing, 2031**

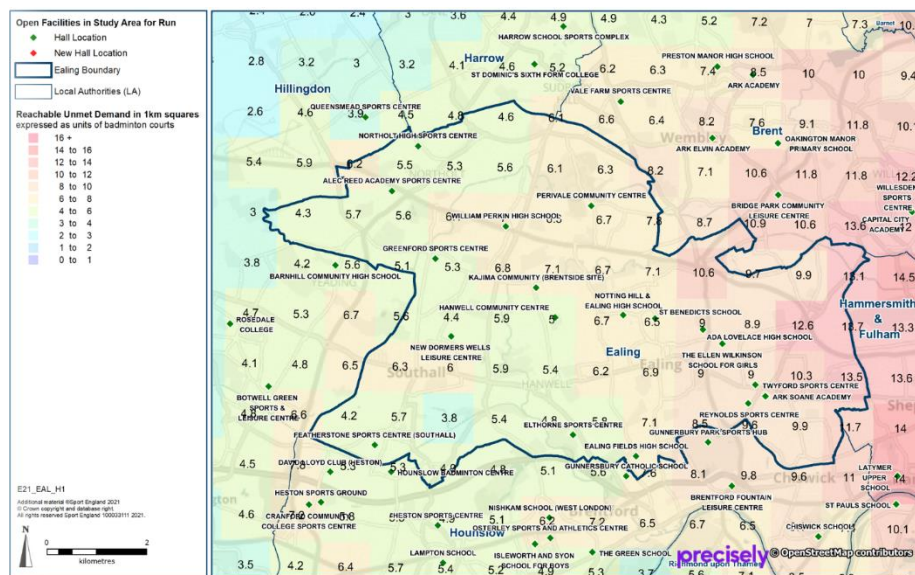
Unmet Demand	
Ealing	2031
Number of visits <b>unmet</b> per week in peak period	5,013
Unmet demand as a % of total demand	16.8
Equivalent in courts with comfort factor	17.0
% of unmet demand due to:	
<b>Facility too far away:</b>	40.9
○ Without access to a car	40.3
○ With access to a car	0.6
<b>Lack of facility capacity:</b>	59.1
○ Without access to a car	55.0
○ With access to a car	4.2

An analysis of the spread of this identified unmet demand shows the level of unmet demand that would be met by a potential new facility in any given location, this is known as reachable unmet demand and is calculated for each one-kilometre grid square across the borough. Accessibility is a major factor in determining reachable unmet demand so a location with a good road network and good public transport links has a higher reachable unmet demand than a facility in a geographical area which has a poor layout which makes it more difficult for people to move around and get to a sports hall location.

It is really important to emphasise that reachable unmet demand isn't a reflection of need for a particular area. Reachable unmet demand is highest across the Acton area, followed by areas in the Ealing, Perivale and North Greenford area and areas of Southall (see Figure 2.28)



**Figure 2.29: Reachable Unmet Demand for Sports Halls in Ealing, 2031**



Lack of sports hall capacity accounts for 59% of unmet demand (the equivalent of ten courts), this indicates that Ealing's sports halls are in the right geographical location, but just can't accommodate all the identified demand, this is due to the fact that the majority of sports halls are on school sites. 11 out of the 19 sites – 58% of the sites which has over half of the courts at 53% within these facilities. These sites are only available outside of curriculum times and the sites have different hours of access for community use.

The second part of unmet demand is demand located too far from a sports hall, which is 41% (seven courts), this type of demand will always exist because it is not possible to achieve complete spatial coverage whereby all

areas of an authority are within walking distance of a sports hall and not everyone will want, or be able, to drive to a facility.

### Used capacity of sports halls

There are several ways to account for the estimated used capacity for sports halls. Often it is difficult to identify which of these reasons apply because several could be interacting simultaneously, but it is generally caused by any of the following factors: the type of operator, the hours available, the level of demand within the travel-time limit from the site and reachable from other halls, the quality and range of the offer, the age of the hall and its 'attractiveness' weighting and imported demand.

Public leisure centres especially those open during the day have a 'draw effect' because they have the highest accessibility for both sports club and public use and because operators actively promote participation by offering a programme of use that reflects the activities customers wish to participate in.

Access to sports halls for community use at educational sites will be determined by the policy of each provider. Some schools and colleges actively promote community use. At some venues there is little differentiation between educational and wider community use, with community access based on a membership system (classed as commercial). Other educational venues let their sports halls to sports clubs or community groups on a termly basis, or for shorter periods.

The sports halls in the east and south of the borough are close together. The demand for these sites is shared between the venues, which contributes to the level of used capacity at each.

The quality and range of the offer at a sports hall are of increasing importance to customers and affect participation levels. All the sports halls in the model are weighted to reflect their age, condition and whether they

have been modernised. This is to assess their comparative attractiveness to customers.

Like London as a whole, Ealing's sports halls are estimated to be 100% full in the weekly peak period in 2031, above the 80% capacity level Sport England considers "comfortable". The capacity of a four-court hall, that is open for the maximum 46 hours in the weekly peak period, is 1,472 visits; in 2031, only the proposed new Dormers Wells Leisure Centre and Gunnersbury Park Sports Hub are available for the full 46 hours in the weekly peak period.

When the FPM estimates that a sports hall is full, it attempts to re-allocate demand to other sports halls in the same travel time area. This is an iterative process and continues until there is no more capacity at the other sports halls to absorb demand. This is known as 'demand re-distributed after initial allocation', a negative figure indicates the number of visits that cannot be met at the site. A positive figure indicates the number of visits that have been re-allocated to the site.

At 12 of the 19 sports hall sites there is demand that cannot be met because the sports hall is estimated to be full. In terms of visits, the proposed new Dormers Wells Leisure Centre has the most demand that can't be accommodated at 2,176 visits, followed by Greenford Sports Centre at 1,531, Gunnersbury Park Sports Hub at 1,482 and Reynolds Sports Centre at 1,218 through to Featherstone Sports Centre at 8 visits.

However, the model's assessment indicated that there could be scope to increase community hours on some of the education sites, especially where there is capacity to increase community hours to include all weekday evenings and weekends. It is estimated that three educational sites have between 15 and 29 hours available for community use and it may be possible to increase the available community use hours on these sites. It is acknowledged that the Council does not control these sites and the policy

towards community use and access is determined by each educational provider. Therefore, it will involve negotiation with individual educational owners to increase access for community use.

There are several findings relating to Southall, note the assessment took into account the closure of Southall Sports Centre at the end of March 2022. Demand for sports halls is high in Southall with unmet demand equating to three courts; Featherstone Sports Centre (5 court) and the proposed new Dormers Wells Leisure Centre (8 court) are in Southall, but there is a large area of Southall outside the walking catchment of a sports hall, where deprivation is high.

Featherstone Sports Centre has 40 hours available for community use in the weekly peak period. A possibility is to see if this could increase to provide more access to sports halls for Southall residents, however, due to the growing curriculum needs of a busy high school this is unlikely. Also, the proposed new Dormers Wells Leisure Centre has an eight-court hall and will be able to provide local residents with more supply and greater flexibility in programming.

Acton has four, four court sports hall facilities, all on school sites, Acton like Southall also shows areas of high demand for sports halls, equating to around 4 courts. It also has high levels of deprivation and large areas outside the walking catchment of a sports hall. Where Acton differs from Southall is that Acton has far higher levels of reachable unmet demand, due to better transport links in the Acton area as compared to Southall.

It is acknowledged that there may be other community facilities in both Southall and Acton, which are not sports halls, which provide physical activity opportunities for Southall residents.

## Site Analysis and Audit

With the closure of Southall the Council has lost a key daytime community sports facility. Whilst peak usage and demand remains evening and weekends the impact will be felt across the borough.

With the majority of sports halls on educational sites as discussed, a key part of meeting future need is unlocking any capacity at these sites. Few sites as part of the strategy audit and consultation were putting themselves forward for additional community use given the audit was undertaken in between two periods of Covid restrictions and full use was yet to be re-established at many of the sports hall sites. Schools in particular were continuing to notably cautious at the time of our audit in re-establishing community access. Featherstone sports Centre were keen to expand on their fitness offer (see the next section on health and fitness) which would tie in with any enhanced indoor sports hall access at this site.

As with the swimming analysis the Dormers Wells the sports hall at this site is extremely dated and in need of modernisation to provide a more flexible and suitable space for multisport activity. Its use at present (which would need to be addressed as part of any future redevelopment) is restricted to school use and access during the daytime.

## Sports hall recommendations

Sports Halls		
Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ The Council to continue to protect the current community use at the school sites as a minimum and support this retention of community use where possible.</li> </ul>	<ul style="list-style-type: none"> <li>○ Ealing Council to review educational site access and availability – work with Featherstone Sports Centre to look at opportunities to enhance provision.</li> </ul>	<ul style="list-style-type: none"> <li>○ Replacement provision as part of potential Dormers Wells Leisure Centre redevelopment.</li> <li>○ Future opportunities for re-provision of indoor sports space</li> </ul>

Sports Halls		
Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ Council to protect other sports hall facilities unless replaced with a facility of equivalent size/quantity and accessibility.</li> </ul>		<ul style="list-style-type: none"> <li>○ accessible to Southall residents to be considered by the Council.</li> </ul>

## Prioritised Actions

### Short Term (1-2 years)

- Options for Dormers Wells Leisure Centre developed as part of overall review.
- Support for Featherstone Sports Centre to look at opportunities to enhance community access.
- Options for addressing the shortfall in Southall and other areas lacking facilities in the borough to be considered.

### Medium / Longer Term

- Additional capacity for indoor sports (coordinated with gymnastics and trampolining section) to be considered.
- Redevelopment of Gurnell Leisure Centre – opportunities to be considered
- Redevelopment of Dormers Wells Leisure Centre.

## Health and Fitness

### Introduction

Health and fitness provision has played a key role in the post pandemic recovery process for leisure centres and will continue to be vital in improving the health and wellbeing of local residents.

### Health and Fitness Facilities in Ealing

There are currently 24 sites with gyms of 25 stations or more that offer health and fitness provision. The existing provision provides accessible opportunities across the range of access types (pay and play or pay as you go and membership), budget and mid-range price points and types of provision (cardio, weights, functional fitness, circuits, exercise to music classes, studio cycling). In addition to the traditional gyms, there are also smaller boutique gyms in Ealing, which include Gymbox, which is a high-end health and fitness facility that offers a range of classes and personal training. There are also smaller gyms with a local catchment such as those at Elthorne Sports Centre and Pitshanger Health and Fitness, plus other gym facilities at sports clubs primarily for the use of players/athletes. Schools with gyms for pupil use only are not included nor is the W3 gym which is currently closed.

**Figure 2.30: Health & Fitness Facilities in Ealing with 25+ stations**

Facility Name	Postcode	Approx. Stations	Access Type	Ownership
Anytime Fitness (London West Ealing)	W13 9BP	75	Registered Membership use	Commercial
Brent Valley Golf Course and Fitness Club	W7 3BE	40	Pay and Play	Local Authority
David Lloyd (Acton Park)	W3 7HB	96	Registered Membership use	Commercial
David Lloyd (Sudbury Hill)	UB6 0UX	195	Registered Membership use	Commercial
Dormers Wells Leisure Centre	UB1 3HX	68	Pay and Play	Local Authority
Eden Fitness	W5 2SP	88	Registered Membership use	Commercial

Facility Name	Postcode	Approx. Stations	Access Type	Ownership
Everyone Active Acton Centre	W3 6NE	100	Pay and Play	Local Authority
Featherstone Sports Centre	UB2 5HF	38	Pay and Play	Community school
Golds Gym (Hanwell)	W7 3SU	103	Registered Membership use	Commercial
Greenford Sports Centre	UB1 2NP	40	Pay and Play	Local Authority
Gunnersbury Park Sports Hub	W3	100	Pay and Play	Local Authority
IGYM London	W3 6DT	80	Registered Membership use	Commercial
Kiss Gyms (Acton)	W3 7QE	120	Registered Membership use	Commercial
Northolt Leisure Centre	UB5 4AB	150	Pay and Play	Local Authority
Nuffield Health (Ealing)	W5 5JY	118	Registered Membership use	Commercial
Pure Gym (Acton)	W3 9QU	220	Registered Membership use	Commercial
Pure Gym (Park Royal)	W3 0PA	220	Registered Membership use	Commercial
Pure Gym (Northolt)	UB5 6AG	220	Registered Membership use	Commercial
Revive Health Club (Ealing)	W5 1HG	25	Registered Membership use	Commercial
Reynolds Sports Centre	W3 8EY	30	Pay and Play	Local Authority
The Gym (Acton)	W3 6RE	120	Registered Membership use	Commercial
The Gym (Ealing)	W13 8RB	146	Registered Membership use	Commercial
The Gym (Southall)	UB2 4FE	145	Registered Membership use	Commercial
University of West London	W5 5RF	70	Registered Membership use	Higher Education
		<b>2,607</b>		
Dormers Wells Leisure Centre Women only gym	UB1 3HX	34	Pay and Play	Local Authority
Everyone Active Acton Centre Women only gym	W3 6NE	25	Pay and Play	Local Authority

At present, three of the major high street budget gym companies offering low cost 24/7 access are present in Ealing. Anytime Fitness, The Gym Group and Pure Gym are located within the borough. Pure Gym and The Gym Group both have three facilities located within Ealing.

The 3 Gym Group sites are in Ealing, Acton and Southall. All 3 sites offer a large 24/7 gym at affordable prices (from £16.99 a month). Pure Gym also operate three sites within the borough, located in Acton, Park Royal and Northolt. All facilities offer a 220-station gym, which makes the sites the three largest health and fitness facilities in the borough. Pure Gym offers 24/7 gym at affordable prices (from 18.99 a month). In recent years the market has seen a significant increase in the number of low-cost 24-hour gyms that offer residents the flexibility to exercise when they want to.

In light of the revenue contribution made by health and fitness to the financial sustainability of the borough's main public leisure and sport centres, it will be important to ensure that the health and fitness offers at these centres remain competitive in relation to availability (opening hours), access (affordable membership options) and attractiveness (the quality of the studios, equipment, training and instruction). Featherstone Sports Centre has already reduced its cost from £32.99 to 16.99 a month to ensure its pricing is competitive with the low budget gyms in Southall.

At all the Council owned facilities there is a good level of health and fitness provision, including a 40-station facility at Brent Valley Golf Course and Fitness Club, 68 station facility at Dormers Wells Leisure Centre, and a 150-station facility at Northolt Leisure Centre. A number of the public health and fitness facilities in Ealing are located on educational sites. This includes the 38-station facility at Featherstone Sports Centre, the 30-station facility at Reynolds Sports Centre and the 50-station facility at Greenford Sports Centre. Everyone Active Acton Centre also has a popular women only gym.

Everyone Active currently operate all the main public pay and play health

and fitness facilities within the borough, except Featherstone Sports Centre, operated by Featherstone High School and Gunnersbury Park Sports Hub, a facility shared with the London Borough of Hounslow and operated by Better.

There was previously a large 103 station gym at Gurnell Leisure Centre (closed in 2020), which is in the centre of the borough. It is expected that Gurnell Leisure Centre will be re-provided with a bigger gym offer as part of a new leisure development. Health and fitness provision is vital for the sustainability of a leisure centre due to the revenue the facility brings in. Given the importance of Gurnell Leisure Centre and its central location in the borough, it is recommended that as a minimum a similar number of stations / size and capacity is provided alongside flexible studio space to accommodate group exercise activities.

Prior to closing, the women only gym at Southall Sports Centre was very popular and to mitigate the loss of the facilities, the Council and Everyone Active opened a new women only gym on the Dormers Wells Leisure Centre site and introduced more women only sessions to re-provide and enhance the women only offer in the Southall area.

### **Quality of Health and Fitness Facilities in Ealing**

The majority of the facilities that were assessed by the Consultant Team were to a good or a very good standard, except Featherstone Sports Centre, which needs to be refurbished to bring it up to modern standards and equipment needs to be upgraded, especially with Gym Group being located in close proximity.

### **Health and Fitness Participation**

In terms of health and fitness demand trends, the latest annual state of the industry report found that, in 2019, the penetration rate (i.e., the proportion of the adult population in the UK that were members of a gym in either the public or private sector) was at 15.6% up from 14.9% in 2018



and 2017. The penetration rate 5 years ago, in 2014, was 13.2% evidencing continuing growth in participation in health and fitness. This growth is in sharp contrast to the flat or slight downward participation trend in most recognised sports. Currently in the UK, 1 in every 7 people is a member of a gym. The 2019 report highlights that the industry, over the 12-month period to the end of March 2019, saw increases of 2.9% in the number of fitness facilities, 4.7% in the number of members and 4.2% in market value.

This evidence of the scale of UK health and fitness participation is supported by the findings of the Active Lives Survey for England. 9% of adults (16+) in England took part in a gym session at least twice in the previous 28 days in 2019/20 i.e., 4,082,900 people. This has decreased from 13.7%, due to the Covid-19 pandemic. The number of people taking part in a fitness class was a little higher at 14% (6,807,100 people). Interestingly, these figures have seen little change across the last few Active Lives surveys, which were undertaken during the Covid-19 pandemic.

The leisure industry has seen some very positive recovery trends with the demand for health and fitness remaining strong on the return to activity for many people. In Ealing, Council run facilities across the borough, have experienced a return to pre covid attendance numbers.

### Consultation

- Everyone Active highlighted that Southall Sports Centre was an important facility for the local community, especially the women in the local area. It is hoped that residents will travel to other facilities e.g. Dormers Wells Leisure Centre and the new Women only gym on site.
- The women only gym and classes were very popular at Southall Sports Centre and this provision has been reprovided at Dormers Wells Leisure Centre.
- Featherstone Sports Centre would like to enhance and improve the facility but are concerned about the cost of doing this.

### Health and Fitness Recommendations

Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ The Council to continue to protect the current quantity and availability of public pay and play health and fitness facilities through planning policy and to ensure its leisure management service provider maintains the facilities and equipment to a good quality standard whilst offering and affordable pricing.</li> </ul>	<ul style="list-style-type: none"> <li>○ On those sites which the Council owns or manages to accommodate new demand as a result of planned new housing, assess the feasibility of expanding hours of availability / increasing capacity at the most accessible fitness suite and studio facilities to support the population growth areas.</li> <li>○ Assess the demand and feasibility of replacing or expanding the health and fitness provision as part of both Gurnell Leisure Centre and Dormers Wells Leisure Centre to accommodate new demand from housing and population growth.</li> <li>○ Support the school to investigate the options to enhance and improve facilities at Featherstone Sports Centre</li> </ul>	<ul style="list-style-type: none"> <li>○ Regularly review health and fitness facility and equipment needs with the leisure management service provider in relation to changes in accessible supply (e.g. 24/7 budget gyms), fitness participation and industry trends and population growth.</li> </ul>

Protect	Enhance	Provide
<b>Prioritised Actions</b>  <b>Short Term (1-2 years)</b> <ul style="list-style-type: none"> <li>○ Maintain a community focused presence within the market of health and fitness provision in the borough (post covid-19).</li> <li>○ Support Featherstone Sports Centre in assessing the feasibility to replace and refurbish the health and fitness facility.</li> <li>○ Assess the demand and feasibility of replacing or expanding the health and fitness provision as part of the Gurnell Leisure Centre and Dormers Wells Leisure Centre redevelopment projects.</li> </ul> <b>Longer Term</b> <ul style="list-style-type: none"> <li>○ Re provide an improved gym offer as part of the new Gurnell Leisure Centre and Dormers Wells Leisure Centre development projects</li> </ul>		

## Squash Provision in Ealing

### Introduction

The summary below provides the assessment of squash provision in Ealing alongside the leading outcomes from the consultation process which has informed this study. The priorities to be adopted for squash provision are then provided at the end of this assessment.

### Squash Facilities in Ealing

Within Ealing there are currently 3 squash courts, which are all located at Actonians Sports Club in Acton.

**Figure 2.31: Squash Facilities in Ealing**

Site Name	Postcode	Number of courts	Type of Court	Ownership Type	Management Type
Actonians Sports Club	W5 4LL	3	Normal	Local Authority	Sport Club
TOTAL COURTS		3			

Actonians Sports Club is the only squash facility in Ealing and offers community accessible squash courts on a registered membership basis. Actonians offer different membership prices across the various age brackets, including 5-11yrs (£25.00), 12-17yrs (£40.00), 18-59yrs (£125.00) 60+yrs (110.00), and Student (£60.00). The courts are bookable in 45-minute periods from 9:30am until 10:15pm. The club runs a healthy number of internal box leagues with 70-80 participants, from beginners to county level players, run on a rolling 6-week basis. The club also run four teams in the Middlesex League: 3 Men's and one Women's. For Juniors there is England squash qualified coach led group training every Saturday afternoon, which feeds into the Middlesex junior squad.

The level of squash provision in Ealing has reduced in recent years with the

two courts located at David Lloyd Sudbury Hill being closed and the closure of Ealing Squash Club, also 2 courts, for a housing development. However, as part of the approved future housing development there is plans for a health and fitness provision including 2 squash courts. If this development is completed with squash courts it will increase the supply of courts within the borough.

The level of overall supply does not meet the England Squash benchmark quantitative guidance standard of 1 court per 10,000 people. Based on a supply of 3 accessible courts, the level of provision Ealing falls well below the England Squash benchmark at approximately 1 court per 48,928 (approx.) people, which will only increase with population changes.

### Location of Squash Facilities in Ealing

With just one facility location, there is a poor spread of facilities across the area in relation to the size of the population; the urban nature of the borough means that there needs to be a dense geographical spread of courts to meet the needs of the local population. As such it is imperative that the current site is maintained, and more sites added in the future. If the squash courts are re-provided on the site of the former Ealing Squash Club there will be a better distribution of squash facilities in the borough. If future squash provision is to be provided in the borough, it should be located in the centre or northern areas of the borough to give a better distribution of facilities.

### Quality of Squash Facilities in Ealing

During the development of this strategy, the Consultant Team undertook a non-technical visual site visit to the one squash facility in the borough and gave it a quality rating from very poor to very good. The rating can be seen below in figure 2.32.

**Figure 2.32: Quality of Squash Facilities in Ealing (Site visits – Consultant Team)**

Squash Facilities	Quality Rating
Actonians Sports Club	Standard (3)

The Actonians Sports Club squash courts are in a standard condition. The club should look to replace or refurbish these courts in the medium to long term, as part of an overall ground development. This is a longer-term aspiration of the club and will be dependent on funding and planning.

### Squash Facilities in Neighbouring Local Authorities

There are a number of facilities located in neighbouring borough's that are likely to attract residents of Ealing. These include the three courts at Brentford Fountain Leisure Centre (Hounslow), the two courts at Topnotch Health Club (Hounslow), the three courts at David Lloyd – Heston (Hounslow), the five courts at Imperial Heston Sports Ground (Hounslow), and the two courts at Wembley and Sudbury Tennis Squash and Social Club (Brent). Although only Brentford Fountain Leisure Centre and Imperial Heston Sports Ground offer pay and play access.

### Squash Participation

Overall, the most recent Active Lives Survey findings<sup>9</sup> indicate a slight downturn in adult demand for squash nationally over the last three years. 0.4% of adults (16+) in England played at least twice in the last 28 days in 2019/20 i.e. 163,400 people. This represents a significant decrease of -0.6% since the benchmark ALS in 2015/16.

Actonians Sports Club has in recent years seen an increase in both junior and adult players, mostly due to the closure of Ealing Squash Club in 2018, as most players moved from Ealing to Actonians. Since this influx of players, membership figures remain strong And are growing with all 3 courts busy especially at peak times.

<sup>9</sup> Active Lives Adult Survey Nov 19/20 Report, Sport England (October 2021)

England Squash has a number of engagement programmes aimed at encouraging more people to become involved with the sport, helping to create thriving communities including Squash 101, Squash stars, Junior 101, Squash 57, Squash Girls Can. For these programmes to be successful facilities need to be well maintained and provide a positive experience.

### *Squash Recommendations*

Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ The Council to continue to protect the current quantity and the availability of community squash facilities through this strategy.</li> </ul>	<ul style="list-style-type: none"> <li>○ Working with the sports club and the NGB the Council should consider the refurbishment needs for the squash courts at Actonians Sports Club</li> </ul>	<ul style="list-style-type: none"> <li>○ Through planning, ensure two squash courts are provided as part of the housing development on the former Ealing Squash Club site.</li> <li>○ Consider options for providing the squash courts (glass back and potentially with a moveable side wall) within the feasibility assessments and future plans for the replacement of Gurnell Leisure Centre and/or Dormers Wells Leisure Centre.</li> <li>○ Regularly review squash facility needs with England Squash, clubs and the leisure management service provider in relation to changes in accessible supply, participation</li> </ul>

Protect	Enhance	Provide
		trends and population growth.
<b>Prioritised Actions</b> <b>Short Term (1-2 years)</b> <ul style="list-style-type: none"> <li>○ Working with the sports club and the NGB the Council should consider the refurbishment needs for the squash courts at Actonians Sports Club</li> <li>○ Through Planning ensure two squash courts are provided as part of the housing development on the former Ealing Squash Club site.</li> </ul> <b>Longer Term</b> <ul style="list-style-type: none"> <li>○ Keep under review the need to invest in the current facility stock to improve the quality of squash in Ealing.</li> <li>○ The Council must support the providers of squash to ensure this level of facility provision (3 courts at Actonians with a possible 2 more courts) is maintained as a minimum.</li> <li>○ Consider options for providing the squash courts (glass back and potentially with a moveable side wall) within the feasibility assessments and future plans for the replacement of Gurnell Leisure Centre and/or Dormers Wells Leisure Centre.</li> </ul>		

## Gymnastics and Trampolining Provision in Ealing

### Introduction

The summary below provides the assessment of gymnastics and trampolining provision within Ealing alongside the leading outcomes from the consultation process which has informed this study. The priorities to be adopted for gymnastics and trampolining provision are then provided at the end of this assessment.

### Gymnastics and Trampolining Facilities in Ealing

Withing Ealing there are six gymnastics/trampolining clubs, with the majority of the clubs being based at educational or community sites, rather than purpose-built gymnastics facility.

There are no dedicated gymnastics facilities within the borough. All of the six clubs currently hire facilities in and outside of the borough. Given the clubs and the demand, there is the potential opportunity to develop a purpose-built gymnastics/trampolining facility within Ealing to support the development of the sport.

**Figure 2.33: Facilities in Ealing used by Gymnastics clubs**

Site Name	Postcode	Facility Type
Aurora Gymnastics West London	W3 7HB	Club Des Sports
Drayton gym Club	W7 1EU	Drayton Manor High School
Ealing Gymnastics Club	W5 2HL	St Benedicts School
London DMT and Trampoline Academy	W3 8EY.	Reynolds Sports Centre
MG Gymstars	UB5 4AB	Northolt Leisure Centre
West London Gymnastics	UB6 7NP	Perivale Community Centre

Ealing Gymnastic Club is a recreational gymnastics club aimed at providing sessions for children (5-12yrs) of all abilities. They currently hire the sports hall at St Benedicts School on a Sunday between 9am-12pm. Ealing Gymnastics Club currently has a waiting list of approximately 150 people, indicating unmet demand for gymnastics in Ealing. This is similar to the national picture as annual research undertaken by British Gymnastics shows a national waiting list of 1.5m and an annual growth of 10% year on year in participation levels.

London Trampoline Academy and London DMT has a key focus on trampolining. The club currently operates out of three venues, with one in Ealing (Reynolds Sports Centre), and the other 2 in Hounslow (Bolder Academy & Osterley Sports and Athletics Centre – private sessions only). The club currently run sessions for children, youths and adults. They also run a disability inclusive session on Fridays at Bolder Academy in addition to sessions at Reynolds Sports Centre on Monday, Tuesday, Thursday and Saturday and on Friday and Sunday at Bolder Academy.

West London Gymnastics has a key focus on rhythmic gymnastics. The club currently operates from Perivale Community Centre. The club is currently running at capacity and offers a range of opportunities for people of all abilities, including beginners, pre squad, club squad and elite squad. They currently run sessions on Monday, Wednesday, Thursday, Friday, and Sunday. The club charges annual membership (£26-32) and also monthly charges for classes (1 class per week £45, 2 classes per week £85, and 3 classes per week £120).

Auroa Gymnastics Club West London is based at Club Des Sports in Acton and offers children's gymnastics classes. The club offers a range of opportunities for children of all abilities, including, beginner, intermediate, advanced and squad. These sessions are currently run on Thursday, Saturday and Sunday. MG Gymstars operate from Northolt Leisure Centre and 2 facilities in Brent (Vale Farm and Willesden), the club has over 500



members and over 100 on the waiting list; sessions for 4 – 10yr old children are run at Northolt Leisure Centre on Thursday and Friday early evenings.

Drayton Gymnastics Club currently provides gymnastics sessions for children at Drayton Manor High School. The club runs one session a week on Friday at 6:15pm to 7:30pm. The club also holds another gym session between 7.30 - 8.30pm, immediately after the early session. This is an invitation only class for those gymnasts that show ability. Gymnastics and trampolining sessions are also provided at sports centres in the borough, including Elthorne Sports Centre where gymnastics is delivered by Futinity and trampolining sessions by the operator. Brentford FC CST also run under 8's gymnastics activity at Gunnersbury Park Sports Hub.

### Quality of Gymnastics and Trampolining Facilities in Ealing

During the development of this strategy, the Consultant Team undertook non-technical visual site visits at each of the facilities in the borough currently used for gymnastics and trampolining. Each facility was given a quality rating from very poor to very good. The ratings can be seen below in figure 3.33

**Figure 2.34: Quality of Gymnastic Facilities in Ealing**

Gymnastic Facilities	Quality Rating
Aurora Gymnastics West London (Club Des Sports)	o Good (4)
Drayton Gym Club (Drayton Manor High School)	o N/A – The school did not want any site visits undertaken.
Ealing Gymnastics Club (St Benedicts)	o Good (4)
London DMT and Trampoline Academy (Reynolds Sports Centre)	o Very Good (5)
MG Gymstars (Northolt Leisure Centre)	o Good (4)
West London Gymnastics (Perivale Community Centre)	o Very Poor to Poor (1-2)

The majority of the facilities that the gymnastics clubs hire are considered to be in good or very good condition except for the facility at Perivale Community Centre. The multi purpose floor used by the gymnastics club was in very poor condition and needs replacing in the short term to provide an appropriate facility for West London Gymnastics Club. Once replaced, the current maintenance regime should be improved to ensure the facility lasts longer, but it is also worth noting that this venue is a multi use community centre not a dedicated sports facility.

### Gymnastics and Trampolining Facilities in Neighbouring Authorities

There are currently a number of dedicated gymnastics facilities in neighbouring boroughs, including Bridge Park Gymnastics Club (Brent), Champion Aerobic Gymnastics (Hounslow), Harrow Gymnastics (Harrow), Heathrow Gymnastics Club (Hillingdon) and Phoenix Flyers (Hammersmith and Fulham).

### Gymnastics Participation

Overall, the most recent Active Lives Survey findings indicated no significant change in adult demand for gymnastics and trampolining nationally from November 2015/16 to November 2018/19. However, in the most recent Active Lives Survey there has been a slight decrease in the level of participation, which is due to the impact from the Covid-19 pandemic causing the sport and leisure facilities to close. In the most recent Active Lives Study 0.4% of adults (16+) in England participated in gymnastics or trampolining at least twice in the last 28 days in 2019/20 i.e., 175,100 people. However, it should be noted that adult data is of limited value in estimating overall demand for the sport of gymnastics as most participation is by children under 16 excluded from this data source an important source of participation. It is suggested that close consultation with British Gymnastics is continued on the continued return from the pandemic on participation figures and clubs.

**Gymnastics and Trampolining Recommendations**

Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ The Council to continue to protect the current quantity and availability of community facilities for gymnastics and trampolining through planning policy and this strategy.</li> </ul>	<ul style="list-style-type: none"> <li>○ Refurbish the Perivale Community centre space used by West London Gymnastics. (Perivale Community Association &amp; Club), noting that the space is used for a range of non sporting activities</li> </ul>	<ul style="list-style-type: none"> <li>○ Regularly review gymnastics and trampolining facility needs with British Gymnastics, and the Ealing based clubs in relation to changes in accessible supply, participation trends and population growth.</li> <li>○ Subject to feasibility, funding and planning, support the development of a purpose-built gymnastics/trampolining facility in the borough.</li> <li>○ Assess the opportunity to run community gymnastics and trampolining sessions in more of the borough's schools or leisure centres (to complement the current offer).</li> </ul>

**Prioritised Actions****Short Term (1-2 years)**

- Refurbish the Perivale Community Centre space used by West London Gymnastics.
- Assess the opportunity to run community gymnastics and trampolining sessions in more schools or leisure centres
- Work with British Gymnastics to produce a specific facility strategy.

**Longer Term**

- Subject to feasibility, funding and planning, support the development of a purpose-built gymnastics/trampolining facility in the borough.

**Athletics, Running and Walking in Ealing**

Ealing has one outdoor synthetic track with field athletics facilities for training and competition, at Perivale Park Athletics Track. The facility is operated by Everyone Active and has a floodlit, eight-lane 400m athletics track, as well as throw zones for the hammer, shot putt, discus and javelin, alongside a 300-seater spectator stand.

Built in 1987 and refurbished in 2004, the facility provides a home venue for Ealing, Southall and Middlesex Athletics Club with 207 registered members with England Athletics training on Tuesdays and Thursdays. In addition, the athletics track is also accessible on a pay and play and registered membership basis through Everyone Active.

The club is very active and currently competes in a number of track and field leagues, including the Southern Athletics League for seniors, the Youth Development League for older teenagers (school years 10 and upwards), the Middlesex Young Athletes League for younger athletes, and the Southern Counties Veterans League for the over 35s.

There is an outdoor macadam jogging track located in Spikes Bridge Park and three further facilities on school sites; the compact Track at West Twyford Primary School and the Mini Track at The Japanese School are both for private use only, but the Mini Track at King Fahad Academy is available to hire as is Fielding Primary School's floodlit sand dressed 6 lane short straight athletics facility which opened in September 2022 and is available for hire.

There are no indoor athletics facilities located within Ealing, but the residents of Ealing are well served by indoor athletics training facilities at Willesden and Brunel both of which are within England Athletics recommended 60-minute drivetime.

### Quality of Athletics Facilities in Ealing

During the development of this strategy, the Consultant Team undertook non-technical visual site visits to the athletics facilities in the borough. Perivale Park Athletics Track is an important facility as it provides a home to Ealing, Southall and Middlesex Athletics Club, a venue for schools events throughout the summer as well as offering local residents the opportunity to use the track on a pay and play basis. The track is well used and has some signs of wear and tear but is of a good standard at the time of this strategy. It is recommended that the track is refurbished in the medium to long term.

### Running Provision in Ealing

Ealing Eagles Running Club is a road running club based in Ealing with 843 members with a variety of abilities - from complete beginners to seasoned marathon runners. The club competes in a number of competitions including club championships, relays, summer leagues, cross country, Eagles 10k, Ealing half marathon, and marathons. They also organise and run training sessions on weekdays and weekends for adults and juniors.

### Parkruns

5k venues in Ealing include Northala Fields, Gunnersbury Park and Southall Park, every Saturday at 9am. The Northala average attendance across the 324 weekly runs is 256 finishers, at Gunnersbury Park, the average attendance across the 451 weekly runs is 344 finishers and at the relatively new Southall Park, the average is just over 100 runners. Ealing also has very popular Junior ParkRuns at Acton Park, Pitshanger Park and Northala Fields.

### Participation in Athletics and Running

Overall, the most recent Active Lives Survey findings<sup>10</sup> indicate a stable picture in adult demand for running, athletics or multi sports nationally over the last three years. 15.7% of adults (16+) in England went running or took part in track or field athletics at least twice in the last 28 days in 2018/19

(i.e. over 7 million people), similar to gym-based health and fitness membership. Ealing Eagles Running Club has grown significantly in recent years and has aspirations to develop a training facility and clubhouse. Ealing Southall and Middlesex AC continue to support local schools and the Council to host track and cross country schools events, as well as organise London Youth Games and Mini Marathon representative teams. Locally, distance marker routes have been installed in over 20 of Ealing's parks and have proved popular with walkers, joggers and runners alike, the development of more routes in Ealing's parks will be explored.

### Walking

The NHS provide evidence of countless health benefits to walking for heart health, general fitness levels and burning excess calories. Beyond medical benefits the NHS recommend walking as one of the cheapest and easiest ways to become healthier. Whilst physical and mental health is key to the promotion of walking, the environmental benefits are vast in terms of reduced transport by other means and therefore cleaner air and reduced pollutive fuels. Ealing's parks and open spaces across the borough, provide excellent opportunities for walking, with good quality safe walking routes. It is also worth noting that the most recent Sport England Active Lives Survey shows regular walking for leisure has increased in popularity by more than 10% over the same period (from 41.2% in 2016/17 to 52.5% in 2020/21) - i.e. over half the adult population walk on a regular basis.

### Athletics Recommendations

Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>The Council to continue to protect the existing athletics facility and ensure that the</li> </ul>	<ul style="list-style-type: none"> <li>The presence of developmental facilities across the borough provides an excellent network of</li> </ul>	<ul style="list-style-type: none"> <li>Regularly review athletics and running facility needs with England Athletics,</li> </ul>

<sup>10</sup> Active Lives Adult Survey November 19/20 Report, Sport England (October 2021)

Protect	Enhance	Provide
<p>venue achieves and maintains UKAs TrackMark accreditation.</p> <ul style="list-style-type: none"> <li>o In partnership with Greater London Authority, the facilities and equipment, along with the footpaths, lighting, waymarking and other signage in other parks used for jogging and walking for health, are maintained to a good standard.</li> </ul>	<p>athletics facilities conducive to the development of participation.</p> <ul style="list-style-type: none"> <li>o Consider potential improvements to the Jogging Track at Spikes Bridge Park</li> <li>o Promote the availability of the athletics facilities at King Fahad Academy, Acton and Fielding Primary Schools.</li> <li>o Investigate the feasibility to open facilities at West Twyford Primary School and The Japanese School (this may require basic lighting to accommodate after school community sessions).</li> </ul>	<p>clubs and the leisure management service provider in relation to changes in accessible supply, participation trends and population growth.</p>

#### Prioritised Actions

##### Short Term (1-2 years)

- o Investigate the feasibility to open up of school sites at The Japanese School and West Twyford Primary School
- o Promote the facilities available for community use at King Fahad Academy in Acton

##### Longer Term

- o Refurbishment of the track at Perivale Park Athletics Track.

## Tennis

The summary below provides the assessment of tennis provision within Ealing alongside the leading outcomes from the consultation process which has informed this study. The priorities to be adopted for tennis provision are then provided at the end of this assessment.

In recent years, there has been significant investment made by Ealing Council and the Lawn Tennis Association to improve the provision of tennis courts within the borough. These investments have included the refurbishment of the two courts in Acton Park in 2020, and the installation of LTA gated access systems in 8 parks in 2020, as well as the new eight floodlit courts at Gunnersbury Park Sports Hub.

### Tennis Facilities in Ealing

Within Ealing there is a total of 34 sites that offer accessible tennis courts in the borough. Across the 34 sites, there is a total supply of 164 tennis courts which include 7 indoor courts and 157 outdoor courts. There are 96 floodlit courts in the borough, 92 available to the community, with a good distribution between clubs, parks, schools and community sport centres.

There are 2 indoor tennis venues in Ealing. There are three courts (airhall) located at Ealing Lawn Tennis Club, which are accessible by registered membership use only. The indoor airhall courts are coming to the end of their expected life and going to be refurbished in the short term. There are an additional four courts (airhall) located at David Lloyd (Acton Park), which are accessible on a private membership basis.

Parks Sports formerly Will to Win, operate under lease two of the Council's park tennis facilities at Lammas Park and Pitshanger Park. Both sites are accessible on a pay and play basis. Parks Sports formerly Will to Win has been operating at Lammas Park since 2000, the facility now has 12 tennis courts (7 floodlit, 3 of which are also marked for 5 v 5 football) and Pitshanger Park since 2013, where there are 8 tennis courts (4 floodlit) and

a floodlit 5 v 5 pitch. Five hard court tennis courts plus a 7 v 7 football pitch at North Acton Playing Fields are also operated under lease from the Council by FC Samurai and tennis partner Hiroko Craven.

Under an agreement with the Council, Bounce Tennis is currently delivering coaching activity at various venues across Ealing including Acton Park, Churchfields Recreation Ground, Perivale Park, Berkeley Fields, Southall Park, Spikes Bridge and Ravenor Park.

### Tennis Clubs in Ealing

There are a total of 12 tennis clubs located within the borough, as listed in figure 2.35, with the W3 Club currently closed. Clubs account for 75 (48 floodlit) of the total outdoor courts, this figure includes W3 Club courts and the 7 indoor courts in Ealing.

**Figure 2.35 Club Tennis Sites in the Borough**

Site	No. Courts	Floodlit	Indoor
Actonians Tennis Club	3	2	0
Brentham Lawn Tennis Club	12	4	0
Club des Sports	2	1	0
David Lloyd Acton	8	8	4
David Lloyd Club Sudbury Hill	4	4	0
Ealing Lawn Tennis Club	14	3	3
Greenford Tennis Club	3	3	0
St Columbas Tennis Club	4	2	0
St Johns LTC	2	0	0
Trailfinders Sports Ground	4	4	0
W3 Club (Currently closed)	10	8	0
West Middlesex Lawn Tennis Club Ltd	9	9	0
<b>Total</b>	<b>75</b>	<b>48</b>	<b>7</b>

Source for the Number of courts: LTA Find a court

Brentham Club currently has 12 courts. The tennis court carpet was laid in 2015 but due to the high level of usage, the carpet will need to be replaced in the next 3-4 years. The courts are well used with a full adult and junior tennis programme available as well as social play for club members.

Ealing Lawn Tennis Club is the largest tennis club in the borough with 14 courts available for use, including 3 clay courts (floodlit), 3 tarmac courts, 2 youth tarmac courts, 6 grass courts and 3 indoor courts (airhall). Ealing Lawn Tennis Club is very proactive in developing and improving facilities onsite and has made a series of investments, including a new clubhouse in 2015, the replacement of the airhall skin in 2019, and upgrading the floodlights to LEDs in 2021. The club has highlighted that the next facility improvement project will be to resurface the indoor courts within the next two years, as the indoor courts are a unique selling point for the club. The club currently has around 700 members with a waiting list of around 100 members, which indicates that there is unmet demand in the area.

The four floodlit courts at Ealing Trailfinders were refurbished in 2017 and have a high level of usage (approx. 50 hours per week) with limited capacity for additional usage. There are a number of local schools in the area that use the courts during the day. Trailfinders has recently installed the LTA gate access system so that the courts are accessible on a pay and play basis through Clubspark.

Greenford Lawn Tennis Club has 3 floodlit courts that were refurbished in October 2021. The club is constrained from developing due to the residential location of the club. The courts are supported by a small clubhouse with a social area, changing rooms and kitchen. The clubhouse could be improved and redeveloped in the long term. The club currently has approximately 75 adult members and 100 juniors that attend sessions on Saturdays. Due to the club only having 3 courts, there can be issues with managing the courts, especially at peak times.



West Middlesex Lawn Tennis Club has 9 floodlit tennis courts, including 3 clay and 6 hard courts. The club currently has around 200 adult members and 150 junior members. The club has a range of teams that compete in summer (8 men's, 3 women's, 1 veteran and 3 mixed) and winter (6 men's, 2 mixed, 1 women's and a veterans) leagues. The club is looking to replace 2 of the hard courts with clay as these are more popular amongst members. The club has also identified that it needs to replace the lights on 5 courts. One aspiration of the club is to get an indoor bubble over 2 courts, however, the Club understands that this is very expensive to purchase and to run.

### Park Tennis Sites

In public parks and recreation grounds there are 57 courts (19 floodlit) all of which are available for public hire on a pay and play basis or, in some cases, on an open access / free of charge basis. The most significant provision of public courts in Ealing is at Lammas Park and Pitshanger Park, which are both operated by Parks Sports formerly Will To Win and Gunnersbury Park Sports Hub operated by Better as part of a new £14m indoor and outdoor sports facility that opened in April 2021. A full list of park tennis court locations can be found in figure 2.36.

**Figure 2.36: Park Tennis Sites**

Site	No. Courts	Floodlit
Acton Park	2	0
Berkeley Fields	3	0
Churchfields Recreation Ground	3	0
Elthorne Park – Cattaway Tennis	3	0
Gunnersbury Park Sports Hub – operated by Better	8	8
Lammas Park – operated by Parks Sports formerly Will to Win	12	7
North Acton Playing Fields – operated by FC Samurai	5	0
Perivale Park	2	0

Site	No. Courts	Floodlit
Pitshanger Park – operated by Parks Sports formerly Will to Win	8	4
Ravenor Park	2	0
Southall Park	2	0
Southfields Rec	3	0
Spikes Bridge Park	2	0
Wolf Fields Park	2	0
<b>Total</b>	<b>57</b>	<b>19</b>

The LTA ClubSpark booking system is in place for the majority of Ealing's park tennis courts, which means people can access the courts through a coded gate access system, which also provides security for court users and helps protect the courts. The smart gate access system allows people to book a court for a specific time and helps prevent vandalism and unauthorised use.

The LTA and Council are working in partnership to refurbish the courts and/or where needed implement the gate system at the following park sites: Churchfields Recreation Ground, Elthorne Park, North Acton Playing Fields, Ravenor Park, Southfields Recreation Ground (gate access system in place), Spikes Bridge Park (only gate access needed) and Wolf Fields.

In addition to the tennis clubs and park tennis court sites in Ealing, there are also 32 tennis courts, 10 of which are floodlit on educational sites, as shown in Figure 2.37; with 7 out of 9 schools not currently offering year round community use mainly due to a lack of floodlights and/or suitable management and operational systems in place to oversee community use.

**Figure 2.37: Educational Sites with Tennis courts**

Site	No. Courts	Floodlit
Ada Lovelace High School	3	0
Alec Reed Academy	4	0
Brentside High School – community use	3	3
Drayton Manor High School	7	0
Ellen Wilkinson School	6	0
Greenford High School	2	0
St Augustine's School	2	2
St Benedict's School	2	2
William Perkin High School – community use	3	3
<b>Total</b>	<b>32</b>	<b>10</b>

The 2 tennis courts at St Benedict's School, have recently been resurfaced and are in good condition, with floodlights added in 2021; however, there is currently no community use of the tennis courts. The school has an aspiration to add a cover over the courts which will enable play throughout the year. If this aspiration were to come to fruition, then the Council would encourage the school to make the new covered courts available year round for community use.

In addition, there are also community sports centres that provide accessible tennis courts within Ealing, all are dual use sports centres which mean they are open for community use weekday evenings, weekends and school holidays. A full list of these tennis court locations is shown in Figure 2.38 below. All of these courts are available on a pay and play basis.

**Figure 2.38: Community Sport Centre Tennis Sites**

Site	No. Courts	Floodlit
Elthorne Sports Centre (Everyone Active)	4	4
Featherstone School Sports Centre	3	3
Greenford Sports Centre (Everyone Active)	4	4
Reynolds Sports Centre (Everyone Active)	4	4
Swift Road Outdoor Sports Centre	1	1
Twyford Sports Centre (Everyone Active)	3	3
<b>Total</b>	<b>19</b>	<b>19</b>

### Quality of Tennis Courts in Ealing

During the development of this strategy, the Consultant Team undertook non-technical visual site visits to the following tennis facilities in the borough. Each facility visited was given a quality rating from very poor to very good. The ratings can be seen below in figure 2.39. Not all tennis court sites were visited for a range of reasons including those courts at private members clubs where courts were assumed to be of good quality, those on school sites with limited community use and where recent work has been carried out and where plans are already in place for improvement works.

**Figure 2.39: Quality of Tennis Courts audit**

Tennis Courts	Quality Rating
Acton Park	o Very Good (5)
Actonians Tennis Club	o Standard to Good (3-4)
Berkeley Fields	o Standard to Good (3-4)
Brentham Lawn Tennis Club	o Standard to Good (4)
Churchfields Recreation Park	o Poor (2)
Club des Sports	o Good (4)
Ealing Lawn Tennis Club	o Good (4)/Indoor Standard (3)

Tennis Courts	Quality Rating
Ellen Wilkinson School	o Very Poor to Poor (1-2)
Featherstone School Sports Centre	o Poor (2)
Greenford Sports Centre	o Poor, space used as playground by school
Greenford Tennis Club	o Very Good (5)
Gunnersbury Park	o Very Good (5)
North Acton Playing Fields	o Standard (3)
Perivale Park	o Standard to Good (3-4)
Pitshanger Park	o Good (4)
Ravenor Park	o Poor (2)
Reynolds Sports Centre	o Poor, space used as playground by school
St Augustines School	o Good (4)
Southall Park	o Good (4)
Spikes Bridge Park	o Standard to Good (3-4)
Trailfinders Sports Ground	o Good (4)
Twyford Sports Centre	o Poor, space used as playground by school
West Middlesex Lawn Tennis Club Ltd	o Good (4)
Wolf Fields Park	o Poor (2)

The non-technical site assessments highlight that the tennis courts within the borough vary in quality, with the majority of the club courts being a good standard, whilst the tennis courts within the park sites are of lesser quality.

It is recommended that all of the tennis courts in the borough are bought up to good standard (4). There are a number of courts that need to be refurbished or replaced, including park courts already mentioned plus

courts at Ellen Wilkinson School and Featherstone Sports Centre. The third court (non-floodlit) court at Actonians Sports Club also has some wear and tear issues with the carpet being pulled up. It is recommended that this is refurbished in the short term to provide 3 good quality tennis courts onsite.

### Padel

The LTA also oversees the running of Padel, a new sport which is growing fast across the country that provides an exciting addition to the traditional game of tennis, enjoyed by both existing players and complete beginners. Already popular across Europe, a wave of new Padel facilities are being built in parks and other settings and, in some cases, traditional tennis courts are being converted to Padel courts.

As a result of this identified demand for a new version of the sport, the Council has received a significant number of enquiries from Padel operators to design, build and operate new facilities in Ealing. It is anticipated that there will be little or no requirement for any capital contribution for the Council and any new operation will yield a moderate revenue income.

To capitalise on this wave of interest and the potential benefits to residents that might be available from commercial operators in this market, the Council is keen to explore what opportunities there might be to partner with a Padel operator to develop new sports facilities and opportunities in Ealing which will potentially encourage non active people to try a new version of a traditional sport.

### Tennis Participation

Overall, the most recent Active Lives Survey findings<sup>11</sup> indicate there has been a slight downturn in adult demand for tennis nationally over the last three years. 1.7% of adults (16+) in England participated in tennis at least twice in the last 28 days in 2018/19 i.e. 754,900 people. This represents a

<sup>11</sup> Active Lives Adult Survey November 19/20 Report, Sport England (October 2021)

significant decrease of -0.3% since the benchmark Active Lives Survey in 2015/16. However, whilst there has been a post covid resurgence of demand for outdoor park tennis regular participation has seen a slight downturn.

In Ealing, tennis clubs attending the borough tennis forum organised by the LTA are reporting waiting lists and issues with capacity especially at peak times, with the need for more all weather playing surface and the installation of floodlights to provide more court capacity.

### Consultation

The Consultation findings for tennis have been summarised below:

- LTA believe that Ealing has a good stock of tennis courts and clubs.
- One real strength of Ealing Tennis is the Ealing Tennis forum which is great to keep everyone abreast of issues and opportunities relating to tennis.
- LTA are looking at supporting a gate access system at Elthorne Park.
- The main priorities for the LTA are to refurbish and implement the gated access system at Churchfields, Ravenor Park, Spikes Bridge and Wolf Fields.
- LTA would be keen to explore the potential opportunities for Padel in Ealing e.g., Lammas Park and believes that pretty much any flat hard standing area of at least one traditional tennis court size, has potential to accommodate Padel courts.

### Club/Provider Consultation

#### The Brentham Club

The Brentham Club is a sports and social club with 1100+ members. The club has its own main facility (including full size football and cricket pitches and 12 tennis courts). The tennis section has 420 members (132 are juniors), 5 men's teams and 4 ladies' teams in the summer plus various teams (including mixed) in the winter. The club has stayed around the same size as

most sections are at capacity.

Quality ratings – ratings for main facility and changing facilities is 3 (acceptable')

Future facility needs – To satisfy the increasing demand at the Brentham Club, more floodlit courts are needed to facilitate year round play and improved playing surfaces to maximise playing capacity. Grant funding needed to support these aims.

#### Bounce Tennis

Bounce Tennis is a tennis provider working with the Council delivering tennis activity in several park venues across the borough. Bounce has experienced a slight increase in numbers and aspire to grow in the future by having teams to represent each of their venues/facilities.

Bounce has a total of 2 teams (one adult male and one adult female) and 12 players and deliver activity mainly at Acton Park, but also operate at other sites including Berkeley Fields and Southall parks. Activities take place on weekdays (mornings and evenings), Saturdays (mornings and evenings) and Sunday (mornings and evenings).

Quality ratings – rating for Acton Park is 1, ('very poor'), but it must be noted that the park courts in Acton Park are of good quality with no ancillary facilities available to users.

Future facility needs – As a tennis provider and new club, Bounce Tennis feels that making improvements to park tennis courts e.g. adding floodlights, resurfacing, court cleaning and line painting will increase playing hours and participation by creating a more attractive and inspiring playing facility.

### Ealing Lawn Tennis Club

Ealing Lawn Tennis Club has a total of 700 players including 65 junior male players, 35 junior female players, 360 adult male players and 240 adult female players.

The club has their own facility, which includes tennis courts, 3 indoor courts and a clubhouse. The top priority for this club is to encourage existing and new members back after the covid lockdown as well as building partnerships with local schools.

Future Facility needs - The challenge faced by Ealing Lawn Tennis Club is the availability of courts to accommodate the growing membership; for the first time the club has a waiting list. The club has 6 grass courts which are seasonal and 3 tarmac courts which do not have floodlights, therefore, are unusable in the winter months after 4pm. Ideally floodlights are needed for these courts to increase playing capacity.

### Tennis Recommendations

Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ The Council to continue to protect the current quantity and availability of community facilities for tennis through planning policy.</li> <li>○ The Council to maintain courts, fencing and nets in parks</li> <li>○ Club sites to be maintained to a</li> </ul>	<ul style="list-style-type: none"> <li>○ Work with the LTA to support Ealing Lawn Tennis Club with the refurbishment of the indoor courts (airhall).</li> <li>○ Work with the LTA to support West Middlesex Lawn Tennis Club with the resurfacing of two hard courts into artificial clay courts (club led).</li> </ul>	<ul style="list-style-type: none"> <li>○ Regularly review tennis, including Padel facility needs with the LTA, the tennis clubs based in Ealing and the leisure management service provider in relation to changes in accessible supply, including floodlighting of courts, participation trends</li> </ul>

Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ good quality standard (club led)</li> </ul>	<ul style="list-style-type: none"> <li>○ Work with the LTA to support West Middlesex with the replacement of the floodlights on 5 of the courts (club led).</li> <li>○ Assess the feasibility of refurbishing the courts and implementing the LTA gate access system in park locations as identified.</li> <li>○ Work with the LTA to support Brentham's plans for the installation of improved playing surfaces and floodlights for existing courts.</li> </ul>	<ul style="list-style-type: none"> <li>○ and population growth.</li> <li>○ Working with the LTA and understanding current financial pressures to maintain tennis courts, consider introducing a pay and play policy for park tennis courts</li> <li>○ LTA grant conditions might include the need for the Council to generate sinking funds to maintain any new facilities built with LTA grant funding.</li> </ul>

### Prioritised Actions

#### Short Term (1-2 years)

- Support Ealing Lawn Tennis Club with the refurbishment of the indoor courts (airhall).
- Support West Middlesex Lawn Tennis club with switching 2 hard courts into artificial clay courts (club led).
- Support West Middlesex with the replacement of the floodlights on 5 of the courts (club led).
- Support the Brentham Club to change the playing surface and install floodlights on the remainder of club courts to increase playing capacity
- Assess the feasibility of refurbishing and implementing the LTA gate access



Protect	Enhance	Provide
<p>system in identified park locations.</p> <ul style="list-style-type: none"> <li>○ Explore opportunities to partner with a Padel operator to provide new facilities and opportunities in Ealing</li> <li>○ The Council to consider introducing a pay and play policy for park tennis courts to fund maintenance and improvements in line with any LTA grant funding criteria</li> </ul> <p><b>Longer Term</b></p> <ul style="list-style-type: none"> <li>○ Assess the feasibility of providing indoor tennis facilities in Ealing e.g. an Airhall for two courts at West Middlesex Lawn Tennis Club.</li> </ul>		

## Netball

### Introduction

The summary below provides the assessment of netball provision within Ealing alongside the leading outcomes from the consultation process which has informed this study. The proposed priorities to be considered for netball provision are then provided at the end of this assessment.

### Netball facilities in Ealing

Ealing has a total of 44 outdoor netball courts, 40 floodlit and 6 indoor courts, across 16 sites, all available for community and local club use, the majority (27) are on dual use high school sites available to the community out of school hours; all school courts are all overlaid with tennis. As tennis is predominantly played in the summer and netball in the winter this is not considered to impact on the availability of facilities in the playing season.

It is worth noting that all hard court areas on school sites are also used as playground space, which adds to the wear and tear of the playing surface but as these spaces are essential to school life they are usually well maintained and the surfaces replaced when necessary.

England Netball consider there to be sufficient outdoor and indoor courts to satisfy the current demand in Ealing, although indoor courts with acceptable run offs are in short supply due to the existing high demand for sports hall space across the borough. England Netball's priority would be to maintain and where possible improve existing facilities.

**Figure 2.40: Netball Sites in Ealing**

Site	No. outdoor Courts	No. floodlit courts	No. indoor courts
Actonians Sports Club	1	1	
Alec Reed Academy Community Sports Centre	3	3	
Brentside School	3	3	
Club des Sport	1	1	
Ellen Wilkinson High School for Girls	4	0	1
Elthorne Sports Centre (Everyone Active)	2	2	
Featherstone School Sports Centre	2	2	1
Greenford Sports Centre (Everyone Active)	3	3	
Gunnarsbury Park Sports Hub (Better)	0	0	1
Reynolds Sports Centre (Everyone Active)	4	4	1
Swift Road Outdoor Sports Centre	2	2	
Trailfinders Sports Club	3	3	
Twyford Sports Centre (Everyone Active)	3	3	1
Parks Sports formerly Will to Win Lammas Park	4	4	
Parks Sports formerly Will to Win Pitshanger Park	6	6	
William Perkin High School	3	3	1
<b>Total</b>	<b>44</b>	<b>40</b>	<b>6</b>

### Netball clubs in Ealing

There are 3 netball clubs in Ealing, Academy Netball Club train outdoors at Trailfinders and indoors at St Benedict's High School, a highly successful club that caters for juniors and adults, junior players in particular consistently feed through to county representative squads; Actonians Sports Club runs 5 adult teams, train indoors at Gunnarsbury Park Sports Hub as well as at Actonians Sports Ground and play in the Kingston and Surrey leagues. Elthorne and Twyford Netball Club caters solely for juniors and was born partly out of London Youth Games activity, as the name might suggest, this

club plays outdoors at Elthorne Sports Centre and has around 80 members across 8 teams. Shooting Starz based at Club Des Sport in Acton offer weekly pay and play netball activities for juniors and the Trailfinders Community Team offer weekly sessions for juniors and adults.

### Quality of Netball courts in Ealing

During the development of this strategy, the Consultant Team undertook non-technical visual site visits to facilities which mostly had both tennis and netball court markings overlayed on the same playing area. Each facility visited was given a quality rating from very poor to very good. The ratings can be seen in figure 2.39 under tennis. Similar to tennis, not all netball sites were visited for a range of reasons including facilities on private club sites were assumed to be of good quality and those on school sites with limited community use; like tennis, netball facilities on school sites are used for playground space as well as for formal sport, this often means greater wear and tear but on the plus side, the activity space usually falls within the school's ongoing maintenance programme due to its essential use for day to day school activity. The netball court facilities at Actonians Sports Club will be included in the proposed future redevelopment of the sports ground.

### Netball Participation

There are 317 England Netball members playing at Ealing's 3 clubs. In addition to formal clubs, netball is played extensively in schools particularly amongst girls, but some schools also play mixed netball. Weekly pay and play junior netball activities are run by Shooting Starz at Club des Sport and the Trailfinders Community Team also run netball sessions for both juniors and adults with the aim of starting teams for both in the near future.

### Club Consultation

#### Elthorne and Twyford Netball Club

The club has a total of 8 teams and 80 players, a number which has stayed constant in recent years; the club has no plans to grow over the next few years. The club play at Elthorne Sport Centre on Sunday mornings and

evenings and trains weekday evenings. The number of hours/courts/evenings accessible to the club meets the demand, however, the club requires an upgrade to the current court surface.

Quality ratings – rating for main facility and changing facility is 2 ('poor')

Future facility needs -The club may look to leave the facility, despite its love for the location, because the court has not been resurfaced for 10 years and is heavily used as a playground space during term time. The changing rooms and toilets are also very run down. Elthorne and Twyford Netball Club ideally want courts 1 and 2 to be resurfaced. Court 3 has been recently resurfaced, however, it is used for basketball which means adaptations would need to be made to facilitate netball. If all four courts could be resurfaced, the club would be able to host home fixtures and possibly start up a league.

### Netball Recommendations

Netball		
Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ The Council to continue to protect the current quantity and availability of community facilities for netball through planning policy.</li> <li>○ The Council should ensure the courts, fencing and nets at all Council venues are maintained to a</li> </ul>	<ul style="list-style-type: none"> <li>○ To assess the feasibility, costs and funding strategy to provide new netball posts and refurbish the courts at Elthorne Sports Centre.</li> <li>○ Work with England Netball to improve the Netball workforce within the borough.</li> <li>○ Ensure netball needs are considered in the redevelopment of Actonians Sports Ground</li> </ul>	<ul style="list-style-type: none"> <li>○ Regularly review netball facility needs with England Netball, netball clubs and the leisure management service provider in relation to changes in accessible supply, participation trends and population growth.</li> </ul>

Netball		
Protect	Enhance	Provide
good quality standard.		

### Prioritised Actions

#### Short Term

- If compatible with other sports and the school, provide netball posts for Elthorne Sports Centre to enable use of the newly refurbished Court 3.
- In partnership with the school, assess the feasibility of refurbishing the courts at Elthorne Sports Centre to improve the quality of the site for netball.
- Ensure netball needs are considered in the redevelopment of Actonians Sports Ground

## Gaelic Sports

### Introduction

Gaelic Sports remain a key part of community sport in London and Ealing provides pitches and facilities that support ongoing participation in a range of Gaelic sports. The Consultant Team discussed the demand and arising issues with the London Gaelic Athletics Association (GAA) as well as with Tir Chonaill Gaels, the leading club based in the borough.

### Gaelic Sports Facilities in Ealing

Ealing has a Gaelic sports facility in Greenford of Berkeley Avenue and clubs also use pitches at other sports clubs such as Northolt Rugby Club.

### Gaelic Sports clubs in Ealing

Tir Chonaill Gaels based at the Berkeley Avenue ground, provides playing opportunities for men and women, boys and girls and is one of the largest sports clubs in Ealing with over 2,000 members. It also provides a home venue for several other Gaelic sports clubs, see consultation section for more details.

### Quality of Gaelic Sports facilities in Ealing

The facilities at the Berkeley Avenue ground need improvement, especially the clubhouse; planning permission has recently been granted for a new pavilion which will cater far better for the wide range of users and multiple sports clubs that currently use the facility.

### Gaelic Sports Participation

According to the GAA, most clubs in West London are over subscribed and the Berkeley Avenue ground is currently overused. The new pavilion facilities will help alleviate some pressure but there will still likely be overuse of the pitches as it's already the hub of Gaelic sports in Ealing and the surrounding area and the improved facilities will only add to the appeal for clubs to play at the ground.

### Consultation with London GAA

Participation in London is increasing across all areas, men's, women's and youth. Gaelic Football is active in 12 boroughs, with a high concentration of teams in the boroughs of Hillingdon, Ealing and Brent, most are oversubscribed. London GAA is aware of and supports the planned development at Tir Chonaill Gaels, but stated that the club's facility is currently overused, by the club itself as well as several other Gaelic sports clubs including Tara Camogie Club, Tara GFC, Moindearg GFC, Robert Emmets (Hurling), Tara also use Northolt Rugby Club and St Joseph's GAA has also played in Perivale Park in the past. This level of demand means there is definitely a need for additional Gaelic sports pitches and ancillary facilities in Ealing.

### Club Consultation - Tir Chonaill Gaels

The club states the current facilities are poor, but on a positive note, outline planning permission has been received for a new 2 story replacement pavilion to include 4 changing rooms, a gym and sauna on the first floor and meeting rooms, plus a function area on the first floor. The pitches include 2 full sized pitches and one training pitch which the club is looking to reconfigure to 3 full sized pitches.

The build and reconfiguration are estimated to cost £2.5million, to be funded via an interest free loan and possibly a capital grant from the GAA, with the remainder likely to be self-funded. Full planning permission was recently submitted and once approved the club will start fundraising with the hope of starting the building works at the start of 2024.

The club currently has approximately 2,500 members, playing in 3 men's teams, 2 ladies' teams and 17 youth teams. Several other sports teams also use the site including 7 other Gaelic sports clubs and rugby teams; the club currently has a 50 year lease that it would like to extend to 99 years.

**Gaelic Sports Recommendations**

Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ The Council to continue to protect the existing facilities for the various cycling disciplines through planning policy.</li> <li>○</li> </ul>	<ul style="list-style-type: none"> <li>○ The Council to support Tir Chonaill Gaels with the construction of the new pavilion at the Berkely Avenue ground in Greenford</li> <li>○ The Council to support other grass pitch sport clubs to accommodate Gaelic sports clubs on site where there's demand</li> </ul>	<ul style="list-style-type: none"> <li>○ Regularly review Gaelic sports facility needs with the GAA and local clubs in relation to changes in accessible supply, participation trends and population growth.</li> </ul>

**Prioritised Actions****Short Term (1-2 years)**

- The Council to support Tir Chonaill Gaels to construct the new pavilion

**Cycling in Ealing****Introduction**

The summary below provides the assessment of cycling provision within Ealing alongside the leading outcomes from the consultation process which has informed this study. The proposed priorities to be considered for cycling provision are then provided at the end of this assessment.

**Cycling Facilities in Ealing**

There is one BMX facility in Ealing, which is located in Gurnell Playing Fields. At the time of this strategy Ealing BMX club which was set up in 2014 by Access Sport and used this track, is no longer operational.

The Council currently has plans to redevelop Gurnell Leisure Centre and the adjacent area into a mixed leisure facility with indoor and outdoor sports facilities. The current redevelopment plans include an improved BMX track offer either on or near the site. As this is the only purpose built track in Ealing and previous club and casual use has proved there is a demand for this type of facility, it is felt that the track remains as part of the overall Gurnell development plans and any redevelopment should be used as a catalyst to rejuvenate a sustainable community based club on the site, supported by both Access Sport and British Cycling.

**Cycling Provision in Neighbouring Local Authorities**

There are three BMX facilities within the neighbouring boroughs of Ealing, including BMX Lake Farm Country Park in Hillingdon, Hammersmith BMX track in Hammersmith and Fulham and Chalkhill BMX track in Brent.

**Road and Track Cycling**

Ealing has four British Cycling and/or Cyclists' Touring Club affiliated road cycling clubs; The Westerly Cycling Club formed in 1924, is a community club, which organises rides, races, training and trips for cyclist of all abilities, Cinnamon Cafe-Contour Cycles SDRT (17 members), Let's Go Southall Cycling Club (40 members), Sunday Cycling Club (10 members). There is also



Willesden Cycling Club, which is located on the borough boundary with Hillingdon. This club is one of the largest in the area and has 196 members.

The main needs for the further development of road cycling are to improve the quality of the roads and cycleways in the borough. Another further development opportunity is to develop participation for women and girls through more initiatives like the one currently being delivered by Let's Go Southall, which amongst other things provides residents with a bike and cycle maintenance training.

### Track Cycling

The closest velodrome to Ealing is the outdoor velodrome at Herne Hill. The facility has a dedicated pathway for riders over 8yrs old of all abilities, with dedicated Track Tasters, Track Skills and Training Sessions for Youths, Girls, Adults (14yrs+), Women and Over 40s. The nearest indoor velodrome is at Lee Valley VeloPark at the Olympic Park in Stratford. The facility runs daily sessions for riders of all abilities. These range in price from £16-21.

### Participation in Cycling

The most recent Sport England Active Lives Survey shows that Cycling for leisure and sport has grown in popularity, five years ago 14.5% of 16+ year olds in England cycled regularly in 2021/21 the figure is now 16.4%.

The most recent Active Lives Survey findings<sup>12</sup> indicate a significant change in adult demand for cycling for leisure and sport nationally over the last year, which is likely due to the Covid-19 pandemic. Five years ago 14.5% of adults (16+) in England participated in cycling at least twice in the last 28 days and in 2019/20 the figure was now 16.4% i.e. 7,263,800 people. This makes cycling the third most popular sports and leisure activity after walking and running/athletic. Prior to the Covid-19 pandemic, there was

little variation in the demand of cycling. It will be important to monitor the participation levels for cycling over the next few years to see if this increase in participation is sustained. Locally in Ealing, there has been interest in reforming the BMX Club from both parents and children and it is worth noting that prior to Ealing BMX Club folding, Ealing's London Youth Games team was large in size and very successful, showing that youngsters want to take part in BMX both casually and competitively.

### Cycling for community and active travel purposes

Cycling forms part of the active travel offer in Ealing which includes walking to school, cycling to work or other everyday journeys, which can offer a convenient, accessible and affordable way to move more. Helping residents get moving through walking and cycling can make a powerful, lasting difference to their physical and mental health and well-being. Ealing Council through the maintenance of parks, cycle routes and investment into a more active environment will continue to encourage people to choose more active modes of transport in the borough.

### Cycling Recommendations

Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ The Council to continue to protect the existing facilities for the various cycling disciplines through planning policy.</li> <li>○ The Council should ensure, in partnership with the Greater London Authority, that</li> </ul>	<ul style="list-style-type: none"> <li>○ The Council to continue to work with other partners to inform future investment in infrastructure needed to support cycling opportunities. This should include seeking to facilitate greater physical</li> </ul>	<ul style="list-style-type: none"> <li>○ Regularly review cycling facility needs with British Cycling and local clubs in relation to changes in accessible supply, participation trends and population growth.</li> <li>○ Work with British Cycling and access</li> </ul>

<sup>12</sup> Active Lives Adult Survey Nov 19/20 Report, Sport England (October 2021)

Protect	Enhance	Provide
<p>existing cycle paths, cycle routes, lighting, waymarking and other signage are maintained to a good standard.</p> <ul style="list-style-type: none"> <li>Ensure a BMX facility at Gurnell Playing Fields continues to be provided</li> </ul>	<p>activity and to support those with health conditions and / or disabilities. This should include input from British Cycling, Cycling UK, Bikeability Cycle Training, Sustrans and London Sport.</p>	<p>Sport to determine the facilities to be provided as part of the planned Gurnell redevelopment – the like for like replacement of the existing BMX track as a minimum.</p>

#### Prioritised Actions

##### Short Term (1-2 years)

- As a minimum ensure the existing pump track is replaced by a 2 lane pump track as part of the overall leisure development of Gurnell.

##### Longer Term

- Working with transport, parks and planning to look at sustainable ways to improve route marking and promotion of more off-road routes.
- Include an appropriate BMX facility in the Gurnell redevelopment project

## Bowls

### Introduction

The summary below provides the assessment of bowls provision within Ealing alongside the leading outcomes from the consultation process which has informed this study. The proposed priorities to be considered for bowls provision are then provided at the end of this assessment.

### Bowls facilities in Ealing

There are 7 bowls facilities in Ealing, 4 Council run and 3 privately owned; this number is deemed sufficient for the borough by Bowls England. All venues except Islip Manor Park which only has a toilet close by, have a building for bowlers to use close to the green, albeit of varying quality. In recent years, bowls facilities have closed in a number of Ealing's parks, the most recent being in Pitshanger Park; when the resident club folds the Council understandably stops maintaining the bowls green. Former bowls greens have either been returned to park use or repurposed for other sports such as Putt in the Park facilities.

**Figure 2.41: Bowls Sites in Ealing**

Site	Ownership
Brentham Bowls Club	Part of the privately owned Brentham Club
Ealing Central United Bowls Club	Small privately owned club in Central Ealing
Horsenden Hill	Council owned bowls green with small pavilion, currently home to North Greenford Bowls Club
Islip Manor Park	Council owned bowls green, with access to a toilet, pay and play weekly activities on site
Springfield Bowls Club	Private bowls club
Wolf Fields	Council owned bowls green with small pavilion, currently home to Featherstone BC
West Ealing Bowls Club	Council owned bowls green with pavilion, leased to West Ealing BC

### Bowls clubs in Ealing

The Council has 4 bowls greens in regular use at Horsenden Hill (Ballot Box side), used by North Greenford Bowls Club, where membership numbers are steady; at Islip Manor, Northolt, where the resident club folded some years ago, but in recent years a casual group of players have successfully run pay and play activities on site several times a week; Wolf Fields, Southall, used by Featherstone BC, whose numbers are very low, putting the future of the club for next season in doubt and at West Ealing Bowls Club, under lease from the Council, the club is successful and buoyant playing in local leagues. In recent years the Council has closed a number of bowls greens due to the resident club being unable to continue due to lack of members, the latest being in Pitshanger Park.

In addition to the Council bowls facilities, there are 3 bowls clubs in Ealing playing at sites not owned by the Council; Brentham Bowls Club, a section of the multi sport Brentham Club, where numbers are steady, Ealing Central United Bowls Club, a small club in central Ealing and Springfield Bowls Club in Acton, which promotes itself as a social club as well as a bowls club.

### Quality of Bowls facilities in Ealing

The Council owned facilities are adequate, the pavilions at Horsenden Hill and Wolf Fields are in desperate need of improvement works, ideally Islip Manor would have a pavilion rather than just a toilet to cater for bowlers needs. Several years ago, West Ealing Bowls Club carried out clubhouse renovations to improve access and indoor facilities on site. Not much is known about the 3 club owned sites in Ealing, but all have been in existence a very long time, so it can be assumed that the facilities are dated but appropriate for current use. Potentially improvements to the quality of greens and ancillary provision will allow for increased recruitment and participation for clubs.

### Bowls Participation

Similar to other metropolitan areas, interest in bowls has declined over the

last 15 years or so; several clubs in Ealing have folded due to lack of numbers – in Acton Park, Perivale Park, Southall Park and most recently Pitshanger Park. This is a clear indication that demand for bowls facilities has declined and is unlikely to rebound in the foreseeable future.

Clubs with good playing facilities and as important, good quality ancillary facilities, offering social activities alongside casual and competitive bowls opportunities appear to be the most successful. This would indicate that in future would be bowlers will be drawn to these clubs and over the next 10 years park based clubs with not so good quality playing and social facilities will likely become untenable and facilities will close when the clubs fold.

### Clubs Consultation

#### The Brentham Club

The Brentham Club is a multi sports and social club with 1100+ members. The bowls section has its own facility, catering for 35 adult members, this membership has stayed relatively constant in recent years and there is no future facility needs identified at this time.

Quality ratings – ratings for main facility and changing facilities is 3 (acceptable)

### Bowls Recommendations

Bowls		
Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>The Council to continue to protect the current quantity and availability of community facilities for bowls if there continues to be</li> </ul>	<ul style="list-style-type: none"> <li>Review key grounds where the Council maintenance needs to be improved.</li> </ul>	<ul style="list-style-type: none"> <li>Regularly review bowls facility needs in the borough with the Bowls Development Alliance, England Bowls, England Indoor Bowls Association, and</li> </ul>

Bowls		
Protect	Enhance	Provide
<p>demand, through planning policy</p> <ul style="list-style-type: none"> <li>o In liaison with clubs, seek to ensure the existing facilities for bowls continue to be maintained to a good quality standard.</li> </ul>		<p>the established bowls clubs based in Ealing in relation to changes in accessible supply, participation trends and population growth.</p>
<b>Prioritised Actions</b>		
<b>Short Term (1-2 years)</b> <ul style="list-style-type: none"> <li>o Review key grounds where the Council maintenance needs to be improved.</li> </ul>		

## Croquet

Ealing has one Croquet facility in Lammas Park, Central Ealing; it has 3 greens and an old pavilion, in need of redevelopment. The Club is one of the few in London and offers competitive play for members as well as come and try sessions for beginners. The Club, having taken on responsibility for maintenance of the greens, has aspirations, subject to funding and planning permission, to secure a long-term lease from the Council and to redevelop the ancillary buildings on site to include a park café.

Playing numbers have gradually risen in recent years due to the club's outreach work aimed at engaging and encouraging a wide range of groups to try the sport on a casual pay and play basis rather than having to become a member.

### Croquet Recommendations

Croquet		
Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>o The Council to continue to work with Ealing Croquet Club to protect the availability of community facilities for croquet through planning policy and, in liaison with the club, seek to ensure the existing facilities continue to be maintained to a good quality standard.</li> </ul>	<ul style="list-style-type: none"> <li>o The Council and the club to continue to work together to explore the best solution for a sustainable future Croquet provision</li> </ul>	<ul style="list-style-type: none"> <li>o Regularly review croquet facility needs in the borough with the Croquet Governing Body as well as the club in relation to changes in accessible supply, participation trends and population growth.</li> </ul>
<b>Prioritised Actions</b>		
<b>Short Term (1-2 years)</b> <p>The Council to work with Ealing Croquet club to agree a lease for the pavilion and greens in Lammas Park.</p>		

## Golf Facilities in Ealing

Within Ealing, there are four 18-hole courses (Brent Valley, Ealing, Sudbury and West Middlesex), two 9-hole courses, (Perivale and West London Golf Centre), one pitch and putt course (at Horsenden Hill Activity Centre), three mini-golf courses (at the West London Golf Centre, Acton Park and a new course at Gunnersbury Park) and one twenty-six bay floodlit driving range (at the West London Golf Centre). Most of these operational golf courses offer pay and play access. Community access to the private members' golf clubs at Ealing and Sudbury is via day visitor passes in addition to club members and their guests.

The following sites in the borough were formerly used for golf but are not currently operational:

- Ealing Golf Driving Range, Rowdell Road, Northolt – 38 bay floodlit range and golf shop closed over 10 years ago and replaced with a health and fitness facility (Pure Gym).
- Northolt Golf Club, Huxley Close, Northolt - local authority owned former pay and play course (adjacent to Rectory Park and Northala Fields), not used for golf for 10+ years since failure of operator.
- Gunnersbury Park – 18-hole pitch and putt closed as part of the Heritage works in the Park. A new 15 hole mini golf course and café (replacing a former bowling green), operated by Putt in the Park opened in July 2022.

**Figure 2.42: Golf Sites in Ealing**

Site	Golf Facilities	Type and fees
<b>Brent Valley Golf Course</b>	○ 18-hole golf course	<ul style="list-style-type: none"> <li>○ Pay and play /monthly/annual payment options</li> <li>○ Green Fees - Adult weekday £19 and weekend £23; Concession £13.50 weekday and £17.50 weekends.</li> <li>○ Membership DD/Annual options <ul style="list-style-type: none"> <li>○ 5 Day- DD £41.60/Annual £465.00</li> </ul> </li> </ul>

Site	Golf Facilities	Type and fees
		<ul style="list-style-type: none"> <li>○ 5 Day Concession- Annual £340.00</li> <li>○ 7 Day- DD £67.00/Annual £670.00</li> <li>○ Juniors are free with a full paying member or £8.00 PAYG without.</li> <li>○ Independent golf club based at the course).</li> </ul>
<b>Ealing Course</b>	<ul style="list-style-type: none"> <li>○ 18-hole golf course</li> <li>○ Putting and chipping green</li> <li>○ Covered practice area (180 yards)</li> </ul>	<ul style="list-style-type: none"> <li>○ Private members club</li> <li>○ Green Fees – Adult weekday from £30, Adult weekend £35 (members guests only), and Twilight £30.</li> <li>○ Adult full membership £2,020, weekday £1,450, and junior membership £250.</li> </ul>
<b>Perivale Course</b>	○ 9-hole golf course	<ul style="list-style-type: none"> <li>○ Pay and Play /monthly/annual payment options.</li> <li>○ Green Fees – Adult weekday £11 and weekends £14.00; Concession £8.25. weekdays and £11.90 weekends</li> <li>○ Membership DD/Annual options <ul style="list-style-type: none"> <li>○ 5 Day Adult - DD £31.00/Annual £340</li> <li>○ 5 Day concession - Annual £265.</li> <li>○ 7 Day Annual £540/DD £54.00</li> </ul> </li> <li>○ Juniors are free with full paying member or £5.00 PAYG without</li> <li>○ Independent golf club based at the course.</li> </ul>
<b>Sudbury Course</b>	<ul style="list-style-type: none"> <li>○ 18-hole golf course</li> <li>○ Covered practice area</li> <li>○ Two times</li> </ul>	<ul style="list-style-type: none"> <li>○ Private Members Club</li> <li>○ Full adult membership is £1,800- and 5-day membership is from £1,400.</li> <li>○ Green fees from £30 weekday and from £60 weekend.</li> </ul>



Site	Golf Facilities	Type and fees
	practice nets	
<b>West London Golf Centre</b>	<ul style="list-style-type: none"> <li>9-hole golf course</li> <li>26 floodlit driving range</li> <li>Putting green</li> <li>18 hole Mini-golf course</li> <li>Soft Play facilities</li> <li>American Golf Store</li> </ul>	<ul style="list-style-type: none"> <li>Pay and Play and Private Members Club</li> <li>9-hole Green Fees Midweek £15 and Weekend £20</li> <li>18-hole green fees (£15 super off peak -27.50 peak)</li> <li>Driving range (20 balls £3.50 and 100 balls £8.00)</li> <li>Mini-golf course (£8-£10 per person)</li> </ul>
<b>West Middlesex Golf Course</b>	<ul style="list-style-type: none"> <li>18-hole golf course</li> </ul>	<ul style="list-style-type: none"> <li>Green Fees – Adult Weekday £20-£25, Adult Weekend £25-40, and Juniors £10.</li> <li>Membership - Adult 7-day Full membership</li> <li>£1520, Adult 5 Day Membership (Monday to Friday) £1050, Full 31-35 years - £1050, Full 26-30 Years - £780, Full 21-25 Years - £475, Full 19-20 Years - £210, Full 15-18 years - £50, 14 years and Under – Free</li> <li>Lifestyle Membership - £650 p.a</li> </ul>
<b>London Footgolf Centre (Formerly Hanger Hill 9 hole Pitch and Putt)</b>	<ul style="list-style-type: none"> <li>9-hole Footgolf course</li> </ul>	<ul style="list-style-type: none"> <li>Adult 9 holes £8, Adult 18 holes £10, Child 9 holes £5 and Child 18 holes £6. Ball hire £1.</li> </ul>

Site	Golf Facilities	Type and fees
<b>Horsenden Hill Activity Centre (Formerly Horsenden Hill 9 hole par 3 Golf Course)</b>	<ul style="list-style-type: none"> <li>9-hole pitch and putt course</li> <li>18-hole DiscGolf course</li> <li>18-hole Footgolf course</li> </ul>	<ul style="list-style-type: none"> <li>FootGolf – Adults £8, Child £5, and Ball Hire £2</li> <li>DiscGolf - Adults £8, Child £5 and Disc Hire £2.</li> <li>Pitch n Putt – Adults £4, Child £3, and Club Hire £2.</li> </ul>
<b>Putt in the Park – Acton Park</b>	<ul style="list-style-type: none"> <li>15 hole Mini-golf course</li> </ul>	<ul style="list-style-type: none"> <li>Adult £10, Child £8, and family of 4 £30</li> </ul>
<b>Putt in the Park – Gunnersbury Park</b>	<ul style="list-style-type: none"> <li>15-hole mini golf course and cafe</li> </ul>	<ul style="list-style-type: none"> <li>Adult £11, Child £9, and family of 4 £36, Over 65 £9</li> </ul>

There is a good distribution of golf facilities that are accessible for Ealing residents either within the borough itself or within a short journey time, which can be seen in figures 2.42, 2.43 and 2.44. There is less provision in the east of the borough of 9 and/or 18 hole courses, which is to be expected due to the lack of availability of land towards central London. However, from Summer 2022, the new Putt in the Park minigolf course in Gunnersbury Park will be very accessible to Ealing residents in the south east of the borough augmenting the existing successful Putt in the Park facility in Acton Park. In addition, the 9 hole course, driving range and indoor golf facilities in Chiswick at Duke's Meadow are within 12 minutes' drive time of Gunnersbury Park.

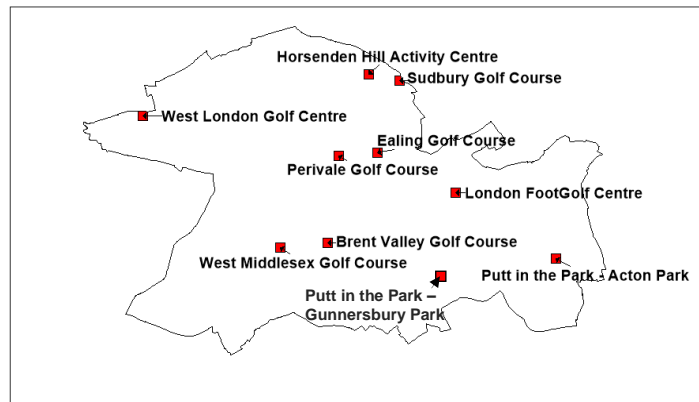
To the north of the borough there are accessible golf facilities in Kenton Road, Harrow (Playgolf London with a 56-bay floodlit driving range and a 9-hole course) and at the Harrow School Sports Complex (9 holes). To the northwest there are facilities in reach at the Hillingdon Golf Club (9 holes).

All three of these golf facilities in neighbouring boroughs are well within a 15-minute drive time of Ealing's Horsenden Hill and Sudbury golf sites (at the 2018 average speed between 0700hrs and 1900hrs in Outer London of 20mph). To the south of the borough there are golf facilities available at Wyke Green Golf Club (18 holes) in Isleworth and in Chiswick at Dukes Meadow Golf and Tennis Centre (9-hole par 3, driving range and indoor centre). The Wyke Green course is just 8 minutes' drive from the West Middlesex Golf Course in Ealing and the Council's Brent Valley golf course is only 11 minutes away.

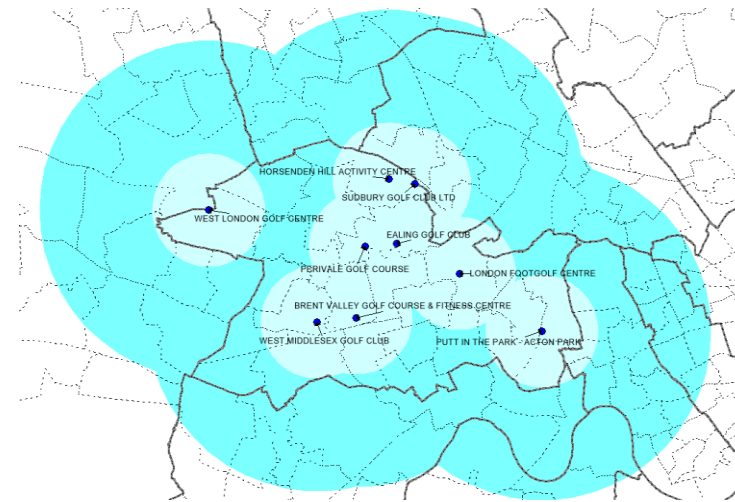
The Airlinks Golf Centre in Southall Lane, Hounslow (temporarily closed until 2023) has an 18-hole course and a 20-bay floodlit range and is located within a 9-minute drive time of the West London Golf Centre in Ealing.

Conversely, the courses located towards the edge of the borough boundary (e.g. at Sudbury, the West London Golf Centre, Horsenden Hill Activity Centre) are likely to attract some 'imported' use by residents of neighbouring authorities (Brent, Hillingdon and Harrow).

**Figure 2.42 Distribution of operational golf facilities in Ealing**



**Figure 2.43: 1 mile and 3 mile radius catchment areas**



**Figure 2.44 Surrounding Golf Provision**



### Benchmarking Provision - Ealing and its Near Neighbours

Figure 2.45 shows how the number of venues offering traditional golf in Ealing (i.e. excluding footgolf, discgolf and mini golf) compares with its neighbouring local authorities.

**Figure 2.45: Golf provision in Ealing and near neighbours**

	Ealing	Brent	Hillingdon	Hounslow	Harrow
Driving Range	1	1	2	2	1
Par 3	0	0	0	1	1
9 or 18 hole	6	1	6	2	4
<b>Total</b>	<b>7</b>	<b>2</b>	<b>8</b>	<b>5</b>	<b>6</b>

With 6 operational standard 9 or 18 hole courses in Ealing offering community access, the population per course in the borough is approximately 57,000 per course. This compares very favourably with three of the four neighbouring authorities, far exceeding LB Brent, with just one standard course serving a population of 328,000 and Hounslow at 136,000 head of population per course. Provision for golf per capita in Ealing is also higher than in Harrow (63,000 per course) and just marginally lower than in Hillingdon which also has 6 operational standard courses (51,000 per course).

There is a good mix of entry-level short courses and more challenging championship length courses in the supply of golf facilities in Ealing. Two of the top clubs, Ealing Golf Club and Sudbury Golf Club are reporting waiting lists. Golf was one of the first sports allowed to return following the pandemic, which has meant a significant increase in participation levels.

Price accessibility is good with pay and play course fees as low as £8.25 and most of the nine proprietary or member owned courses that are accessible to non-members priced for adults at between £25 and £60 for 18 holes at

the weekend, less on a weekday. The majority of the clubs offer reduced rates for juniors and young adults/students, and some for elderly people.

There is only one formal practice facility in Ealing, which is the floodlit 26 bay driving range at West London Golf Centre located in Northolt. However, there are additional practice facilities at a number of golf courses in the borough comprising practice putting and chipping greens and practice areas that can be used for small irons and wedges. West London Golf Centre has a range of affordable ball prices and packages for driving practice starting from just £3.50 for 20 balls.

Everyone Active operate two golf courses on behalf of Ealing Council, which are Brent Valley Golf Course and Perivale Park Golf Course. Both of these golf courses provide excellent accessibility to entry level golf for residents of Ealing and the surrounding area, value for money is excellent due to the extremely low green fee and membership costs, especially for London.

Brent Valley Golf Course and Perivale Park Golf Course have both seen significant increases in visitors since the pandemic. In June 2019, Brent Valley Golf course had 2,157 visitors whilst in June 2020 the golf course had 9,437 visitors, a 430% increase. However, the trend data in Figure 5 shows that this is atypical and almost certainly reflects the fact that golf was one of the first sports to return following the first national Covid-19 lockdown. By June 2021, when restrictions remained in place for gyms and indoor sports, visitor numbers had fallen from the June 2020 peak to 4,591 visitors. There was a similar picture for participation at Perivale Park Golf Course over the last two years. In June 2019, there were 1,928 visitors jumping to 9,911 in June 2020 and falling back to 5,236 in June 2021.

It will be important to continue to monitor participation levels to understand if the higher participation in golf stimulated by the lack of alternatives and greater available free time during the pandemic sustains in future years. The early indications suggest that future participation at these

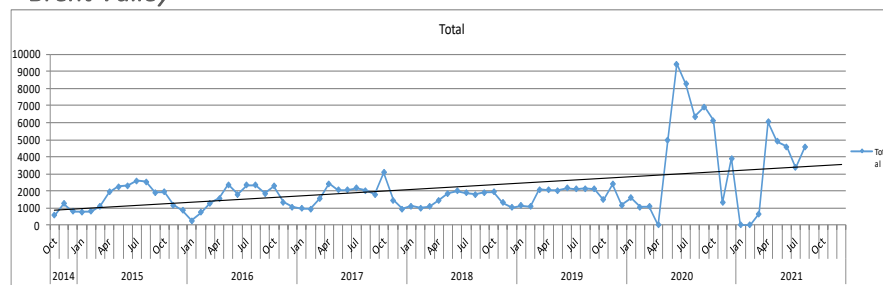
two Council owned courses is likely to revert to pre-pandemic levels of approximately 2,000 visits a month to each course in the peak summer period.

A full comparison of the participation figures at Brent Valley and Perivale from 2015-2021 can be seen in figure 2.46.

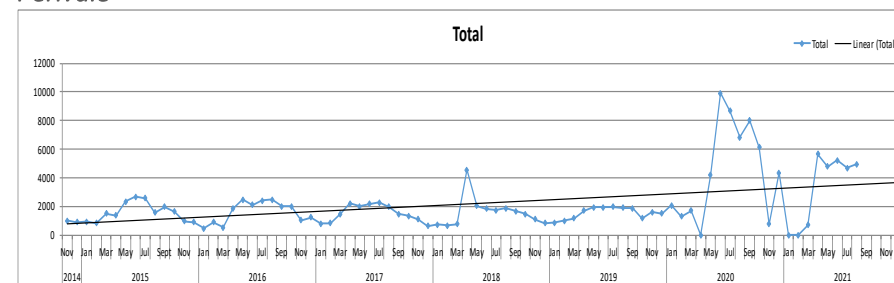
**Figure 2.46: 2015-2021 golf participation figures (based on June 2015-2021)**

Year	Brent Valley	Perivale
2015	2,320	2,676
2016	1,790	2,092
2017	2,047	2,168
2018	2,001	1,852
2019	2,157	1,928
2020	9,437	9,911
2021	4,591	5,236

### Brent Valley



### Perivale



There is also a good level of provision of informal and other forms of golf available in Ealing, including Pitch & Putt, FootGolf, Mini Golf and DiscGolf. Horsenden Hill Activity Centre has the widest range of golf related activity in Ealing offering 9 holes of Pitch & Putt, 18 holes of FootGolf, and 18 holes of DiscGolf at low cost. London Footgolf Centre at Hanger Hill Park also offers 9 holes of FootGolf. There are also two mini-golf venues in the borough, which include the 15-hole mini-golf courses at Putt in the Park (Acton) and Putt in the Park (Gunnersbury Park) plus the 18-hole mini-golf course at Dinosaur Adventure Golf. These less formal types of golf provision attract a much more diverse user than traditional golf courses.

### Quality of Golf Facilities in Ealing

During the development of this strategy, the Consultant Team undertook non-technical visual site visits at each of the golf facilities in the borough. Each golf facility was given a quality rating from very poor to very good. These ratings can be seen below in figure 2.47.

**Figure 2.47 Quality of Golf Facilities in Ealing)**

Golf Facilities	Quality Rating	Comments or Issues
Brent Valley Golf Course	Standard to Good (3-4)	<ul style="list-style-type: none"> <li>The course offers 18 holes (par 67) with a range of par 4's and 3's. There are no par 5s onsite and many of the holes are straight with only offering</li> </ul>

Golf Facilities	Quality Rating	Comments or Issues
		<p>challenges of hazards e.g., bunkers and trees.</p> <ul style="list-style-type: none"> <li>Everyone Active noted that there are few complaints regarding the quality of the course. The main issue members have is the fact that members of the public walk across the course (with dogs).</li> <li>There are currently some issues with anti-social behaviour. Everyone Active are in discussions with the Council concerning the installation of a gated system.</li> </ul>
<b>Ealing Golf Course</b>	Very Good (5)	<ul style="list-style-type: none"> <li>One issue is that the course sits within a flood plain (River Brent). The course usually closes 5-8 times a year because of this. However, in 2021 (a wet year) the course closed more than 12 times, which is far more than normal.</li> <li>Ealing Golf Club currently has around 650 members, which includes 60 ladies and 40 juniors with approximately 25 people on the waiting list.</li> </ul>
<b>Perivale Golf Course</b>	Standard (3)	<ul style="list-style-type: none"> <li>Perivale Golf Course offers 9 holes at excellent value. The course is very flat and offers a very limited selection of hole types although it incorporates some hazards, including trees and bunkers.</li> </ul>
<b>Sudbury Golf Course</b>	Very Good (5)	<ul style="list-style-type: none"> <li>Sudbury Golf Course is a premier 18-hole course in the north of the</li> </ul>

Golf Facilities	Quality Rating	Comments or Issues
		<p>borough, which offers an excellent golf course to members. No issues identified.</p> <ul style="list-style-type: none"> <li>Sudbury Golf Club currently has around 700 members with a very small junior and women's section. The club are looking to grow these numbers.</li> </ul>
<b>West London Golf Centre</b>	Good (4)	<ul style="list-style-type: none"> <li>West London Golf Centre offers the best practice facilities within the borough. The course is a 9-hole par 36 golf course in good condition. There are a number of different holes with various challenges, including obstacles e.g., bunkers, lakes, trees.</li> </ul>
<b>West Middlesex Golf Course</b>	Good to Very Good (4-5)	<ul style="list-style-type: none"> <li>The West Middlesex Golf course used the landscape of the area well and the holes offer a variety of length, difficulty and types of hazard.</li> <li>West Middlesex GC has approximately 330 members. 60% of these members are 55+, 10 women and 39 juniors. These has been gradually decreasing over time.</li> </ul>
<b>London Footgolf Centre (Formerly Hanger Hill 9 hole Pitch and Putt)</b>	Poor to Standard (2-3)	<ul style="list-style-type: none"> <li>London Footgolf Centre is a small 9-hole FootGolf course at the rear of Hanger Hill Park.</li> <li>The two buildings used by the centre are in poor condition and will need to be redeveloped or replaced to bring them up to modern standards.</li> </ul>
<b>Horsenden Hill</b>	Poor to Standard	<ul style="list-style-type: none"> <li>Formerly a standard golf course, the</li> </ul>



Golf Facilities	Quality Rating	Comments or Issues
Activity Centre (Formerly Horsenden Hill 9 hole par 3 Golf Course)	(2-3)	<p>site was re-modeled in 2017 as a multi-sport activity centre following the failure of the golf course operator. The golf facilities now provided are disc golf, footgolf (most popular) and pitch &amp; putt. There is also an event space with inflatable play features (e.g. Dartboard, Archery, Obstacle Course and a small football pitch). The site attracts a more much more diverse mix of users than the former golf course.</p> <ul style="list-style-type: none"> <li>o The main building is in very poor condition and will need to be redeveloped or replaced to bring it up to modern standards.</li> </ul>
Putt in the Park – Acton Park	Standard to good (3-4)	<ul style="list-style-type: none"> <li>o Putt in the Park operates this well-presented mini golf facility as one of several similar park based fun entry-level golf facilities across London.</li> </ul>
Putt in the Park – Gunnersbury Park	Opened in summer 2022	<ul style="list-style-type: none"> <li>o Putt in the Park's new golf course</li> </ul>

In terms of the quality of the supply, the 'Golfshake' website<sup>13</sup> provides online customer reviews; figure 2.48 shows quality ratings for formal golf courses in Ealing and the wider area. The overall review scores are averaged from individual scores for factors including quality of course, facilities and services, course condition, pace of play, food and drink, practice facilities and value for money. The review ratings in Figure 2.48 show that, at all six standard golf venues in Ealing, over 95% of players that submitted reviews would play them again or recommend the venue to others.

Overall ratings from the player reviews submitted range from between 3.32/5 (Brent Valley) and 3.51/5 (Perivale), both pay and play courses, up to 4.49/5 and 4.41/5 at the members clubs (Sudbury and Ealing respectively) which, generally, are maintained to a higher quality and offer better changing and catering amenities. The quality of the members' courses in Ealing compares favourably to comparator venues in other boroughs as shown below in figure 3.47.

**Figure2.48: Online Ratings of Ealing Golf Courses and Comparators**

Club	Rating out of 5	% Would Play Again or Recommend	Sample of Reviews
<b>Ealing Golf Facilities</b>			
Brent Valley Golf Course	3.32	98%	304
Ealing Golf Course	4.41	96%	86
Perivale Golf Course	3.51	95%	73
Sudbury Golf Course	4.49	100%	87
West London Golf Centre	3.66	100%	59
West Middlesex Golf Course	4.08	98%	132
<b>London Comparators</b>			
Harrow Hill Golf Course	3.80	-	4
Metro Golf Centre	3.22	100%	19
Hendon Golf Club	3.90	94%	94
Stanmore Golf Club	4.43	100%	204
Richmond Park Golf Course	3.53	95%	41
Wyke Green Golf Club	3.83	96%	92
Highgate Golf Club	4.31	100%	28

Source: www.Golfshake.com (October 2021)

Note: Golfshake course ratings not listed for Putt in the Park or Footgolf courses.

Online Google reviews for London Footgolf are very favourable (4.9/5 from sample of 95). Acton Putt in the Park also has positive Google reviews (4.5/5 from sample of 797).

<sup>13</sup> www.Golfshake.com

## Golf Participation

In terms of demand, the most recent Active Lives Survey findings<sup>14</sup> (figure 2.49) indicate broadly stable levels of adult demand nationally (from quite a low base) between 2015 (the first year in which survey results are available) and 2019 (the last full year before the pandemic). This follows many years of slow decline in participation in the sport.

**Figure 2.49: Adult Golf Participation Trend**

Active Lives Survey Year	Adults (aged 16+) in England who have taken part in GOLF at least twice in the last 28 days (%)
May 2015 - May 2016	2.2%
May 2016 - May 2017	2.2%
May 2017 - May 2018	2.1%
May 2018 - May 2019	2.1%
May 2019 - May 2020	1.9%
May 2020 - May 2021	1.5%

Source: Sport England Active Lives Adult Survey

The Active Lives Survey golf participation findings are supported by the main industry source of golf participation data, annual participation reports for golf in European countries produced by KPMG's Golf Advisory Practice. Similarly, KPMG's report finds that the golf market had largely stabilised over the four years to 2019 after many years of decline. KPMG's 2019 report found that the number of registered golfers in England fell by 1.63% between 2018 and 2019. This decrease broadly aligns with the Active Lives Survey participation findings.

However, it is clear that the sport experienced something of a resurgence in participation when the pandemic lockdown restrictions eased (initially for

golf and tennis only). An analysis carried out by Shot Scope found a 40% increase in popularity since lockdown began in March 2020, with the public taking up the sport from home and out on courses when lockdown eased. This is reinforced locally in Ealing through the reported waiting lists at Ealing and Sudbury Golf Courses, and the increased participation at Perivale Golf Course and Brent Valley Golf Course in 2020.

Another key source of golf market research is Sports Marketing Surveys Incorporated (SMS Inc.). This organisation monitors changes in the average monthly rounds per course at a large sample of golf courses across the United Kingdom on a quarterly basis. The SMS Inc. findings show that, subject to weather patterns, the average monthly rounds per course reach a peak of approximately 3,000 rounds/month in the peak months of July and August and fall to around 1,000 rounds/month in November to February (pre-pandemic data).

It is clear from the data collected by Everyone Active for the Perivale and Brent Valley courses that peak visitor numbers pre-pandemic were around 2,000 a month - i.e. about a third below the national average course visitor rates found by Sports Marketing Surveys.

## England Golf Initiatives

In terms of golf development initiatives, England Golf are promoting a number of targeted programmes working with its affiliated member clubs and other operators to address some of the key barriers to growing golf demand that were identified in market research commissioned to inform its current strategy, Growing the Game of Golf in England 2017-2021 and The Children and Young People's Plan for Golf 2017-2021.

The focus of this work is to identify the make-up of the golfing market around individual clubs (i.e., market profiling), and to provide support to

<sup>14</sup> Active Lives Adult Survey May 20/21 Report, Sport England (October 2021)

operators to proactively target under-represented audiences (the young, women and girls, ethnic minorities) by offering, shorter and less formal forms of the game and making it easier to book with more flexible payment options.

Alongside these types of initiatives, England Golf and the Golf Foundation are also encouraging clubs to offer more low-cost opportunities for beginners to learn to play and to offer quicker, short 6-hole team competition formats (such as Golf Sixes), initiatives to attract more girls into golf (Girls Golf Rocks) as well as introducing complementary fun games to golf courses that have the potential to attract new and younger audiences (such as Footgolf). As a borough, Ealing has responded very positively to these initiatives with the opening of Putt in the Park facilities in Acton Park and Gunnersbury Park (summer 2022), the development of multi-sport golf opportunities at Horsenden Hill Activity Centre and supporting the opening of the London Footgolf facility in Hanger Hill Park. Commercial entry level pay and play golf centres in the drive time catchment area of Ealing have also opened in recent years by operators such as Playgolf in Harrow with its new adventure golf courses opened in 2020.

## Consultation

During the development of the Indoor and Outdoor Sports Facility Strategy, the Consultant Team engaged with a number of Ealing based golf clubs and operators and these are the responses given:

- Horsenden Hill Activity Centre would like to explore the opportunity to obtain a longer-term lease (currently on a rolling lease with the Council).
- Horsenden Hill Activity Centre would like to explore the opportunity to replace the existing building with a new facility (including a sports hall, party rooms and soft play) to build a year-round business.
- Sudbury Golf Club want to look at developing a roof terrace on the current clubhouse.
- Ealing Golf Club aspire to be a premier club, accessible to all in the

community.

- Everyone Active noted that the main issue at Brent Valley is trespassers on the course and people using the car park out of hours.

In addition, the Consultant Team also engaged with The Golf Foundation and England Golf during the development of this strategy.

The regional development lead for The Golf Foundation responsible for Middlesex confirmed that The Golf Foundation is not currently engaged in any projects or working with any of the clubs in the borough. The Foundation focuses its available resources on a largely reactive basis providing advice and support to individual clubs with marketing and promotion initiatives and other facility management issues largely on a reactive basis in response to approaches made by course operators.

England Golf is the governing body most directly engaged in golf facility development and strategic planning. The Club Support Manager for Middlesex was consulted for this review. The key points were:

- Golf demand and participation nationally and in London particularly is showing strong growth since the pandemic. The demand boost as a result of early opening up in 2020 compared with other sports has sustained in 2021. 3m adults in England played a round of 9 or 18 holes more than once in 2019, 5.2m in 2020 (helped by early opening in pandemic), 4.8m in 2021. So, a net gain of 1.8m since 2019.
- Members' clubs in England average around 400 members per 18 hole club. Most London clubs have memberships in excess of the national average due to population density and the relative affluence of the capital. England Golf's data indicates this is reflected in Ealing with an average membership per 18 holes of approximately 430.
- Nationally, attendances at driving ranges have also increased substantially since the pandemic with 3.5m people visiting a range more than once in 2021 compared to 2.1m 2019. A key factor behind growth

is the introduction of ball flight technology.

- The only range in Ealing at The West London Golf Centre does not currently offer this technology and, from 2023 will face competition from a new 24-bay floodlit Toptracer® Range at the Airlinks Golf Centre in Hounslow borough a short distance away.
- England Golf will support changes to supply across local authority areas that protect the availability and accessibility of golf facilities that are inclusive, high quality and sustainable.

### Golf Summary

In summary, the key findings of the review of golf facilities in Ealing that inform the conclusions reached as to current and future golf facility needs and the strategic facility recommendations are as follows:

- Golf participation nationally and the numbers of pay and play golf course users in the borough have remained fairly constant over recent pre covid years, but there was a sharp increase in demand in late summer 2020 and in 2021 following relaxation of restrictions on playing golf (but not most other sports activities) post the Covid 19 national lockdowns.
- Ealing's demand over recent years for traditional golf course facilities is best illustrated by noting the number of golf courses that have focused on growing demand for popular golf-related games such as footgolf, discgolf, adventure golf (e.g. Putt in the Park), plus introducing event spaces and/or play facilities with a wider family appeal, instead of or as well as continuing to provide traditional golf opportunities.
- There is growing competition from new or upgraded venues on the London fringe accessible to residents with access to a car. These include Metro Golf at Barnet Copthall in Hendon and The Shire London Golf Club on the outskirts of Barnet and the revamped Playgolf London Centre in Watford Road, Harrow which added two nine hole 'Putt Crazy' adventure golf courses and other upgrades at a cost of £1.5m in 2020.

- In addition to commercial innovations impacting on the need for the traditional municipal courses at Perivale Park and Brent Valley, private members' golf clubs are now accessible to non-members on a pay and play basis. This change has been forced upon members' clubs to shore up revenue in a shrinking market. This change has also reduced demand for park pay and play courses which, generally, are maintained to a lower standard and offer fewer features of interest.
- The growth in the range and availability of competing sport and recreational activities has also contributed to the national decline in demand for playing 18 holes of golf. This and the changing nature of people's involvement in sport and exercise – notably the pressure on available free time - are such that many former golfers now participate in an activity that takes up less of their spare time such as cycling or walking for leisure or other health and fitness related activities either outdoors or indoors.
- The cost to upkeep courses and ancillary facilities to a high quality are constantly rising, especially those like Brent Valley and West Middlesex that are crossed by public rights of way and therefore open (unfenced) and susceptible to wear and tear and to acts of vandalism.
- All these demand, supply and cost factors combine to make the sustainability of 'standalone' public pay and play golf courses increasingly challenging without ancillary revenue positive facilities, typically (in the commercial golf sector) health and fitness studios, event/conference facilities or hotel accommodation.

### Golf Conclusions and Recommendations

In conclusion, the priority need in the short term is to protect golf facilities in the borough and where possible, to improve their quality to make them more appealing and ultimately financially viable. Priority enhancements

identified are the ancillary changing and clubhouses at both Horsenden Hill Activity Centre and the London Footgolf Centre at Hanger Hill. Installation of gated access to the car park at Brent Valley Golf Course should also be prioritised to reduce instances of vandalism out of hours.

In the context of golf facility provision in the long term, it will be vital to monitor golf usage post covid to see if the uptake in golf is here to stay or if interest dwindles as life moves on from the pandemic. It will also be important to monitor the impact of development work carried out by facility operators, clubs and England Golf as well as changes in the sport and leisure landscape, when determining the future sustainable golfing offer in Ealing.

It will also be important for the Council and its partners to continue to plan to adapt the supply of publicly owned golf course land and facilities as necessary to ensure the long term financial sustainability of a core supply of golf operations whilst maximising the potential of these valuable community assets to achieve improved health and wellbeing outcomes for residents. In light of these conclusions, the following recommendations are made along with prioritised actions:

### *Golf Facility Recommendations*

Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ The Council to continue to protect through planning policies the availability of a core supply of golf facilities - both traditional courses and entry-level - where these address most community need and are financially sustainable.</li> </ul>	<ul style="list-style-type: none"> <li>○ Consider a proportionate, and cost-effective measures to reduce the number of trespassers at Brent Valley Golf Course and West Middlesex Golf Course.</li> </ul>	<ul style="list-style-type: none"> <li>○ Consider with a commercial partner the provision of Pitch &amp; Putt at Hanger Hill to broaden appeal, improve financial sustainability and justify investment in permanent club building.</li> </ul>

Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ To ensure that operational golf sites in the Council's ownership continue to be maintained to a good quality.</li> </ul>	<ul style="list-style-type: none"> <li>○ Provide a locked gate at Brent Valley Golf Course to reduce the anti-social behaviour occurring in the current car park.</li> <li>○ Replace the current buildings at the Horsenden Hill Activity Centre and the pre-fabs at Hanger Hill London FootGolf Centre.</li> <li>○ Sudbury Golf Club to explore the opportunities to extend and develop a roof terrace within the clubhouse (Club led).</li> </ul>	<ul style="list-style-type: none"> <li>○ Consider alternative outdoor sports and recreational facility options for the former, long disused golf course area and buildings in Northolt that complement the adjacent outdoor facilities at Rectory Park and Northala Fields.</li> <li>○ Council to engage with local residents and users on a review of golf course facilities in the borough to achieve wider appeal and improve financial sustainability.</li> </ul>

### **Prioritised Actions**

#### **Short Term (1-2 years)**

- Provide a locked gate at Brent Valley Golf Course to reduce the anti-social behaviour occurring in the current car park.
- Consider any available, proportionate, and cost-effective measures to reduce the number of trespasses at Brent Valley Golf Course and West Middlesex Golf Course.



Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ Ealing Council to review and finalise the lease arrangements with the operator of the Horsenden Hill Activity Centre.</li> <li>○ Consider alternative outdoor sports and recreational facility options for the former Northolt golf course and buildings in Huxley Close that complement the adjacent outdoor sports and recreation facilities at Rectory Park and Northala Fields.</li> <li>○ Council to engage with local residents and users on a review of golf course facilities in the borough to achieve wider appeal and improve financial sustainability.</li> </ul> <p><b>Longer Term</b></p> <ul style="list-style-type: none"> <li>○ Sudbury Golf Club to explore the opportunities to extend and develop a roof terrace within the clubhouse (Club led).</li> <li>○ Assess the feasibility and opportunity to redevelop Horsenden Hill Activity Centre main building to include a sports hall, party rooms and soft play to build a year-round business.</li> <li>○ Consider provision of Pitch &amp; Putt at Hanger Hill to broaden appeal, improve financial sustainability and justify investment in a permanent club building.</li> </ul>		

## Boxing

Ealing has 5 clubs affiliated to England Boxing and in addition to these clubs there is unaffiliated provision including corporate gyms such as Gymbox and Virgin Active, as well as leisure operators most of whom deliver boxing related activity on a non-contact recreational level.

Hanwell School of Boxing, in Hanwell, has a membership of around 100 and lease a former youth club from the Council. Patrick Wilson's School of Boxing (Northolt ABC) based in Northolt, has around 100 members and is based at Lord Halsbury Playing Fields on a site leased by the Council to Larkspur Rovers FC.

Powerday Hooks, based at Popes Lane, has a membership of 200+ and is close to capacity but only moved to the current location in the last few years and have no further plans for expansion. Every year the Club produces national age group champions, who compete on the international stage.

West London Boxing Academy, a commercial gym and recently affiliated amateur boxing club based at Waterside Trading Estate, Hanwell, has a membership of around 200 but the majority are working adults, boxing for keep fit / recreational purposes. Treasure Boxing in Southall is probably the newest boxing facility in Ealing but offers a wide range of activities for juniors and adults.

### Boxing Recommendations

Boxing		
Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ England boxing has no specific priorities for Ealing but ask that the Council provide support to clubs running community led projects.</li> <li>○ The Council to continue to protect the current</li> </ul>	<ul style="list-style-type: none"> <li>○ To assess the feasibility, costs and funding strategy to support the development of a permanent dojo in the borough.</li> </ul>	<ul style="list-style-type: none"> <li>○ Regularly review facility needs for boxing with clubs based in the borough and England Boxing in relation to changes in accessible supply, participation trends</li> </ul>

**Boxing**

Protect	Enhance	Provide
quantity and availability of community facilities for judo through planning policy and, in liaison with the local clubs, seek to ensure the facilities are to be maintained to a good quality standard.		and population growth.

**Prioritised Actions**

- None identified

**Judo**

Within Ealing there are two prominent judo clubs, Ealing Judo Club (129 registered British Judo Members) and Alpha Judo Club (201 members), as well as a new club recently affiliated Mojo Dojo (21 members).

Both Ealing Judo Club and Alpha Judo Club are operating at full capacity based upon the numbers they can accommodate in their current venues. There is a definite demand for additional provision by expanding these existing clubs rather than starting new clubs. Both clubs have school outreach programmes and would benefit from having purpose built permanent judo facilities.

Ealing Judo Club has been working with the local authority to try and secure a permanent dojo, to allow them to operate a full-time provision, as well as expanding the club's mat space and provide changing provision. They have explored a number of different potential venues but have yet to find a suitable option.

Their current facility at West Acton Community Centre is very run down, has insufficient space and lacks any changing facilities or any facilities for spectators and limits the club's ability to encourage new members.

**Judo Recommendations****Judo**

Protect	Enhance	Provide
<ul style="list-style-type: none"> <li>○ The Council to continue to protect the current quantity and availability of community facilities for judo through planning policy and, in liaison with the local clubs,</li> </ul>	<ul style="list-style-type: none"> <li>○ To assess the feasibility, costs and funding strategy to support the development of a permanent dojo in the borough.</li> </ul>	<ul style="list-style-type: none"> <li>○ Regularly review facility needs for judo and other martial arts in the borough with the leisure management service provider,</li> </ul>

**Judo**

Protect	Enhance	Provide
seek to ensure the facilities are to be maintained to a good quality standard.		and clubs based in the borough and British Judo in relation to changes in accessible supply, participation trends and population growth.

**Prioritised Actions****Short Term (1-2 years)**

- o Subject to feasibility, funding and planning, support the development of a permanent dojo in the borough, that could potentially be shared by local clubs either as a standalone facility or as part of a multi sport facility for example at the redeveloped Gurnell and/or Dormers Wells Leisure Centres.

**Climbing**

There are 2 dual use sports centres in Ealing with climbing walls, both facilities are available to the public, one at Featherstone Sports Centre which opened in 2010 and the other at Alec Reed Academy Community Sports Centre built in 2008.

There are also climbing facilities in neighbouring boroughs, including the popular climbing facility at Westway Sports Centre, one of the best facilities in London. There are also climbing walls at Brunel University Sports Centre, Harrow Leisure Centre and Heathlands School in Hounslow.

There are no future plans to build new climbing walls in Ealing due to the supply within the borough and in neighbouring boroughs, but a new entry level climbing concept is becoming increasingly popular; Clip and Climb is suitable for everyone from 4 years upwards and is a fun introduction to the sport of climbing; almost all new sport and leisure centres are offering this type of facility as its popular with families and provides a different way of engaging inactive families to become more active. This type of facility will be considered as part of the redevelopment of Gurnell Leisure Centre.

## Other Sports

As well as the sports facilities already mentioned Ealing has many other types of sports facility including water sports venues, for example at Horsenden Hill home to Ealing Canoe Club and Greenford Quay, home to The Sharks; plus Angling lakes in Gunnersbury Park, Northala Fields and The Mill Pond, home to AEC Angling Society and DACE. Equestrian facilities at Ealing Riding School and clay pigeon facilities at West London Shooting School. There is also a commercial trampoline park in Ealing as well as ten pin bowling facilities and soft play venues.

## Informal sport and recreation facilities

As well as formal sports facilities, Ealing is also committed to providing residents with opportunities to take part in activities of an informal nature by providing facilities such as outdoor table tennis tables, outdoor gym equipment, distance marker routes, multi use games areas, climbing/traversing/bouldering equipment and skate and recreational cycling facilities. The first Parkour facility in Ealing will be installed in Lammas Park in 2023.

Most of this recreational equipment is located in Ealing's public parks and open spaces; free to use any time during park opening hours. Parks are open spaces but also activity venues and as such placing outdoor fitness equipment in parks contributes to the accessibility of facilities across the borough. The provision of this informal equipment available free of charge from dawn to dusk, enhances the appeal of parks and open spaces resulting in increased use by a range of residents.

Casual climbing equipment is designed in such a way that additional climbing units can be added to create a variety of shapes, setting users a combination of both simple and complex climbing challenges whilst being relatively close to the ground.

Distance marker routes provide the opportunity for people to walk, jog or run a set distance usually around a park, often useful for people just starting to exercise or when rehabilitating from an operation or as part of a healthy active lifestyle goal.

Outdoor Table Tennis tables are growing in popularity and is a recreational activity popular with families and people of all ages and abilities, tables tend to be installed alongside other recreational and/or play equipment.

Outdoor fitness equipment has become more popular in recent years, mainly due to the growing interest from people to be active outdoors; the nature of the equipment makes it easy to use for people with various levels of ability and knowledge and being in a public park the equipment is much more accessible.

The Sport England funded Let's go Southall project in partnership with The Great Outdoor Gym company installed new state of the art outdoor gyms in 4 Southall parks in 2021 – Southall Manor House Grounds, Southall Recreation Ground, Southall Park and Spikes Bridge Park. As well as the high-tech gym and fitness equipment, interactive screens were also installed facilitating over 25 free instructor led virtual class a day at each site in addition to the 15 free instructor led face to face weekly activity classes for Southall residents.

The Council and other recreational equipment providers such as housing associations, will continue to consult with local residents to determine any the nature of any future equipment investment and the geographical locations for installation.

Figure 2.50: Informal recreational equipment locations in Ealing

Location	Postcode	MUGA	Basketball	Fitness	Table Tennis	Distance Marker	Cycling	Skate	Climbing
Acton Green Common	W4 5LH				✓				
Acton Park	W3 8EE	✓		✓		✓		✓	✓
Blondin Park	W5 4UQ	✓	✓	✓		✓			
Bollo Bridge Park/Open Space	W3 8SP	✓	✓	✓		✓			
Bollo Brook Youth Centre	W3 8DG	✓							
Churchfields Recreation Ground	W7 3BP	✓		✓		✓			✓
Cleveland Park	W13 0DB					✓			
Cranleigh Park	UB1 2BX	✓	✓						
Cuckoo Park	W7 1PD	✓		✓		✓			
Dean Gardens	W13 9BG		✓	✓					
Dormers Wells Hub	UB1 3HX	✓					✓		
Down Way	UB5 6NW	✓	✓		✓				
Drayton Green Park	W13 0JF			✓	✓	✓			
East Acton, The Green	W3	✓		✓	✓				
Ealing Central Sports Ground	UB6 8AP			✓					
Elthorne Park & extension	W7 2AD	✓	✓	✓		✓			
Fairview Park	UB5 4JB	✓	✓						
Glade Lane Canal Side Park	UB2 4PL	✓		✓					
Greenford Recreation Ground	UB6 9EJ			✓		✓			
Gunnersbury Park	W3 8LQ	✓							
Gurnell Grove	W13 0AW	✓		✓					
Gurnell Leisure Park	W13 0AL			✓			✓	✓	✓
Hanger Hill Park	W5 2JL			✓		✓			
Havelock Community Centre	UB2 4XW	✓							
Heathfield Gardens Park	W3 8EY	✓	✓						
High Lane - will have new MUGA in 2023/24									
Horsenden Hill West	UB6 7PH	✓		✓	✓				
Islip Manor Estate	UB5 5DZ	✓							
Islip Manor Park	UB5 5RG	✓		✓	✓	✓			
Jubilee Park	UB1 2TJ	✓	✓	✓		✓			
King George's Park	W7 2PN			✓					
Lammas Park	W13 9NH	✓		✓		✓			
Lime Tree Park	UB5 9JX	✓							
Mount Pleasant Gardens	UB1 3JA		✓						
North Acton Playing Fields	W3 0JE	✓	✓	✓		✓			
Navigator Drive	UB2		✓	✓			✓		
Northala Fields	UB5 6UR			✓		✓			
Northolt Recreation Ground	UB5 4DB			✓					
Northolt Park Play Centre	UB5 4DB	✓					✓		
Norwood Green Park	UB2 5QT			✓		✓			
Oldfield Recreation Ground	UB6 8QG	✓	✓			✓			
Perivale Park	UB6 8TJ	✓				✓			
Pilgrim Estate		✓	✓	✓	✓				
Pitshanger Park	W13 8DJ	✓	✓	✓		✓			✓
Radcliffe Way	UB5 6HW			✓					

Ravenor Park	UB6 9QY	✓		✓		✓			
Rectory Park	UB5 5NR	✓		✓				✓	
Rothsay Park	UB6 0BZ	✓	✓						
Smiths Farm	UB5	✓							
South Acton Recreation Ground	W3 8TL			✓					
Southall Manor House Grounds	UB2 4BJ			✓					
Southall Park	UB1 3BT	✓		✓		✓			
Southall Recreation Ground	UB2 5PJ	✓		✓	✓	✓			
Southfields Recreation Ground	W4 1AN	✓		✓		✓			
Spencer Street	UB2 5BH	✓							
Spikesbridge Park	UB1 2AS	✓		✓	✓	✓			✓
Springfield Gardens Park	W3 9NT	✓				✓			
The Vale Estate	W3	✓			✓				
Trinity Way	W3 7HT	✓		✓	✓				✓
Wesley Playing Fields	NW10 7AY	✓		✓	✓	✓			
Westcott Park Estate	W3 6YP				✓				
Windmill Play Centre	UB2 4UZ			✓					
Windmill Recreation Ground		✓							
Wood End Recreation Ground	UB5 4QS	✓	✓						
		44	17	39	13	27	4	3	6

## Summary

This section has highlighted a notable number of facility investment needs for the Council and partners bringing together the analysis, consultation and assessment work. The borough with a very strong history of supporting sport and leisure and commitment to improving levels of physical activity and health for its residents has some important and key decisions to make over the coming years. The priority projects arising out of this strategy and outline capital costs indications are presented in Section 4 with the associated timescale for potential development as the Council sets out their plan to address the priority needs for sport in Ealing.



## BFS Section 3 – Policy Recommendations





## BFS Section 3. Policy Recommendations

### 3.1 Introduction

This section of the Built Facilities Strategy sets out a number of overarching policy recommendations that the Steering Group and Ealing Council are to apply over the duration of this strategy. These will ensure that this essential planning document continues to play a leading role in the on-going provision of high-quality built sport facilities and can meet the needs and demands highlighted throughout this strategy.

### 3.2 Planning Policy

**National Policy Context** - The relevant policy protecting existing sports facilities and land in the government's National Planning Policy Framework (NPPF) 2019 is paragraph 97:

*'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.'*

**Regional and Local Policy Context** - The policies contained within this strategy are in line with and provide support to both regional and local policy.

The London Plan legally forms part of Ealing's Development Plan, sitting alongside the Local Plan, and planning decisions must have regard to both.

The London Plan (March 2021) recognizes in policy S5 (below) that sports and recreation facilities are important parts of social infrastructure, providing a range of social and health benefits for communities and neighbourhoods. Part C of the policy regarding protection of existing recreational land and facilities mirrors the national policy.

#### Policy S5 - Sports and Recreation Facilities

- A To ensure there is sufficient supply of good quality sports and recreation facilities, boroughs should:
  - 4. Prepare Development Plans informed by needs assessments for sports and recreation facilities. Needs should be assessed at local and sub-regional level. Needs assessments should include an audit of existing facilities
  - 5. Secure sites for a range of sports and recreation facilities in Development Plans, as justified by the needs assessment
  - 6. Maintain, promote and enhance networks for walking, cycling and other activities including the Walk London Network
- B Development proposals for sports and recreation facilities should:
  - 4. Increase or enhance provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling
  - 5. Maximise the multiple use of facilities and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities
  - 6. Support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity
- C Existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless:

4. An assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements (for the existing or alternative sports and recreational provision) at the local and sub-regional level. Where published, a borough's assessment of need for sports and recreational facilities should inform this assessment; or
5. 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
6. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

D Where facilities are proposed on existing open space, boroughs should consider these in light of policies on protecting open space (Policy G2 London's Green Belt, Policy G3 Metropolitan Open Land and Policy G4 Open Space) and the borough's own assessment of needs and opportunities for sports facilities, and the potential impact that the development will have.

At the local level, work is now underway on preparing a new Local Plan, which commenced with a series of conversations, surveys and other consultations launched in November 2021 under the heading of 'Shaping Ealing'. The Local Plan will set out a vision and framework for the future development of the area over the next 15 years. Following the establishment of the Old Oak and Park Royal Development Corporation in 2015, Ealing Council is no longer the local planning authority for the north-east corner of the borough. The new Local Plan will therefore not set planning policy for that part of the borough.

It is intended that an initial draft (Regulation 18) of the new Local Plan will be published for consultation in Autumn 2022. As the preparation of the plan progresses towards adoption, the plan will accrue more weight as a

material planning consideration. At the time of publication of this study (2022), and pending the adoption of a new Local Plan, the operational Local Plan within Ealing comprises a suite of existing development plan documents. Those of relevance to this study include:

- The Development (or Core) Strategy (April 2012) which sets out a vision for the future development of the borough covering a 15-year period from 2015 to 2026.
- The Development Sites DPD (adopted December 2013) which sets out planning requirements for 48 key sites with significant development potential.
- The Development Management DPD (also adopted in December 2013) which guides decisions on planning applications, and
- The Planning for Schools DPD which identifies sites for new schools and sites for extensions to existing schools (adopted in May 2016).

As part of the annual review of the Indoor and Outdoor Sports Facilities Strategy the most relevant policies and any subsequent changes will be applied to the Council's strategy and re-issued accordingly.

The Council's overarching policy for outdoor sports and active recreation (including playing pitches) is set out at policy 5.6 of the Development (Core) Strategy as follows:

#### **Policy 5.6: Outdoor Sports and Active Recreation**

*The Council will:*

- *Protect and promote a network of sports grounds and other active recreation areas in the borough. Sites identified as being of strategic and local importance for outdoor sports will be protected and promoted primarily for this function.*
- *Seek to develop a sports hub as part of this network, with a range of sports provision in the Gurnell area, and the development of several strategic 'satellite sites' located strategically to serve communities*

*across the borough.*

- *Seek to secure developer contributions to provide a key funding source for the delivery of various priority projects.*

### 3.3 Protect, Enhance and Provide

The national and local policies, with respect to Built Sports Facilities, are reflected within the following recommendations separated out under the headings of *Protect, Enhance and Provide*. The protection of existing sites remains similar to the 2017 study in that the same principles need to be applied and maintained. Given the evidence presented, this furthers the importance to ensure no net loss of sports provision capacity is a key policy driver for the Council.

#### Protect

10. Ealing has undertaken an Indoor and Outdoor Sports Facilities Strategy and assessed existing and future needs for all provision across the borough. The firm conclusion is that there is an identified need to retain the existing overall quantity of sports facilities within the borough whilst recognising that the distribution of facilities may change (for example, through closure of sites of poor quality or of limited value for community sport offset by new provision). This headline finding and recommendation is also applicable when examined at the LPA level.
11. It is therefore recommended that the broad approach and principles established in existing policies, in respect of the protection of existing provision, be carried forward into the new Local Plan. Specifically, the new Local Plan should establish a policy framework to resist granting planning permission for any development which would lead to the loss, or would prejudice the use, of a sports facility unless:
  - 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.

12. Should a current or newly created sports facility exist in Ealing that is not mentioned in this Built Facilities Strategy and appendices, its omission is not an endorsement by the Council, Sport England or the relevant national governing body of that sport of its disposal.
13. It is also recommended that the Council continue to work with strategic sports partners (Sport England and the National Governing Bodies of sport) to seek agreements to secure access for community sport at those sites in the borough where there is existing access, but long-term access is currently unsecured.
14. Where sports facility sites are in the Council's ownership, the policy of securing community access through asset transfer to community clubs and/or sports associations should continue to be applied, provided that:
  - i) The facilities are assessed as 'good' quality by the relevant governing bodies of sport prior to transfer, and
  - ii) The transferee is able to demonstrate it has the capacity and resources to maintain the facilities to good quality (and this forms part of any service level agreement). It is recommended that the terms of future transfer agreements include incentives for the clubs to deliver sports development outcomes (e.g. grow numbers of teams, volunteering, and sporting opportunities for under-represented groups).
15. Influence the design and specification of any new education sports facilities and extensions to existing facilities to ensure their suitability for both education and community use (i.e., provided to Sport England and/or the relevant sport's national governing body design dimensions and standards as opposed to education dimensions and standards).

16. Secure affordable community access as a condition of planning consent (via formal Community Use Agreements) for applications from education providers of sports facilities relating to:
  - i) Extending hours of permitted use
  - ii) Extensions to existing sports facilities
  - iii) Provision of new sports facilities

### Enhance and Provide

11. It is recommended that the Local Planning Authorities continue to seek the advice of these sports bodies whenever pre-planning proposals or planning applications involving new sports facilities are brought forward or new S106 Agreements for sports facilities are drafted. This to ensure that the design, layout and management plans maximise the community value of the new facilities and that any maintenance plans meet any relevant Performance Quality Standards.
12. For all developments involving the creation of one or more residential units, contributions should be sought (under Section 106 of the Town and Country Planning Act 1990 or through the Community Infrastructure Levy mechanism) towards the delivery of 'off site' priority projects as identified in the Indoor and Outdoor Sports Facilities Strategy within the locality of (or easily accessible without a car from) the proposed development. Appropriate contributions should also continue to be sought for ongoing maintenance of any new sports facilities. The priority projects are those set out in both the Playing Pitch Strategy Action Plan and the Built Sports Facilities Actions Plan current at the time the planning application is submitted. The projects also include sites in private ownership and on school sites outside the control of the Council. Accordingly, the lead party responsible for progressing the actions is identified in the plan along with the key supporting agencies.
13. For strategic scale proposals comprising 300 or more dwellings, on-site provision may be sought in place of securing contributions towards off-

site projects as per bullet 2 above. On-site provision will be promoted instead in those instances where there is no existing sports provision within the locality which is easily accessible to the site and is capable of absorbing the additional demand arising from the development, and where the site is physically able to accommodate appropriate facilities. This process will be guided by the needs identified in the Indoor and Outdoor Sports Facilities Strategy. On-site provision will typically be secured via a legal agreement and contributions may be sought (under Section 106 of the Town and Country Planning Act 1990 or through the Community Infrastructure Levy mechanism) towards its delivery and maintenance.

14. The latest version of Sport England's Sports Facility Calculator tool should be used to scope the appropriate scale and approximate costs of new sports provision and to provide the starting point for project specific negotiations of S106 and/or CIL developer contributions. (For example, if 1,500 new dwellings are proposed at an average of, say, 2.4 persons per dwelling, the additional population total to enter into the Sports Facility Calculator will be 3,600). The figure per dwelling can be adjusted based on local factors and specific development details.
15. It is recommended that in the case of all planning applications with implications for sports facilities (both indoor and outdoor), the latest version of Sport England's Model Planning Conditions should be used as appropriate. Current model conditions cover the following:
  6. Protection/New Provision of Sport & Recreation Facilities;
  7. Compensatory Provision, Continuity of Use and Phasing of Development;
  8. Built Design and Layout;
  9. Playing Field Provision;
  10. Operational Matters.

16. Ealing has a number of multi-sport sites which serve a wide range of sport and activity. The Playing Pitch Strategy process of consultation and analysis has highlighted a number of important improvements and potential investment needs across these sites for outdoor sport. However, the coordination of these opportunities (alongside the National Governing Bodies and resident sports clubs) with indoor and built facilities will remain a key priority for the Council. Whilst the specific actions and timings are dealt with in the action plan set out below given the importance of these sites to the leading sports within the overall Indoor and Outdoor Strategy opportunities to provide a more diverse and wider reaching range of facilities for sport and physical activity on current sites will be pursued by the Council.
17. It is recommended that the Council's Strategy Steering Group should review and update the Action Plan and priority projects annually during the strategy period. One of the key functions of the Action Plan and its subsequent annual updated versions is to identify the priority facility development projects needed in Ealing to meet demand.



## BFS Section 4 – Action Plan



## Section 4 – Action Plan

The Action Plan provides an outline draft delivery plan related to the potential priority projects and facility needs for sport and recreation as set out in Section 2 of the strategy.

Figure 4.1 presents the projects grouped by facility type and then in alphabetical order with a reference to their potential to be progressed either in the short term (defined as within 2 years approximately) the medium term (defined as within 2-5 years) or longer to progress - for example projects dependent on acquisition of land, the outcome of wider area development planning or large-scale review of options, feasibility and viability. Each project is also judged to be either of low, medium or high priority; it is worth noting that this is a judgment made at this time and may well change over time as borough wide demand and supply factors change.

Figure 4.2 that follows highlights a number of sites which present opportunities for providing or extending community sports. These sites sit outside of the main action plan as further work is required to investigate relevant permission, access, suitability and funding as well as which facility mix might work best on each site. There are no timescales or levels of priority assigned to these sites and decisions regarding facility mix and which facility has the most need in that specific location will be addressed when and if any facility development project comes to fruition.

The annual updates to the Action Plan should in turn inform periodic updates of the Council's priorities for investment through planning contributions, the Local Development Plan Infrastructure Delivery Plan, planning allocations, capital grants and loan programmes.

The action plan is a guide to how facilities might be developed, pending funding confirmation and planning permission where necessary, where and whom they might be developed by to meet identified demand, exploit

opportunities that may arise and provide sustainable management and operational models often through engaging with either voluntary or commercial partners. Each potential project must be evaluated considering the current situation as factors on both the demand and supply side may have changed as well as the cost and viability of the project at the point when an individual project is being considered.

Where capital budget sums are shown for new provision, these are indicative estimates derived from Sport England Facility Cost Guidance Sheet (Second Quarter 2021) or cost estimates provided by the sports governing bodies. Actual costs will need to be determined as part of project specific feasibility studies.

The likely investment needs and costs identified within this section should serve only as a guide at this stage. A number of project proposals within the strategy are subject to design and cost analysis and for some projects feasibility testing and options appraisals.

## 4.1 Priorities and Actions

Figure 4.1 Actions

Site	Timescale & priority	Facility type	Priorities/Action(s) and Associated / Estimated Cost	Lead	Partners and Funding / Development
Dormers Wells Leisure Centre	Medium & high	Swimming pool	Replacement of Dormers Wells Leisure Centre including increased water space, equivalent to a minimum of 8 x 25m main pool and a teaching pool 16m x 12m with moveable floor –	LBE	LBE and wider regeneration planning Cost of £25million+
Gurnell Leisure Centre	Medium & high	Swimming pool	Re-development of Gurnell Leisure Centre including increased water space, equivalent to a minimum of 10 x 50m main pool with boom(s) and a 16m x 12m teaching pool with moveable floor	LBE	Whole site redevelopment and masterplan Cost of £35-40million
Notting Hill & Ealing High School	Short * high	Swimming pool	Support Notting Hill & Ealing High School with any application to expand the times of use for the school pool to include extra curricular and community use	School	Planning application needed
New facility	Long & medium	Swimming pool	Review impact of both projects on demand and supply of water space in Ealing to ascertain if another pool facility is needed to meet unmet demand – Sport England affordable swimming pool (6 lane) - £5.3-6million estimated.	LBE	LBE Leisure and Planning
Ada Lovelace High School	Short & high	Sports hall	Upgrade the sports hall to better cater for cricket and basketball	School	LBE and NGBs
Dormers Wells Leisure Centre	Medium & high	Sports hall	Redevelopment of Dormers Wells Leisure Centre to include an 8 court sports hall Sport England costs £3.58million guidance	LBE	LBE and wider regeneration planning Part of wider development
Featherstone Sports Centre	Short & medium	Sports hall	Support Featherstone High School to look at opportunities to enhance community access to Featherstone Sports Centre including the sports hall	School	LBE Education and Leisure
Existing facilities in general	Short & medium	Sports hall	Investigate options to increase the hours of community use for Sports Halls on education sites, particularly in the Acton area.	LBE & Schools	LBE Education
New facilities in general	Short & high		Identify location(s) for new sports hall facilities in areas of unmet demand, particularly in Southall and Acton	LBE	LBE Leisure, Education and Planning
Gurnell Leisure Centre	Short & high	Sports hall	Consider opportunities to include a sports hall in the Gurnell Leisure Centre redevelopment project	LBE	Whole site redevelopment and masterplan

**Figure 4.1 Actions**

Featherstone Sports Centre	Short & high	Health & Fitness	Support Featherstone Sports Centre in assessing the feasibility to replace and refurbish the health and fitness facility.	School	LBE Education
Dormers Wells Leisure Centre	Medium & high	Health & Fitness	Assess the demand and feasibility of expanding the health and fitness provision to accommodate new demand from housing and population growth	LBE	LBE and wider regeneration planning
Gurnell Leisure Centre	Medium & high	Health & Fitness	Assess the demand and feasibility of expanding the health and fitness provision to accommodate new demand from housing and population growth	LBE	Whole site redevelopment and masterplan
Actonians Sports Club	Medium & high	Squash courts	Sports club with support from the NGB to consider refurbishment or rebuild of the squash courts as part of the wider ground redevelopment project	Club	LBE and NGBs
Former Ealing Squash Club site	Short & high	Squash courts	Ensure 2 squash courts are provided as part of the housing development on the former Ealing Squash Club site, as per planning	Developer	England Squash Developer funded Cost of 2 court build £80,000 – £150,000
New facilities	Medium & high	Squash courts	Consider options for providing more facilities including glass backed, moveable squash courts (glass back and potentially with a moveable side wall) within the feasibility assessments and future plans for the replacement of the Gurnell Leisure Centre and/or Dormers Wells Leisure Centre	LBE	England Squash Cost per court £40,000 - £80,000
Perivale Community Centre	Short & medium	Gymnastics & Trampolining	Refurbish the Perivale Community Centre studio used by West London Gymnastics	Perivale CC	Club
Existing sport and leisure centres	Medium & medium	Gymnastics & Trampolining	Assess the opportunity to run more community gymnastics sessions out of the borough's schools or leisure centres (to complement the current offer)	LBE	Operator
New facilities	Medium & high	Gymnastics & Trampolining	Subject to feasibility, funding and planning, support the development of a purpose-built gymnastics/trampolining facility in the borough	LBE/Clubs	Future development planning
Education sites	Short & medium	Athletics	Investigate the feasibility to open up facilities at The Japanese School and West Twyford Primary School and promote the facilities at King Fahad Academy in Acton	Schools	LBE Education
Spikes Bridge	Long & low	Athletics	Investigate improvements needed to the Active Track at Spikes Bridge	LBE	UKA and London Tigers
Perivale Park Athletics Track	Long & high	Athletics	Refurbishment of the track at Perivale Park Athletics Track	LBE	Operator UKA estimates: Retexture £90,000 Line marking £9,000



**Figure 4.1 Actions**

Ealing LTC	Short & high	Tennis	Refurbishment of Ealing Lawn Tennis Club's indoor courts (airhall)	Club	LTA
West Middlesex LTC	Short & medium	Tennis	Development of two hard courts into artificial clay courts and the replacement of the floodlights on 5 of the courts (club led)	Club	LTA
Enhancing Park provision	Short & high	Tennis	Assess the feasibility of refurbishing and implementing the LTA gate access system in identified park locations	LBE	LTA grant funding
Enhancing Park provision	Short & high	Tennis	The Council to consider introducing a pay and play policy for park tennis courts to fund maintenance and improvements in line with any LTA grant funding criteria	LBE	LTA
New facilities	Short & high	Tennis	Explore opportunities to partner with a Padel operator to provide new facilities and opportunities in Ealing	LBE	LTA and Operator
New facilities	Long & high	Tennis	Assess the feasibility of providing indoor tennis facilities in Ealing e.g. an Airhall for two courts at West Middlesex Lawn Tennis Club	Club	LTA, Cost £155,000 - £250,000
Elthorne Sports Centre	Short & medium	Netball	If compatible with other sports and the school, provide netball posts to enable use of the newly refurbished Court 3	LBE	School
Elthorne Sports Centre	Medium & medium	Netball	In partnership with the school, assess the feasibility of refurbishing the courts at Elthorne Sports Centre to improve the quality of the site for netball	LBE	School - LTA estimate: £35,000 per court
Actonians Sports Ground	Medium & high	Netball	Ensure netball needs are considered in the redevelopment of Actonians Sports Ground	Club	LBE, Club and various NGBs
Tir Chonaill Gaels	Short & high	Gaelic Football	Develop a new pavilion on site with improved facilities including changing rooms, social space, catering facilities, etc. plus reconfigure the playing pitches to increase the number of full size pitches available to 3	Club	GAA, estimated costs of £2.5m provided by club
Gurnell BMX Track	Short & high	Cycling	Work with British Cycling and access Sport to determine the facilities to be provided as part of the planned Gurnell redevelopment – the like for like replacement of the existing BMX track as a minimum.	LBE	British Cycling Cost £100,000
Off road	Medium & low	Cycling	Working with transport, parks and planning to look at sustainable ways to improve route marking and promotion of more off-road routes	LBE	LBE Highways
Park sites	Short & medium	Bowls	Review key grounds where the Council maintenance needs to be improved	LBE	LBE Parks
Ealing Croquet Club	Short & high	Croquet	The Council to work with Ealing Croquet club to agree a lease for the pavilion and greens in Lammas Park	LBE	Club Legal costs



**Figure 4.1 Actions**

Brent Valley Golf Course	Short & high	Golf	Provide a locked gate at Brent Valley Golf Course to reduce the anti-social behaviour occurring in the current car park	LBE	Operator
Brent Valley & West Middx Golf Courses	Short & high	Golf	Consider any available, proportionate, and cost-effective measures to reduce the number of trespasses at Brent Valley Golf Course and West Middlesex Golf Course.	LBE and Clubs	Future development planning
Horsenden Hill Activity Centre	Short & medium	Golf	Ealing Council to review and finalise the lease arrangements with the operator	LBE	Operator Legal costs
Northolt Golf Course (closed)	Short & high	Golf	Consider alternative outdoor sports and recreational facility options for the former Northolt Golf Course and buildings in Huxley Close that complement the adjacent outdoor sports and recreation facilities at Rectory Park and Northala Fields	LBE	Future development planning Legal costs
Council golf facilities	Short & high	Golf	Council to engage with local residents and users on a review of golf course facilities in the borough to achieve wider appeal and improve financial sustainability.	LBE	Operator and Clubs
Sudbury Golf Club	Long & medium	Golf	Explore the opportunities to extend and develop a roof terrace within the clubhouse	Club	Club
Horsenden Hill Activity Centre	Long & medium	Golf	Assess the feasibility and opportunity to redevelop the main building to include a sports hall, party rooms and soft play to build a year-round business	Operator	Operator
Hanger Hill Pitch & Putt	Long & medium	Golf	Consider provision of Pitch & Putt at Hanger Hill to broaden appeal, improve financial sustainability and justify investment in a permanent club building	Operator	Operator
New facility	Short & medium	Judo	Subject to feasibility, funding and planning, support the development of a permanent dojo either as a standalone facility or as part of a multi sport facility	Club	Future development planning with LBE

## 4.2 Further Opportunity Sites for indoor and/or outdoor community sports facilities

**Figure 4.2 Opportunities for providing or extending community indoor and outdoor sports opportunities to be investigated further at the following sites, all pending funding and relevant permissions; all potential opportunities listed are dependent on the support of the site owner/operator**

Site	Potential sports facilities	Potential actions	Ownership
Education sites to open for community use	Likely sports hall, studios and floodlit courts	Encourage all existing and new schools to provide and promote appropriate opportunities for community use out of school hours, for the benefit of the wider community	Schools
Former Eversheds Sports Ground	Indoor facilities for a range of sports and tennis	Provide indoor sports facilities on site which meet the wider sports facility gap analysis for Ealing e.g. table tennis, martial arts in the existing building and potentially investigate the opportunity for tennis in the outdoor space See Section 1 Action Plan for potential outdoor sports facilities on this site	Private
Land adjacent to Wasps FC Sports Ground	Rugby – artificial or grass surface	This former sports ground located adjacent to Wasps FC's home ground would ideally be used to expand and enhance the rugby facilities available	Private
Pitshanger Bowls Green and pavilion	Base for existing outdoor sports in the park	The small pavilion has the potential to be a base for a small sports group using the park such as Parkrun, ParkPlay or the local Park friends group, the former bowls green could be used for recreational activity rather than formal sport	LBE
SKLPCC sports ground	Indoor and outdoor sports facilities	Planning approval for indoor and outdoor facilities including 10 court sports hall, gym, flexible spaces for group exercise, indoor and outdoor changing rooms, 2 cricket pitches and grass football pitches	Private



BFS Section 5 - Summary

## Section 5 - Summary

### 5.1 Summary

Ealing has made a significant investment in sport and leisure facilities over the last 10 years or so, creating a real legacy for Ealing from the London 2012 Games, whilst improving accessibility to key sports facilities and encouraging people to start and stay active.

The Council plays an enabling role in developing better quality facilities by engaging and enabling community organisations through the asset transfer process to independently manage and operate facilities funded through partnerships with Sport England and National Governing Bodies of Sport as well as other funding organisations.

The growing population and ageing facilities puts pressure on the current facility stock and means a notable number of opportunities exist for continued investment in indoor and outdoor sports facilities in Ealing.

The analysis from Sport England's Facilities Planning Model swimming pools report shows that a high level of Ealing's demand for pools in 2031 can be met by the supply which includes the two new proposed pool facilities, and therefore investment priorities, are the redevelopment of Ealing's flagship facility at Gurnell Leisure Centre and the replacement of Dormers Wells Leisure Centre, which is coming to the end of its operational life.

Sport England's Facilities Planning Model analysis for sports halls shows the primary need is to protect the overall quantity, maintain the quality and secure availability for the wider community to the existing supply of sports hall facilities, the majority of which are located on school sites and where possible, increase the hours available for community sport.

Hockey has become more and more popular in Ealing over recent years, with 2 hockey clubs basing themselves in Ealing, both of which are growing strongly and are therefore in need of more sand based floodlit pitches and ancillary facilities to support the growth of both clubs.

Football and Cricket remain popular team sports for Ealing residents and the borough continues to play a very important role in providing winter and summer grass sports pitches with ancillary facilities that meet league standards, for local clubs to use. Ealing continues to provide for its residents and sports clubs, vital facilities for recreational and competitive sport.

There also remains a number of former sports grounds and potential sports facilities that provide future opportunities for sporting infrastructure growth. There are no agreed plans for these sites of opportunity but the Council and its potential partners will take each project on its own merits and will develop facilities in line with the needs of Ealing residents at the time the opportunity arises.

As the country and the public sector, as a key provider of these essential services for leisure and physical activity, continues to recover from the pandemic, the role physical activity has taken on becomes an even more integral part of the health of the nation. Investment into the future health and wellbeing of the Council's residents will be impacted very positively by the investment priorities highlighted in the Action Plans. However, the Council faces a number of challenges with the changing nature of the leisure industry, the cost-of-living crisis and the need to ensure environmental sustainability, all of which need to be managed as part of the planning process for determining future investment needs.

The Council has always recognised and must continue to do so, despite the ongoing challenges, the importance of investing in accessible and sustainable community sports facilities which play a critical role in providing activities and opportunities for Ealing's residents.



## Conclusion

Both the Playing Pitch Strategy and the Built Facilities Strategy that make up the full 2022 Indoor and Outdoor Facilities Strategy for Ealing highlight a number of priorities for protection, support, investment and intervention to continue to provide these vital facilities for the health and wellbeing of residents of Ealing and also the many people that visit the borough.

The Council remains committed to protecting these important spaces for physical activity and sport and the overall strategy provides a robust evidence base and a clear set of priorities for the Council, and the many partners involved in delivering physical activity and sport, upon which to focus their efforts.