



Kneller Hall School

ADP London | September 2022



Sports Provision Statement



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01 - Introduction

01 Introduction

This document has been produced by ADP on behalf of Dukes Education, to set out the current sports provision for Radnor House School (the school which will move onto the Kneller Hall site) and the existing sports provision at Kneller Hall. This document describes the future use of the proposed sports facilities, both by the school and community, set out in this planning application.



01 - Existing School Provision

Current Radnor House Provision

The project team has engaged with the sports and PE teaching staff at Radnor House School, to understand the existing school sports and PE offering for pupils.

We have summarised this here:

Sports Teaching

- + The vast majority of sport lessons are required to take place off- site, with minibuses and coaches used to transport pupils to and from the facilities. Current facilities used by the school include:
 - St Mary's University Sports Ground, Twickenham for netball, hockey and athletics.
 - Teddington Cricket Club.
 - Bushey Park for grassed sports including football, rugby and cricket.
 - Teddington Swimming Pool and Leisure Centre, Vicarage Rd, Teddington for swimming and spin classes.
 - Teddington Tennis Club, Vicarage Rd, Teddington for tennis.
 - Blitz Crossfit Centre, Station Yard, Twickenham for a gym.
- + Currently at the Radnor House School site there is only one hall. It is the size of a Badminton court but the ceiling height in this room makes it too small to play badminton or other ball games. The school is therefore very constrained in how this is used.
- + Currently Year 7- 9 have three sports/ PE lessons per week and Year 10- 13 have two sports/ PE lessons per week. Students studying Sport for GCSE or A-level have additional classes (3 additional for GCSE and 6 additional for A-level).

- + Throughout the school year, depending on the season, different sports lessons form part of the curriculum. The main sports being football, rugby, cricket, netball, hockey and rounders. There is also swimming, athletics and tennis lessons for all students. The breadth of sports that the school can offer, and when they can offer them is limited, because they are reliant on off- site facilities.

Extra Curricular

- + Currently the school offers extra curricular activities and clubs, including:
 - Morning Clubs: which include fencing and use of the on-site cricket net for batting and bowling practice. Rowing club is also held in the morning off- site.
 - After School Clubs: There are team practices and matches after school from 4pm- 5.30pm including football, cricket, rugby, netball, tennis and basketball. The school has existing relationships with local organisations and clubs, that run some of their after school clubs. For example, Richmond Knights run the netball after school sessions.
 - Lunch Time Clubs: Running club and football club runs at lunchtimes, both off- site.
- + The school is currently limited in the clubs that it can offer, and when they can operate, because they are reliant on using off- site facilities.

Existing Sport	Current Location	Comments and Opportunities at Kneller Hall Site
Badminton	St. Marys Uni	Can only access their hall one day a week and existing Radnor House School hall is too small to play. This could become a major part of our curriculum.
Basketball	Undersized Hall at Radnor House	Can only play in existing Radnor House School undersized hall which limits participation and can't play fixtures in it. Have Richmond Knights coaching one evening a week (as well as staff coached sessions).
Cricket	Teddington Cricket Club	Have 2 undersized nets in existing theatre. Would look to add nets into the sports hall and outdoor nets by the pavilion and new pitches.
Fencing	On site at Radnor House – outside	Offered before school and in senior Games (Yr 11-13) but has to be outside on the astro turf due to lack of indoor space. At new site would be able to expand indoors.
Netball	St. Marys Uni	Have 1 court on site at existing site (which is undersized). Opportunity for netball to be played on the tennis courts and on the basketball court.
Hockey	St. Marys Uni	Opportunity for expansion of training and playing throughout the week with on site facilities.
Football	Bushey Park	Have to travel to Bushy Park by train. Opportunity for increased training, lesson and practice time when have pitches on site.
Rugby-	Bushey Park	Have to travel to Bushy Park by train. Opportunity for increased training, lesson and practice time when have pitches on site.
Tennis	On site at Radnor House	There is only 1 court which is used mainly for netball at existing Radnor site. Currently can only offer training for 8 pupils 1 evening a week. This would increase hugely with the two on site tennis courts.
Rowing	At Twickenham Rowing Club	Would use the school gym to train (weights and ergos) rather than going to Rowing Club in the winter.
Swimming Pool	Teddington Swimming Pool	Can only access the pool at Teddington to teach swimming to yr 5 to 7 on given times. This would increase to the whole school with the on site swimming pool. Would be able to enter and run swimming galas. Water Polo would also be able to start. Swimming can take place both before and after school as well as in the curriculum.
Athletics	St. Marys Uni	Could run sessions on grass pitches on site.
New Sports to be introduced		
Dance/ trampolining/ gymnastics	Not currently offered	Can't be offered due to lack of space but there is demand and would look to embrace at the new facilities at Kneller.
Volleyball, futsal and martial arts	Not currently offered	The sports hall would add additional activities to the programme. Also facilitates teaching of A level and GCSE lessons through practical activities rather than just in a classroom.

01 - Existing Site Provision

Existing Sports Facilities at Kneller Hall

Royal Military School of Music sports pitches

The existing sports facilities at the site were used by the Royal Military School of Music when they occupied the site. Public access was not provided to these facilities.

The facilities comprise of:

- + Grassed pitches on the east of the site, used for football and rugby. There are currently no line markings showing the previous layout of these pitches but there are rugby posts still in situ. An artificial cricket strip in the centre of the grassed pitches
- + Two hard surfaced tennis courts.
- + One hard surfaced basketball court.
- + A sports pavilion on the east of the site, that looks on to the grassed pitches
- + A small sports hall on the east of the site, known as the Morris Hall of approximately 77 sqm GIA



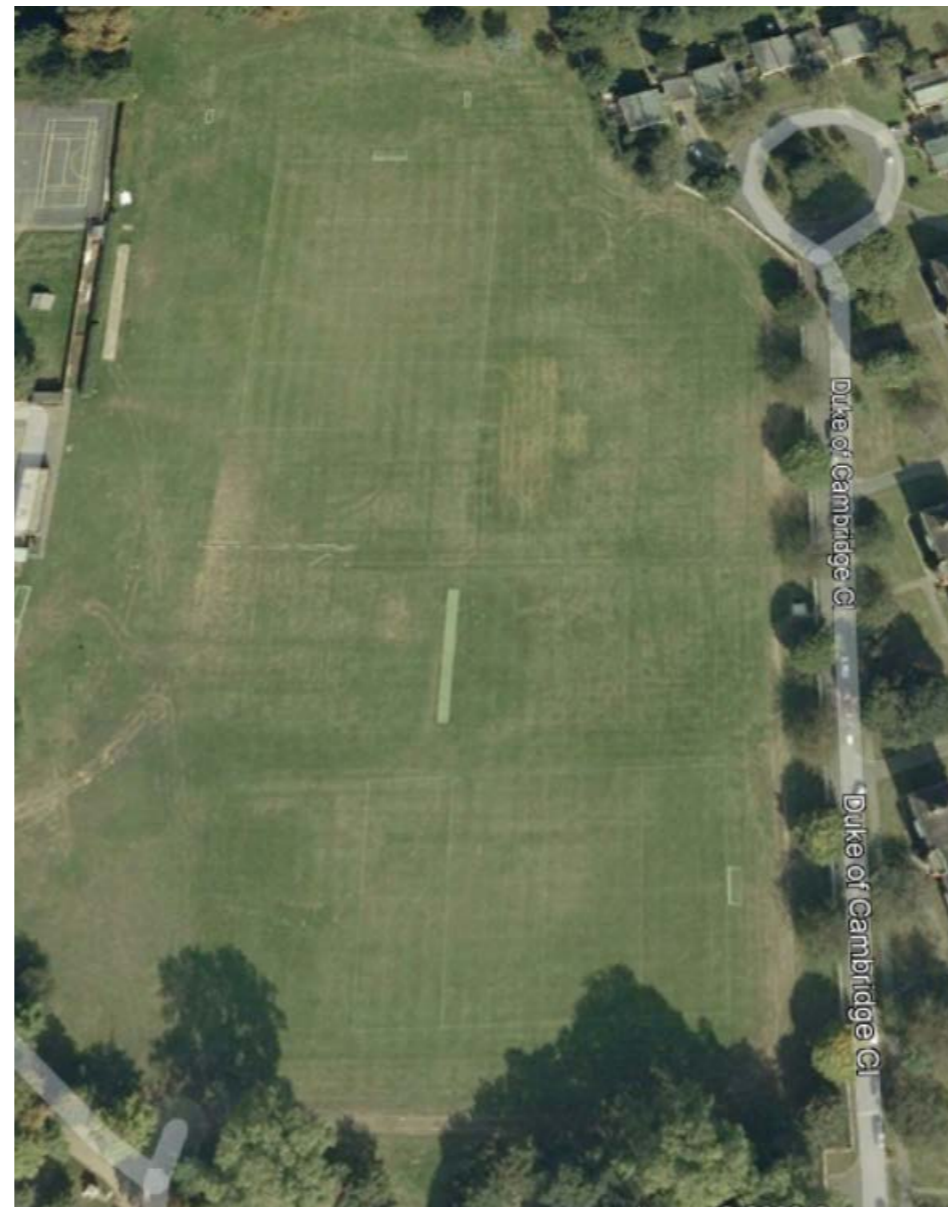
01 - Existing Site Provision

Existing Sports Facilities at Kneller Hall

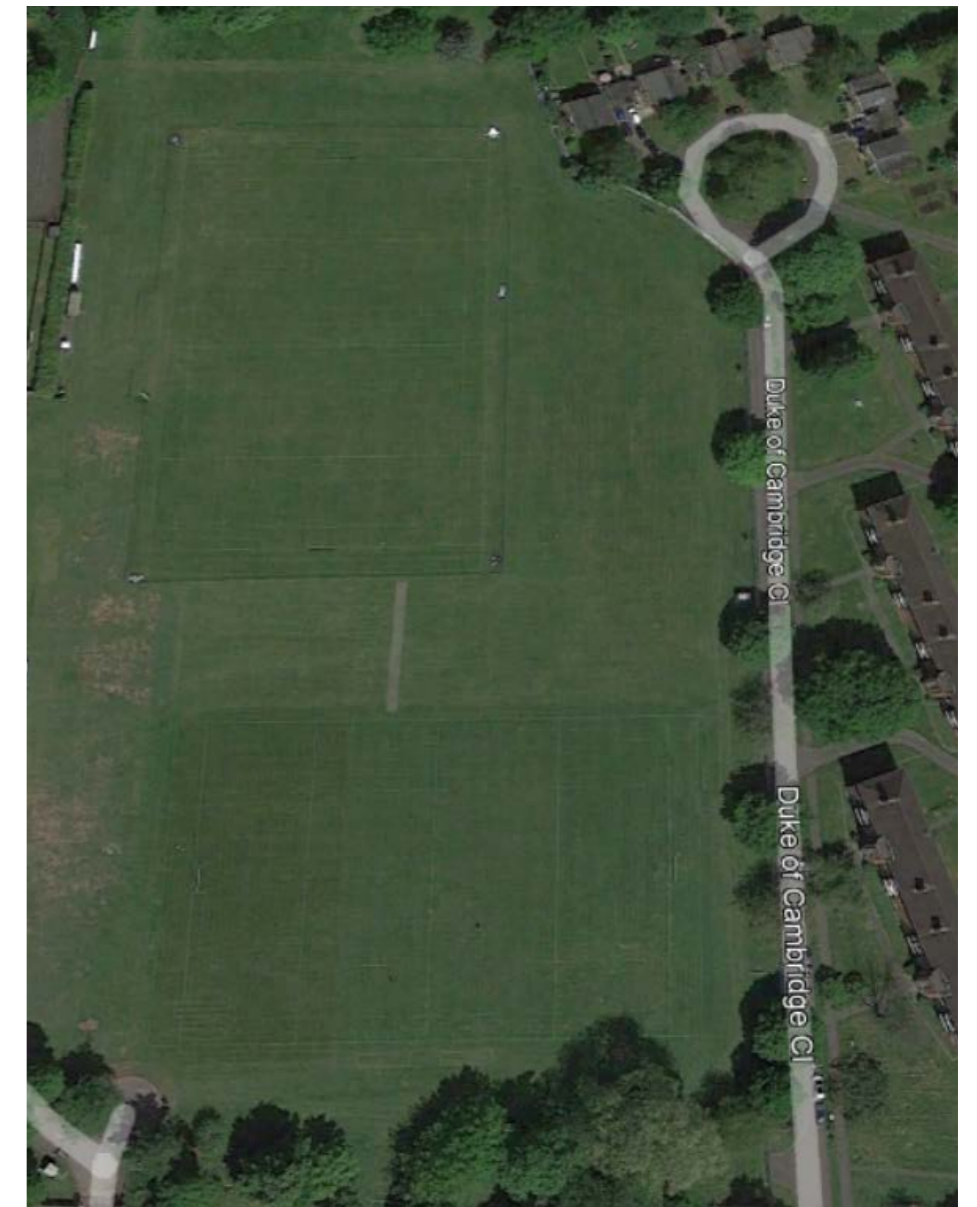
When looking at Google Earth satellite images, in most years that the site is captured there are no line markings for the pitches (see images below). In 2006 there is a football pitch marked out on the southern part of the pitches. In 2008 a second football pitch appears to be marked out on the northern part of the site. In 2018, two rugby pitches are marked out in the locations where the football pitches were in previous years.



Google Earth Satellite image of Kneller Hall sports field 2006



Google Earth Satellite image of Kneller Hall sports field 2008



Google Earth Satellite image of Kneller Hall sports field 2018

01 - Proposed Use of Sports Facilities at Kneller Hall

Proposed Provision

The project brief from Dukes Education and Radnor House School was to provide on site sports facilities, to enable the school's sports and PE lessons to take place on site, as opposed to off-site. The proposed development seeks to provide a much improved sports offering for pupils, compared to the existing arrangements, which are constrained by limited access to off-site facilities and the logistics of getting to the facilities. The project team has engaged with the sports and PE teaching staff at Radnor House School to understand their requirements and how they intend to use the proposed facilities.

Sports Teaching

- + Pupils are expected to have the same number of sports/ PE lessons per week as existing.
- + When the school reaches capacity there will be 6 form groups per year in Year 7- 11 and 5 form groups in both Year 12 and 13.
- + For some year groups, multiple form groups will have sports/ PE lessons at the same time, allowing pupils to be offered a wider breadth of choice in the sports/ PE lessons that they undertake throughout the school year and depending on the season.
- + For GCSE and A-Level students, the fitness studio, activity studio and sports hall will be used for theory lessons, providing much needed space and flexibility in the scope of theory lessons, more than the limited facilities at the existing site allow.
- + With multiple classes having sports lessons at the same time, this results in a need for multiple changing facilities. The proposed development has separate wet and dry changing facilities in the sports centre and also changing facilities in the sports pavilion. The provision of multiple changing facilities is needed to ensure sufficient capacity for all pupils undertaking a sports/ PE lesson to change.

- + Having the sports facilities on- site will allow the school to expand the curriculum on offer to its pupils, for example:
 - The four court sports hall will be able to be used for a wide range of activities including badminton, short tennis, trampolining, dance and aerobics. This will allow a more structured and varied choice for pupils in both sports/ PE lessons and also sports clubs.
 - The swimming pool will enable the school to introduce more regular swimming lessons into the curriculum for all year groups, to undertake capsized activities for the rowing club and to offer water polo and swimming clubs for students.
 - The fitness and activity studio will be able to be used for theory lessons to teach pupils about healthy lifestyles.
 - The astro turf pitch will be used for hockey, throughout the year as well as other sporting activities during the winter months, when the grass pitches may not be able to be used as frequently and intensively in wet weather.
 - The tennis courts will be used for tennis lessons and tennis club throughout the year, and will also be able to be used for netball. The nets on the courts will be able to be taken down/ put up to allow this flexibility.
 - The grassed pitches will be used for football and rugby throughout the year, as well as for athletics in the Summer months. How the pitches will be used will vary depending on the age group.
 - Cricket will be able to be played on the grassed cricket pitch in the Summer months, and subject to the weather.
 - The basketball court will be used for lessons and basketball club.
 - Most rowing training will need to take place off- site. However, some training exercises will be able to take place on site, such as gym training and capsized activities in the swimming pool.

- + Having the facilities on-site creates greater certainty for the school and pupils on what sports and clubs can be offered. Currently, the choice of sports each year is constrained by what agreements the school can secure for use of off-site facilities.
- + The limited access to facilities also means that all pupils have to do the same main activities in sports/ PE lessons, and there is no choice for pupils to focus on sports/ activities that they excel in or prefer. This is particularly the case when it comes to sports clubs, as the school is currently restricted in what sports clubs it can offer pupils.

Extra Curricular

- + At the Kneller Hall site, the school intends to offer a much wider range of sports clubs, running these before school, at lunchtime and after school. After school clubs would be expected to run from 4pm to 5.30pm. Matches against other schools could take place either in the afternoon or after school. Changing facilities for visiting schools will be provided in the sports pavilion.
- + It is expected that there will be clubs operating on most days of the week, Monday to Friday before, during and after school, to maximise the options available to pupils in all year groups. At this stage a full timetable for sports clubs has not been prepared.
- + The school intends to maintain existing links with community sports clubs and to further these links, where there may be opportunities for the community groups to hire the facilities. Pupils will then have better access to joining these clubs, with the training taking place on the school grounds.
- + Younger pupils that will stay based at the existing Radnor House School site will also use the facilities at Kneller Hall. This will therefore provide them with greater choice and sports/ PE opportunities than they currently have.

02 - Proposed Outdoor Provision

02 Proposed Outdoor Provision

Pitches

The proposal for the eastern half of the site within the Metropolitan Open Land is to utilise the existing open space as sports pitches, all grass pitches will be unfenced to maintain the openness of the MOL, however the astro-turf pitch will be fenced. Sports England input has been sought on requirements and their feedback has been incorporated into the proposals including size, all pitches are sized for community use and are as follows:

- + Full size (106 x 70m) football pitch (8.3):
 - Used throughout Winter and Autumn terms for games lessons, competitive inter-school fixtures and after school training sessions.
 - Can be over marked with smaller pitches for youth teams.
- + A six wicket cricket square and outfield (8.4):
 - Fine turf square
 - The cricket square is sited over 64m from the astro-turf pitch to allow the astro-turf pitch to be used safely whilst the cricket pitch is in use.
 - Used during Summer term for pupil games lessons and competitive inter-school fixtures, as well as community club use.
- + A full size (154 x 80m) Rugby pitch (8.5):
 - Used throughout Winter and Autumn terms for games lessons, competitive inter-school fixtures and after school training sessions.
- + Two tennis courts (8.1):
 - Hard surfaced pitch with fencing and floodlighting.
 - Removable tennis nets to allow flexibility in use through the year for both Netball and Tennis, for pupil games lessons and competitive inter-school fixtures and after school training sessions.
 - Suitable for use in winter months.
- + Astro-turf pitch (8.2):
 - Artificial pitch with fencing surrounding pitch.
 - Used through the year for Hockey for pupil games lessons and competitive inter-school fixtures and after school training sessions.
 - Additional use for other games lessons during winter months when grass pitches cannot be used frequently due to wet weather
- + Basketball court (30m x 17m)
 - Hard surfaced court used for basketball and other ball games.



02 Proposed Outdoor Provision Pitches

- Suitable for us in winter months.

Outside of school hours these pitches would be available for community use, more detail on this is to be found in section 04.



02 Proposed Outdoor Provision

Pitches

Grassed Pitches

The existing grassed pitches are in a fairly poor condition. A specialist sports pitch consultant, MCArdle, has been appointed to advise on the works to re-lay the pitches, to ensure that they are suitable for the proposed use, level and suitable drainage is provided and to ensure that they can be appropriately managed and maintained.

The appointed ecologist has identified acid grassland on the sports pitches. This is discussed further in the submitted Ecology Report prepared by RPS. The feasibility of lifting the existing grass, levelling the pitches and re-laying the same acid grass has been explored. The sports pitch consultant has confirmed that this is not a suitable grass type for the sports pitches because acid grass areas usually consist of a variety of species but mainly fescue grass which is not very wear tolerant and not suitable for playing pitches. They have advised that pitches would normally be seeded with a rye grass. Further engagement has taken place with the sports pitch consultant on suitable grass types for the pitches, and areas surrounding the pitches, to ensure that they are suitable for the intended use and can be maintained by the school to a high standard.

The proposed works to the sports pitches will provide a significant improvement to the quality of the pitches, therefore ensuring that they are suitable for school use and also meet the needs of community sports groups, that are expected to hire them, outside of school hours.

Following feedback from the project ecologist and lighting specialist, as well as due to their location in the MOL, these pitches will not be floodlit.

Hard Surfaced Tennis Courts

There are two existing hard surfaced tennis courts, surrounded by fencing. These courts will be resurfaced and fencing replaced to improve their quality.

Floodlighting will be introduced to enable the courts to be used for after school sports clubs in the winter months and also to enable local community groups to use these courts in the evenings, throughout the year. Engagement with Whitton Tennis Club has confirmed that floodlighting to these pitches would be very beneficial to them, providing greater flexibility in how they can use the courts, (see Section 04).

The LTA via Sports England has also confirmed that “For the community to access the facility outside school hours the use of sports lights would greatly increase the community access, particularly during winter times when daylight hours are reduced. Floodlighting-guidance.pdf (lta.org.uk). Lighting will offer year-round play for the community, between November and April when daylight is shorter, lighting outdoor courts adds 35% more playing time. Currently, there is only 1 park site that provides sports lighting across the borough. Sport England would also support lighting due to the potential for increasing community use”. The LTA has questioned the lux level of the lighting. The lux level proposed and the style of lighting used has been recommended by the project lighting consultant and is supported by the project ecologist, taking into consideration the location of the tennis courts proximate to the habitat corridor. The 200 lux proposed meets the Sports England guidance for community use standard, see submitted lighting strategy for details of floodlighting.

Whilst the primary use of the courts will be for tennis, the ability to remove the tennis nets will allow the school to use the courts for other sports clubs, including netball in the winter months. Floodlighting to these courts creates much greater flexibility for the school in terms of what

after school sports clubs they can offer in winter months. This is especially the case, given that the grassed and astro turf pitches will not be floodlit.

A smart gate technology will be able to be installed on the gate leading into the tennis courts, as recommended by the LTA, so that the courts are secure and access to them can be managed. The applicant will engage further with Whitton Tennis Club, to agree arrangements for access to the courts and the use of a booking platform. It is noted that the LTA has suggested the ClubSmart platform could be used, which is already used by Whitton Tennis Club

02 Proposed Outdoor Provision

Associated Facilities

Alongside the pitches, provision has been designed for associated changing and clubhouse facilities in the form of a sports pavilion located close to the main sports pitches.

The design of the pavilion has been developed through consultation with Sport England using their guidance alongside that of the ECB (England Cricket Board), as well as input from the school on their needs.

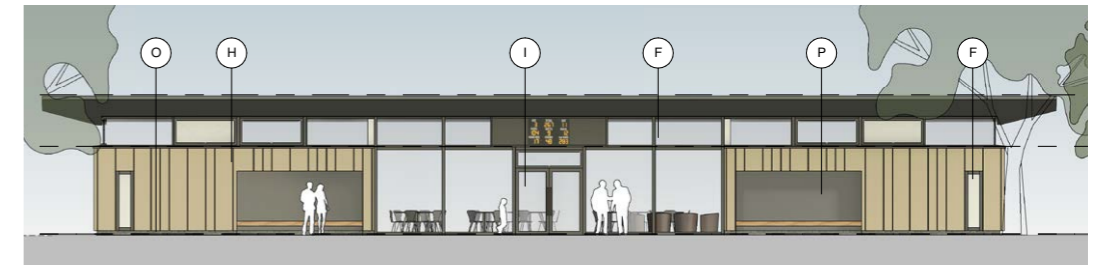
The pavilion consists of four team changing rooms and a central clubroom. The building is located between the pitches and the rest of the school buildings. This creates a clear routing for pupils when moving to their sports lessons. Coach parking is nearby allowing visiting teams to easily access the changing facilities.

Engagement with sports clubs, has confirmed that the facilities provided in the sports pavilion, including the club room, are much needed. The club room can help clubs to generate revenue, to support the running of the clubs, from family and friends watching matches. It also allows the clubs to host competitive matches.

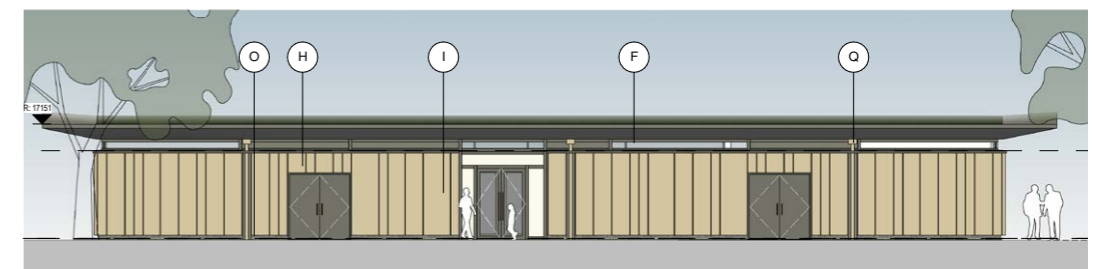
The central clubhouse is designed to provide a space for spectators and is an essential part of a sports pavilion in Sports England guidance. Full height windows allow for views out onto the sports pitches, for spectators and players which is a key requirement for the design. The floorplan of the proposed pavilion consolidates the provision of the club room into a single space and looks to reduce the size as far as possible, so that it is usable and meets users needs, without being over sized, given the location in the MOL. In addition to being used by cricket clubs the clubhouse will also be used by other sporting organisations hiring the outside pitches. It therefore needs to be of a sufficient size to meet various sporting organisations needs.



Proposed Site Plan, NTS



Western, Pitchside Elevation



Eastern Elevation

02 Proposed Outdoor Provision Associated Facilities

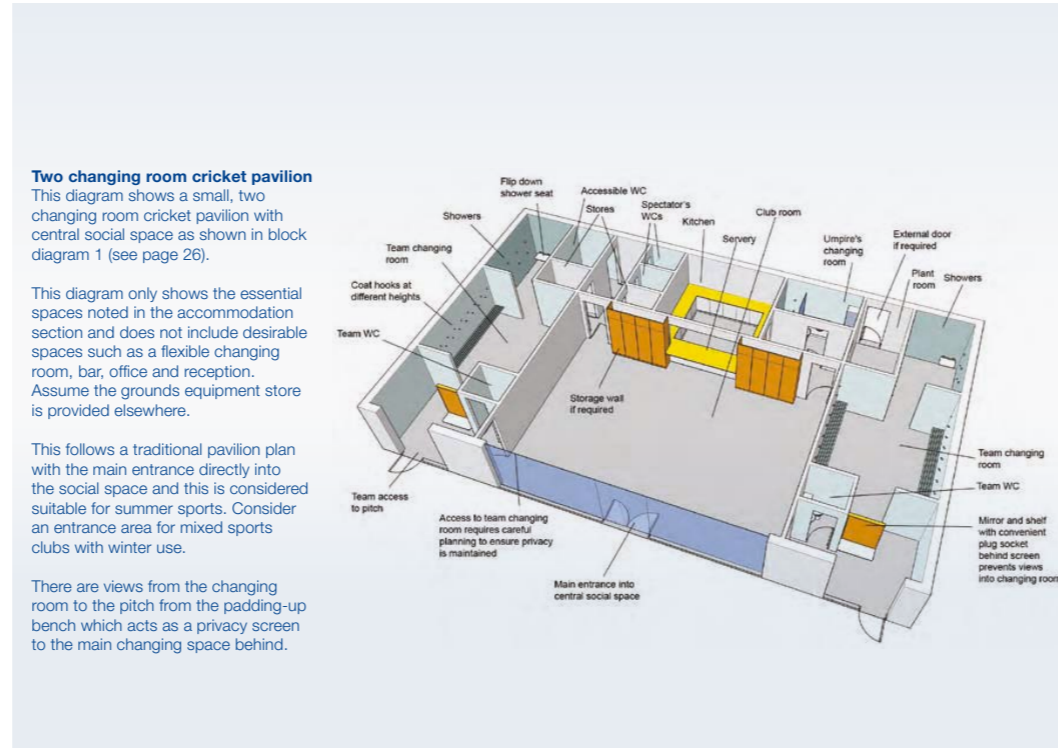
The number of changing rooms allow for competitive matches to be played simultaneously on the Football and Rugby pitches during the Autumn and Winter (2 Home and 2 away changing rooms).

Facing the pitches two of the changing rooms (1 home and 1 away) have been designed to ECB guidance, with adequate storage for larger kit bags needed for cricket players. A key ECB requirement is that the pitch must be able to be seen from the cricket changing rooms. A slot window has been placed within the lobby of the two pitch facing changing rooms allowing players to watch the progress of the game from inside. This balances the requirement for a view of the pitch with the need for privacy of players whilst changing. Additionally Recessed seating overlooking the pitch allows batsmen waiting to bat to sit and watch the game.

Alongside the team changing facilities two umpire changing rooms have been provided allowing for mixed gender umpiring. The elevation design also incorporates the need for a scoreboard (located centrally).

All four changing rooms have a WC accessed off of a lobby leading to the changing room. These externally accessed WCs ensure that a sports club which has hired an outside pitch but not the pavilion still has access to WC facilities. There is also an accessible WC and changing room provided which can be accessed both from the clubhouse or externally providing WC facilities for disabled players or spectators.

The store provided will be used by both the school and the various local clubs that are expected to hire the outside pitches. The size proposed is needed to ensure that there is space to accommodate the different sporting needs. External access allows direct access to the store for clubs that have not also hired the clubhouse.



Two changing room cricket pavilion
This diagram shows a small, two changing room cricket pavilion with central social space as shown in block diagram 1 (see page 26).

This diagram only shows the essential spaces noted in the accommodation section and does not include desirable spaces such as a flexible changing room, bar, office and reception. Assume the grounds equipment store is provided elsewhere.

This follows a traditional pavilion plan with the main entrance directly into the social space and this is considered suitable for summer sports. Consider an entrance area for mixed sports clubs with winter use.

There are views from the changing room to the pitch from the padding-up bench which acts as a privacy screen to the main changing space behind.

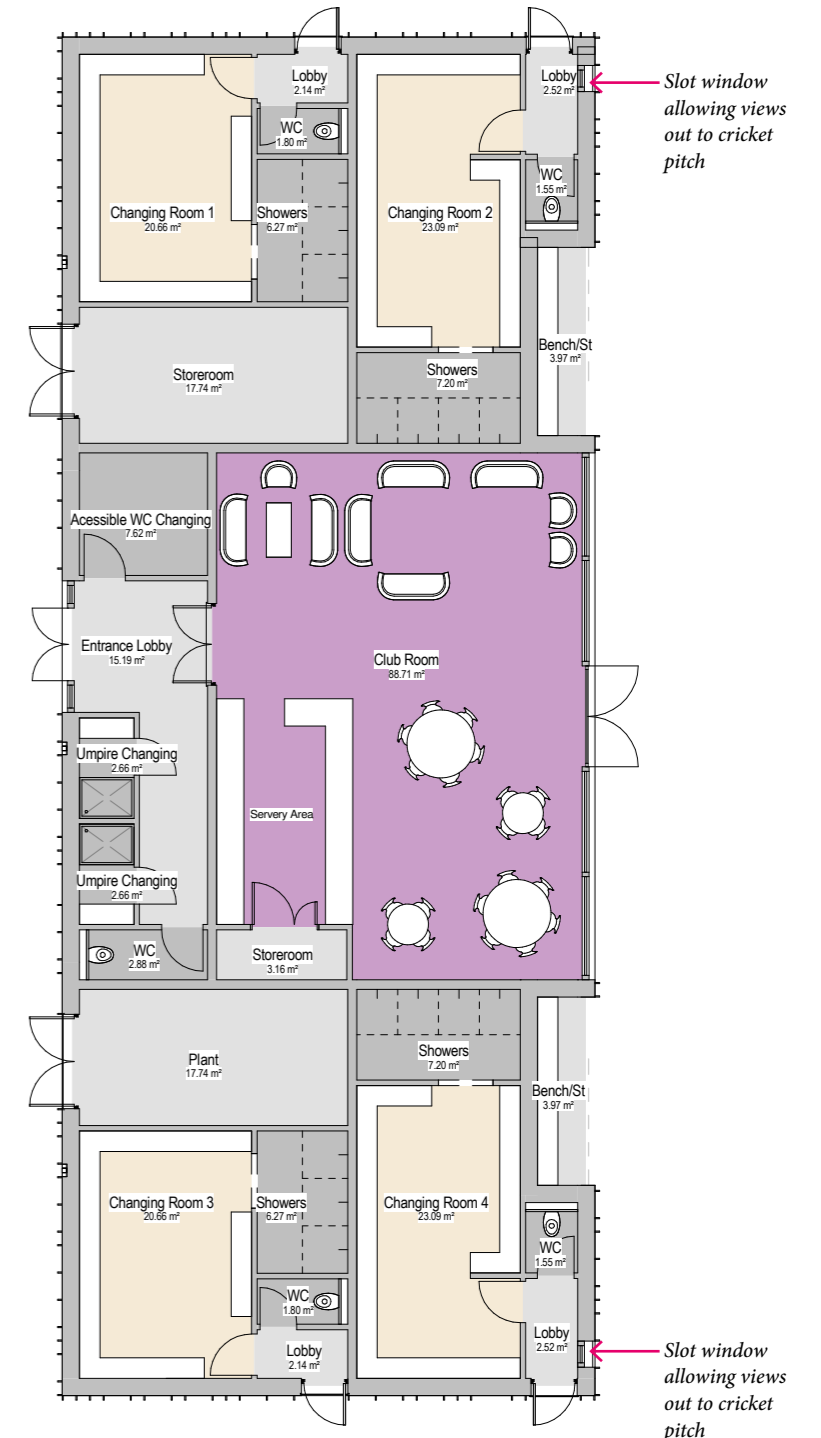
Extract of ECB Design guide for cricket pavilions - Example pavilion layout

Accommodation

The accommodation should meet the current and future needs of the club and can be considered in terms of what is essential or desirable:

Essential	Desirable
Entrance	Reception
Team changing room and showers	Office
Officials changing room and shower	Flexible changing room and shower
Toilets for players, officials and spectators	Additional umpire changing room and shower for multi sport facilities
Provision for first aid	Bar
Social and dining/ tea room	Meeting room
Club room	Secure storage for trophies
Kitchen and servery	External cricket equipment store
Storage	Refuse area
- food and beverages	
- consumables	
- cricket equipment	
- cleaner's equipment	
Plant room	
Grounds equipment store (this can be integral or external – see storage)	
Scoreboard	
Scorer's base	

Extract of ECB Design guide for cricket pavilions - Accommodation schedule



Floorplan NTS

03 - Proposed Indoor Provision

03 Proposed Indoor Provision Sports Centre

Indoor sports provision is housed in the sports centre at the heart of the campus. The sports centre is divided in function between the swimming pool and associated changing and sports hall, gym and activity studio.

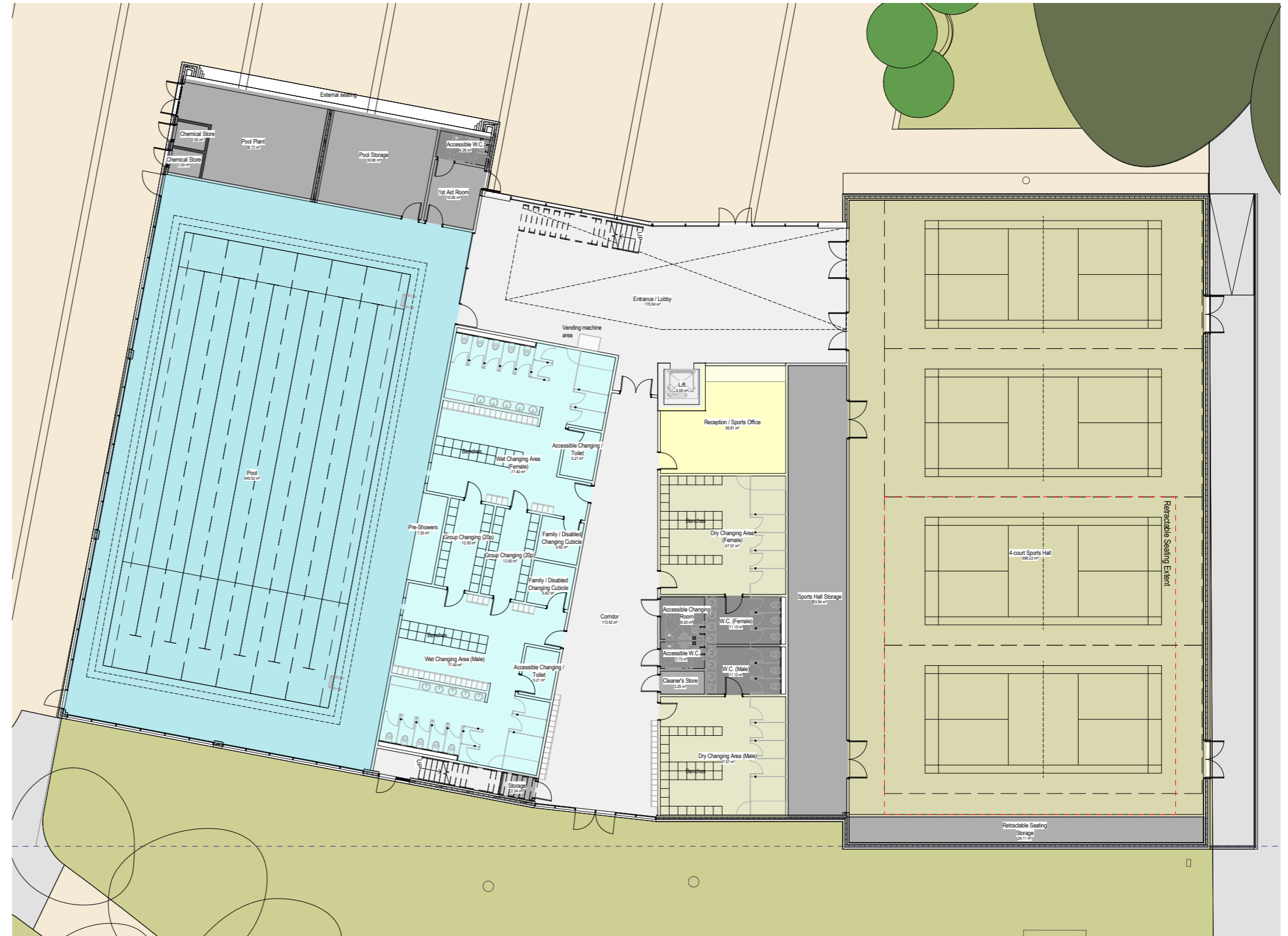
The design of the building allows for a central entrance and waiting area with a reception for use when facilities are available for community use.

There is a clear separation between the uses with wet and dry changing access removing cross contamination.

The upper level, accessed via the main stair and lift, contains a spectator viewing gallery, fitness and activity studios.

Sports England sets out design guidance for pool and pool facilities in their Swimming Pools design note. A 6 lane 25m pool is classed as a community pool by the Amateur Swimming Association (ASA). The Sports England guidance shows example layouts of community size pools within its guidance document. This capacity has been met within the proposed changing room layouts.

Sports England guidance uses badminton courts to define sports hall sizes as they are the smallest module of space in which indoor sport can be played. A 4 court arrangement is commonly used for school and community sports halls as it allows for larger indoor sports such as futsal to be played as well. The minimum sizing for a 4 court hall is: 34.5 x 20.0 x 7.5 m with the proposed sports hall being 35 x 20 x 9.2m. The additional height allows for indoor cricket nets to be installed (the ECB advises up to 9.2m hall height for this). The sports England design guidance also sets out storage and changing room size (see p19).



03 Proposed Indoor Provision Swimming Pool

Dukes Education’s brief is for a 6-lane 25 metre long pool which takes up the south part of the sports centre.

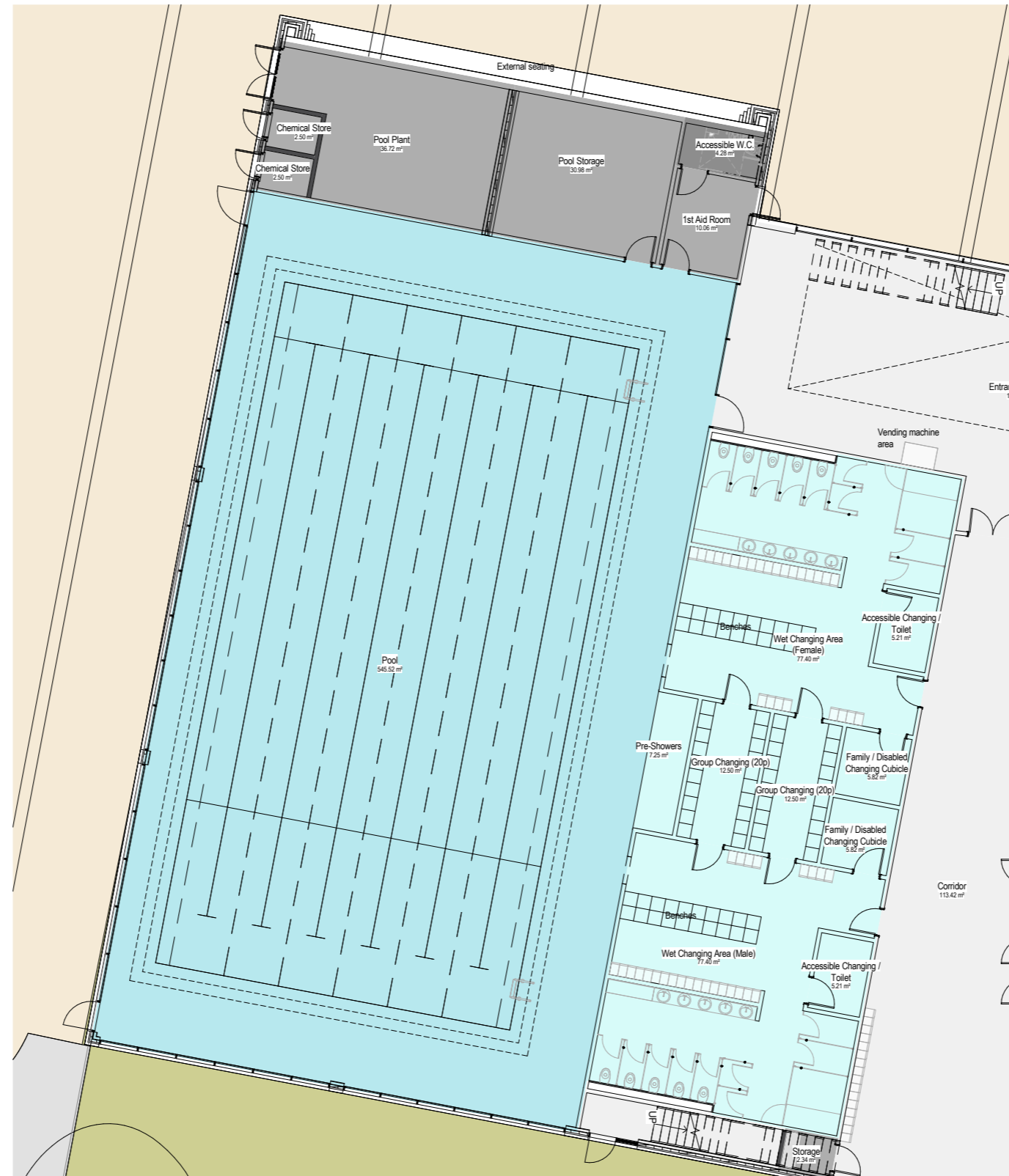
The associated changing has been designed to Sports England guidance for single sex changing for a pool of this size. In addition a specialist pool designer (H2O) has been appointed to ensure that plant and storage spaces are adequately designed to ensure the facilities are suitable for the schools needs and also community groups who are likely to hire the facility’s needs.

Through discussion with the school the proposed pool will be used for the following:

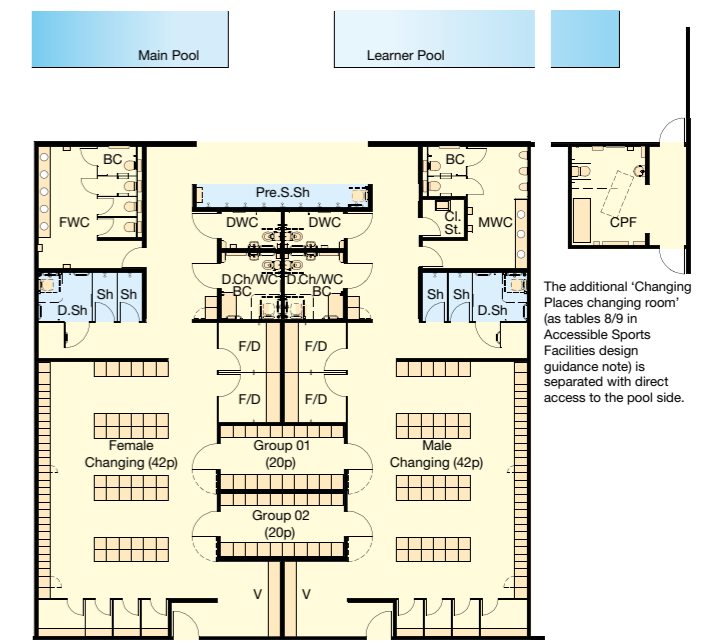
- + Sports teaching - Regular swimming lessons for all year groups.
- + Competitive swimming galas and water polo games and training for these.
- + Extra curricular use for swimming and water polo clubs.
- + Use of pool for capsiz drills for the schools rowing club training.

The first floor includes a viewing gallery which allows spectators to watch competitive events as required in Sports England guidance; although capacity is defined by demand.

Outside of school hours the swimming pool would be available for community use. More detail on this is to be found in section 04.



Sports Centre Ground Floor



38 Sports England Diagram of changing facilities © Sport England 2013

03 Proposed Indoor Provision Sports Hall

The north side of the ground floor of the sports centre accommodates the Sports Hall.

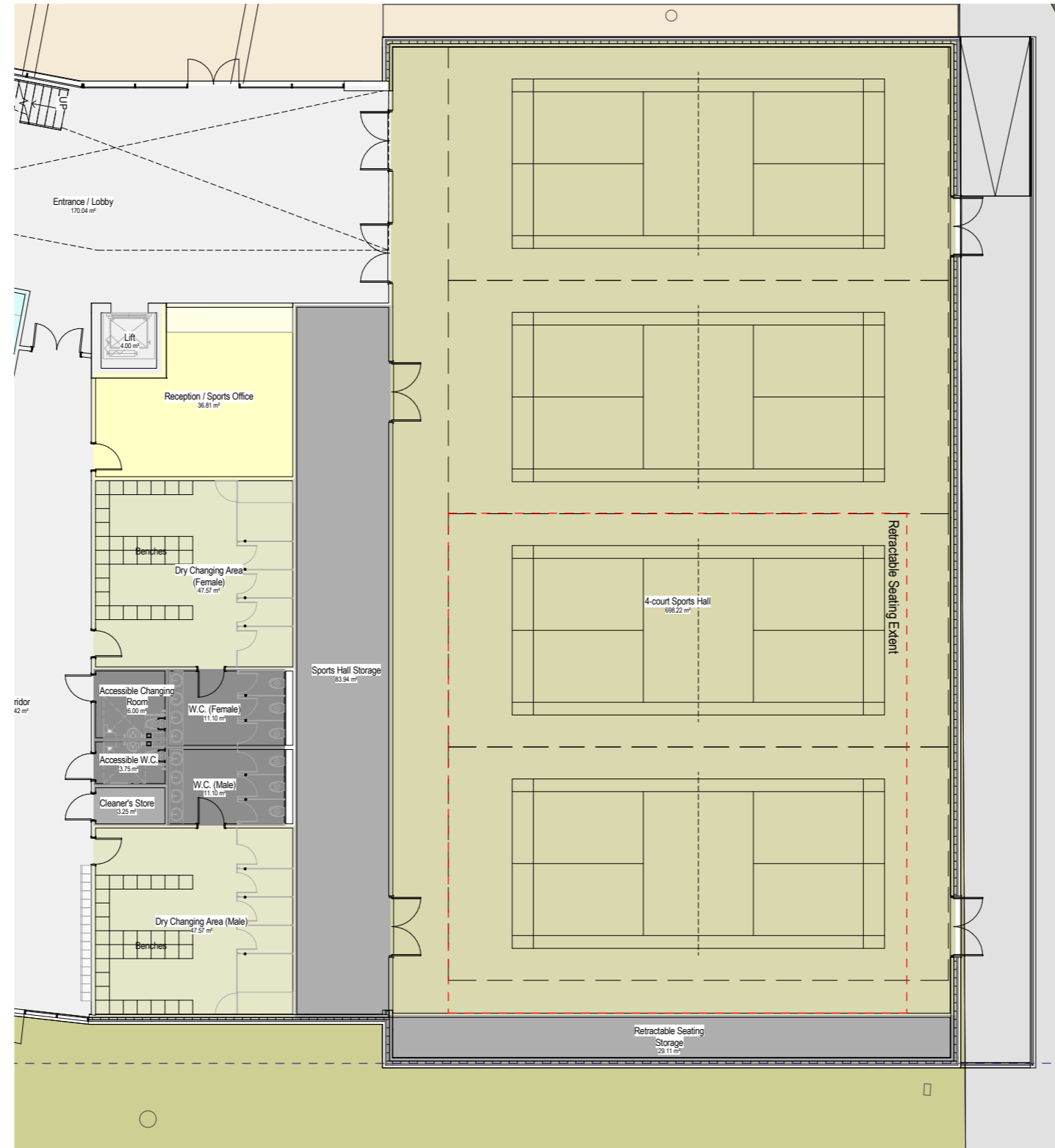
The hall has been designed as a 4 (Badminton) court hall allowing for not only badminton but a variety of other sports to be played indoor, the floor construction will be designed to meet the technical requirements for indoor surfaces for all the sports use proposed.

Retractable seating allows the school flexibility to use the hall for whole school assemblies if needed, seating all 1000 pupils in the hall.

The associated changing and WC facilities for the hall are located on the same level and are sized in accordance with Sport England design guidance. The school will use the sports hall to provide the following:

- + Sports teaching for all year groups offering a variety of sports such as badminton, short tennis, trampolining, dance and aerobics.
- + GCSE & A-Level PE theory lessons.
- + Extra curricular sports clubs at Lunch and after school
- + Retractable seating will also allow the hall to be used for occasional 'whole school' assemblies

Outside of school hours the sports hall would be available for community use, more detail on this is to be found in section 04.



Sports Centre Ground Floor NTS

03 Proposed Indoor Provision Sports Hall

The first floor of the sports centre accommodates a fitness studio for weights and fitness machines as well as an activity studio for dance, aerobics and other similar activities.

There is also associated changing and storage on the same level. These spaces will allow the school to provide the following activities to pupils:

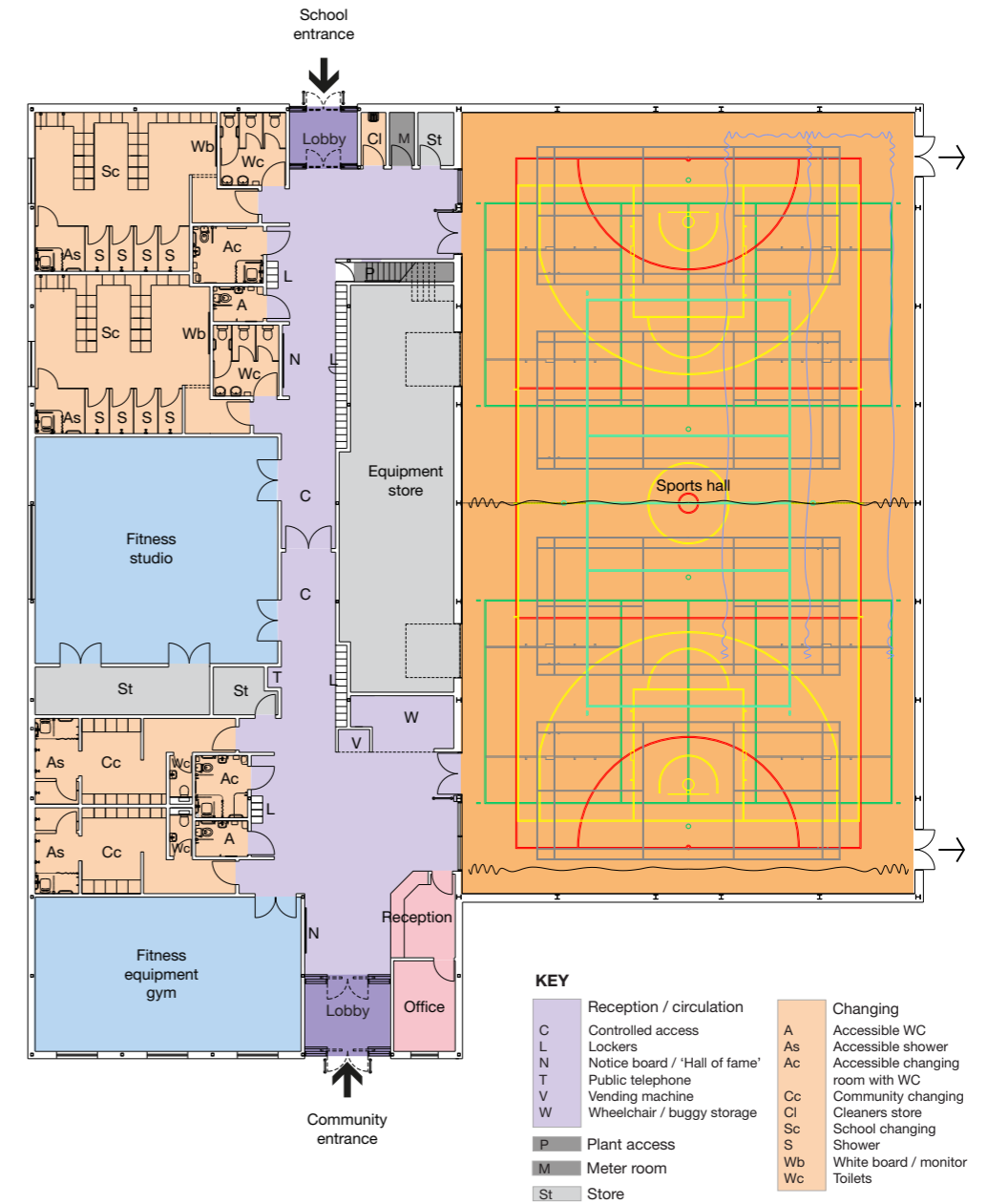
- + Fitness Studio
 - GCSE & A-Level PE theory lessons
 - Extra curricular fitness and training space for clubs and teams such as rowing and rugby.
- + Activity Studio
 - Sports teaching for all year groups
 - GCSE & A-Level PE theory lessons
 - Extra curricular clubs such as fencing, Yoga, dance and others



Sports Centre First Floor

Option 1c - 4 court sports hall + changing + health and fitness (GIFA 1,532m²)

Floor plan



Sports England design guidance for Indoor sport provision

04 - Community Use

04 Community Use

Engagement

From the engagement with local groups and schools, it is apparent that there is strong interest and high demand for the proposed facilities with many groups keen to build links with the school. Dukes Education and Radnor House school want to build a positive relationship with local groups and schools, to ensure that it is not just the pupils that benefit from the proposed facilities but the wider community.

It is expected that there will be access to the facilities for local community groups and schools in the evenings, at weekends and during school holidays. There is also potential for access in the mornings before the school day starts.

Please see the submitted draft Community Use Agreement, for further details of the proposed local community groups and schools use of the facilities

The table opposite records the groups and schools approached and any responses received from them.

Local Group/ School	Activity	Notes
Whitton Park Tennis Club	Tennis Club located immediately to the north of Kneller Hall.	Video call meeting in January 2022 between club Chair, Dukes and DWD to discuss club's interest in using the tennis courts at the site. Invitation to September Consultation event and follow up email from DWD requesting to speak further. Attended consultation event. Call between DWD and club Chair 06.09.22. At this stage, expect to be interested in hiring the tennis courts one evening per week, likely between 6.30pm and 8.30pm, throughout the year. Would also be interested in hiring for league events throughout the year - circa 12 times per year. Currently the club can't host league events as they need two sets of flood flights, which they don't currently have at their club. Floodlighting would therefore be very important for this and also to enable them to use the courts on evenings throughout the year, not just in the Summer. If no floodlighting is provided it will limit how they could benefit from using the site. The club does also get involved with wider activities and so may be interested in using sports hall or fitness centre. The club has two full time coaches and there could be opportunities for these coaches to work with school pupils.
Teddington Swimming Club	Swimming Club	Video call meeting with DWD and Club Chair 02.09.22. Strong interest in hiring the swimming pool. Hire a number of facilities, but have a shortage of hours of use and would be keen to build a relationship with the school. Importance of ensuring club has certainty on training facilities for its members. Training for both elite swimmers and development/ training. Would be interested in early morning use weekdays for elite swimmers (05.30/6am to 7/7.30 am, for 20-30 swimmers and 2-3 coaches). Also in the weekday evenings from 6pm to 8.30pm. At weekends early morning swimming and may be potential for development training in late morning. In Summer holidays/ Half Terms also look to run extra sessions. Ideally need a minimum of 1.5 hours use. Have trained coaches that could also work with the school. Also a need for gym and so would be interested in hiring the fitness suite alongside the swimming pool on some days. Currently struggle to find gym and swimming pool facilities that can be hired together on one site. Don't require cafe facility. Some parking required. Some parents, others just drop off. Mentioned that Richmond does not have a competition pool (8 lanes with good sized viewing area), and that there would be strong demand for one but appreciates that there may not be capacity here.
Twickenham Tigers Football Club	Youth Football Club	Email to Club 31.08.22 inviting to consultation event and asking whether they'd be interested in using the facilities. Email response advising would be very interested in using facilities and find finding adequate training facilities in the Borough very difficult. Fairly new club expanding rapidly and with now 25 teams. Confirmed will attend consultation event.
Whitton Lions RFC	Rugby Club	Email to Club 31.08.22 inviting to consultation event and asking whether they'd be interested in using the facilities. Email correspondence between DWD and Club: Club raised a number of questions regarding number of pitches, floodlighting, price and whether there was changing and club house type facilities. Advised currently have a rented ground, but do often find ourselves in need of pitch hire some weekends. Director of Whitton Lions Rugby club and also of Whitton Park Sports Association (WPSA) attended consultation event. Interested in developing links with the school at Kneller Hall and opportunities to use facilities.
Middlesex County Rugby	Rugby Club	Have approached Radnor House School Sports Department regarding their interest using the site for referee development and coaching training.
Middlesex Cricket Club	Cricket Club	Video call meeting in June 2022 between Club, Dukes and Radnor House regarding Club's interest in coming into partnership with Kneller and to development a county hub. They have expressed interest using the facilities for training and playing.
Teddington Hockey Club	Hockey Club	Have approached Radnor House School Sports Department regarding their interest in building links with the school and their new proposed facilities. Email to Club via online webform 02.09.22 inviting to consultation event.
Hounslow And Whitton Cricket Club	Cricket Club	Email to Club via online webform 02.09.22 inviting to consultation event and asking whether they'd be interested in using the facilities. No response received to date.

04 Community Use Engagement

Table continued for previous page.

Richmond Hockey Club	Hockey Club	Email to Club via online webform 02.09.22 inviting to consultation event and asking whether they'd be interested in using the facilities. No response received to date.
Whitton Wanderers Youth FC	Youth Football Club	Email to Club 31.08.22 inviting to consultation event and asking whether they'd be interested in using the facilities. Representative from the club attended consultation event and discussed potential opportunities to use facilities with the project team.
Whitton Park Sports Association	Sports Ground and Club in Whitton	Email to Association 31.08.23 inviting to consultation event and asking whether any of their clubs would be interested in using the facilities. Director of Whitton Lions Rugby club and also of Whitton Park Sports Association (WPSA) attended consultation event. WPSA currently lease a sports ground and facilities in the area near Kneller Hall. The ground is at 190 Wills Crescent, Hounslow, TW3 2JD and currently consists of two full size rugby/football pitches, two small 5-a-side grass pitches, a cricket square, and grass tennis courts. There are also two changing rooms and showers at the ground. Interested in developing links with the school at Kneller Hall and opportunities to use facilities.
Twickenham Cricket Club	Cricket Club	Feedback via Sports England: ECB report that they had a conversation with Twickenham CC directly, who would be the most likely beneficiary in terms of an anchor tenant for cricket (Sat 3rd/4th XIs, juniors and women's cricket on-site). They would be very supportive of the positive development of the scheme, as have completely outgrown Twickenham Green (one square only that is played over capacity) and need access to additional, high quality local facilities for all the users listed above. They would also potentially be able to contribute to the new cricket pitches ongoing grounds maintenance, as they have a trained County Pitch Advisor for Middlesex as their grounds person.
London Water Polo Club	Water Polo	Have advised Radnor House School Sports Department that they would be keen to build links with the school.

Local Group/ School	Activity	Notes
Nelson Primary School	2 Form Entry Primary School	Email correspondence and telephone call between DWD and school on 02.09.22. Interested in using facilities, in particular swimming pool. Currently have an arrangement with St Catherine's School, Twickenham and use the pool outside of their term times. Requires them to get a coach to travel. Utilising the Kneller Hall swimming pool would mean they could walk - saving both time and money. Offer swimming lessons for Year 4-6. Tennis courts would also be of interest. Operate own Forest School programme and have a forest school teacher. Peak drop off 08.40-09.00am and pick up 2.45 - 3.15 pm (Key Stage 2 finish first at 3pm, then Key Stage 2).
Chase Bridge Primary School and Nursery	Nursery and 3 Form Entry Primary School	Invited to consultation events and follow up email to school on 31.08.22 asking whether they'd be interested in using the facilities. Two representations from the school attended the public consultation event and also a member of the PTA. Feedback at the event confirmed the school previously had a Forest School facility but no longer do and therefore there would be interested in using this facility at Kneller Hall. Also interested in using swimming pool. Much easier to be able to walk to the pool with pupils. Telephone call between Dukes and headteacher 16.09.22 to discuss interest in using facilities.
St Edmund's Catholic Primary School and Nursery	Nursery and 2 Form Entry Primary School	Email to school on 31.08.22 asking whether they'd be interested in using the facilities. No response received to date.

05 - Sport England Engagement

05 Sport England Engagement

Demand for Sports Facilities in the Borough and Engagement with Sports England

A review of the London Borough of Richmond upon Thames Playing Pitch Assessment (March 2018) identifies:

- + **Football:** The assessment concludes identifying nine sites are overplayed by a total of 26 match equivalent sessions per week, and there is a current shortfall of youth 11v11 match equivalent sessions, whereas spare capacity exists on the remaining pitch types, in addition to there being a future shortfall of adult, youth 11v11 and youth 9v9 match equivalent sessions, whilst spare capacity remains on mini 5v5 and mini 7v7 pitches.
- + **Tennis:** For Whitton Park tennis clubs, further exploration is required to determine if their needs are being met as current and future demand is unknown.
- + **Rugby:** When considering access to rugby pitches, there are 11 senior pitches across six sites that are overplayed by a total of 28 match equivalent sessions per week. The report concludes that there is a current shortfall of 25 match equivalent sessions to meet rugby union demand in the Borough and a future shortfall of 35.5 match equivalent sessions.
- + **Hockey:** There are four community hockey clubs in LBRuT, consisting of 28 men's teams, 21 women's teams and 44 junior teams. Three of the club express displaced demand. Combined, there is believed to be a collective waiting list of around 600 children across Barnes, Teddington and Richmond clubs. Richmond and Teddington hockey clubs express future demand for both senior and junior team. There is clear under supply of hockey suitable AGPs within LBRuT and its surrounding areas.
- + **Artificial Pitches:** It is appropriate to ensure that sufficient sand based Artificial Grass Pitches are retained for the playing development of hockey. The borough has identified a clear under supply of hockey suitable Artificial Grass Pitches within Borough and its surrounding areas, with teams having to travel further to access a suitable pitch.

The Council's Planning Pitch Strategy Action Plan Update (January 2022) confirms that the Council should "Explore the possibility of community use of the site once the MoD have disposed of the site."

Sports England were consulted on the draft proposals in March 2022 and their feedback has been taken into consideration in the design development. Sports England's feedback confirms the demand for additional sports facilities provision in the borough:

- + The Football Foundation state that there is a strategic need for additional football pitches within the Borough. Affiliated football within Richmond grew from 245 teams in 2020/21 to 264 in 2021/22 with the main increase in youth football. At present 26 of these teams train and play outside of the Borough.
- + The RFU have stated that it would support access to the playing and ancillary facilities via a Community Use Agreement. It is anticipated that the contribution this would make to the facility stock in Richmond would be limited due to the lack of sports lighting, but may be useful for daytime match play provision.
- + Badminton England stated that Kneller Hall School is in an area where there is significant demand for badminton – it's near to The Middlesex Dome (where numerous clubs play) and clubs in this area are always looking for new facilities to expand into.
- + The LTA stated that the 2 courts on this land were previously used solely by the Royal Military School, there was no community use, however the proposals are to light and improve the 2 tennis courts and allow managed access outside of school hours, which aligns with the LTA's strategy of Tennis Opened Up. LTA know the penetration generally across Richmond and Hounslow is high so having a new accessible lit facility would be great to cater for local demand.

- + The England and Wales Cricket Board (ECB) highlights that demand has moved on significantly since Richmond's assessment on 2015 of provision. Furthermore, although the total stock of cricket pitches is higher than in some nearby boroughs, as well as the local latent demand, there is also imported demand from the London Borough of Hounslow especially (which has a chronic deficit of fine turf pitches). The only new grass square being built since 2014 is the one at Christ's School in Richmond/North Sheen and there is a chronic lack of other potential sites in the borough where new cricket squares and facilities could be constructed.
- + ECB welcome the sports pavilion. This will need to be compliant with ECB Technical Specification 5 (TS5: Pavilions & Clubhouses).
- + Middlesex Cricket recently put together fully comprehensive teams data for the 2022 season. This demonstrates how demand for competitive cricket in the borough has moved on since the PPS's 2014 data, showing net growth, concerning women's and girls' cricket especially.

A copy of their advice, is provided within the appendix of this report.

05 Sport England Engagement

Sports England Feedback 21.09.22

Sports England have provided feedback on the proposed sports facilities which are as follows (full detail of which can be found within the appendix of this document):

+ England Hockey:

- EH recommend that fencing is included around the astro-turf which is confirmed as part of this proposal.
- They also propose lighting to allow use in the evenings during the winter months.
- EH are aware that Teddington hockey club are working with Radnor house already providing hockey sessions and this is something that both parties are keen to continue.

+ Badminton England: BE commented that the finish time for community use was early and limit potential badminton use significantly.

+ Lawn Tennis Association:

- LTA highlighted that a minimum 400 Lux would be required for the tennis courts and supports floodlit courts due to a lack of provision in the local borough.
- It was suggested that a smartgate system be used to allow community pay and play.

+ England and Wales Cricket Board:

- Teddington CC have been contacted as the most likely beneficiary in terms of an anchor tenant for cricket. They are very supportive of the scheme as they have outgrown their current ground.
- ECB welcome the inclusion of a fine turf wicket and clubhouse.
- ECB suggest a 10 wicket square including a non-turf pitch to increase carrying capacity. It was also suggested a fine turf feasibility study was undertaken.

- ECB set out guidance that the pavilion need to meet the following:
 - Minimum changing area of 20m, 3 individual cubicles and a WC are provided per changing room.
 - Two changing rooms require direct line of sight out onto the pitch.
 - And additional officials changing room is required with 1 shower cubicle and 1 WC
 - There is opportunity based on the current design for the social space to be reduced based on there being only one cricket square on the site
- ECB would welcome the opportunity for cricket nets to be incorporated within the sports hall

Appendices



Appendix A Sports England Feedback

From: Laura Hutson <[REDACTED]>
Sent: 22 April 2022 15:50
To: Emma Penson
Subject: Kneller Hall - Sport England Ref: PA/22/L/RT/61186

Dear Emma

Thank you for consulting Sport England on the above proposal and for allowing extra time to allow all NGB colleagues to respond over the Easter break.

Sport England –Statutory Role and Policy

The site is considered to constitute playing field, or land last used as playing field, therefore Sport England advises that this proposal would require statutory consultation, under the terms of the Town and Country Planning (Development Management Procedure) (England) Order 2015, at the formal planning application stage.

Sport England considers proposals affecting playing fields in light of the National Planning Policy Framework (NPPF) (in particular Para. 99) and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England Policy Exceptions	
E1	A robust and up to date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.
E2	The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
E3	The proposed development affects only land incapable of forming part of a playing pitch and does not: <ul style="list-style-type: none"> ▪ reduce the size of any playing pitch; ▪ result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas); ▪ reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality; ▪ result in the loss of other sporting provision or ancillary facilities on the site; or ▪ prejudice the use of any remaining areas of playing field on the site.
E4	The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field: <ul style="list-style-type: none"> ▪ of equivalent or better quality, and ▪ of equivalent or greater quantity, and ▪ in a suitable location, and ▪ subject to equivalent or better accessibility and management arrangements.

E5	The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.
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Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:
www.sportengland.org/playingfieldspolicy

Assessment against Sport England Policy

In assessing this proposal I have consulted the relevant National Governing Bodies for Sport.

The **Football Foundation** state that there is a strategic need for additional football pitches within the Borough. Affiliated football within Richmond grew from 245 teams in 2020/21 to 264 in 2021/22 with the main increase in youth football. At present 26 of these teams train and play outside of the Borough. The dimensions for a full size adult 11v 11 pitch size should be as follows:

- Over 18 and Adult (11v11) 100 x 64, (106 x 70m including safety run-off area)
- Mini soccer pitches can then be overmarked within the pitch, the sizes for these as follows:
- Mini-Soccer U7 and U8 (5v5) 37 x 27m (43 x 33m including safety run-off area)
- Mini-Soccer U9 and U10 (7v7) 55 x 37m (61 x 43m including safety run-off area)
- Youth U11 and U12 (9v9) 73 x 46m (79 x 52m including safety run-off area)
- Youth U13 and U14 (11v11) 82 x 50m (88 x 56m including safety run-off area)
- Youth U15 and U16 (11v11) 91 x 55m (97 x 61m including safety run-off area)
- Youth U17 and U18 (11v11) 100 x 64m (106 x 70m including safety run-off area)

The lack of sports lighting would limit the use of the pitches in the evening and for later kick offs at the weekend, however it is anticipated that should the pricing policy be appropriate there would be demand for training/matchplay at the weekend.

FF note that the sports pavilion is not showing as available for use. For the site to be used externally there would need to be access to toilets within a close proximity to the pitch. Are there external toilets within the pavilion that can be opened even if the remainder is locked off?

The **RFU** have stated that it would support access to the playing and ancillary facilities via a Community Use Agreement. It is anticipated that the contribution this would make to the facility stock in Richmond would be limited due to the lack of sports lighting, but may be useful for daytime match play provision.

Badminton England stated that Kneller Hall School is in an area where there is significant demand for badminton – it's near to The Middlesex Dome (where numerous clubs play) and clubs in this area are always looking for new facilities to expand into. BE have supported numerous clubs in the areas to grow and develop by finding them new venues, therefore, any additional facilities that are available for community use would be of interest. They state there is a strong workforce in the area with coaches keen to access new facilities to deliver more sessions. Therefore BE would request that the design of the sports hall meets their design guidance. BE have a very successful lettings model which supports the use of sports halls by local badminton groups – BE would be very keen to explore this with the school.

The **LTA** stated that the location of the courts are preferable with a north/south facing. To accommodate and manage school classes efficiently, a suggestion of 3 courts would be preferable. Attention should also be paid to the location of the courts in regard to tree and particularly roots to prevent any future damage to the courts.

Appendix A

Sports England Feedback

The 2 courts on this land were previously used solely by the Royal Military School, there was no community use, however the proposals are to light and improve the 2 tennis courts and allow managed access outside of school hours, which aligns with the LTA's strategy of Tennis Opened Up. LTA would urge the school to install a Premium gate access system here (linked to Clubspark booking platform) to

enable controlled use at stipulated times of the day which will also control the lighting for the school. LTA know the penetration generally across Richmond and Hounslow is high so having a new accessible lit facility would be great to cater for local demand.

The **ECB** highlighted that seven years have now passed since delivery of the London Borough of Richmond assessment report (March 2015). Therefore, teams data alluded to in that document is already 8 years old, and demand has moved on significantly (up by 25% for junior and open age weekend league cricket - this can be found in more detail under Any other comments). At the most recent Richmond PPS meeting (Jan-22), ECB and Middlesex Cricket noted their support for a possible full refresh of the Playing Pitch Strategy, in line with some of the other national governing bodies also present.

Furthermore, although the total stock of cricket pitches is higher than in some nearby boroughs, as well as the local latent demand, there is also imported demand from the London Borough of Hounslow especially (which has a chronic deficit of fine turf pitches), but also from teams in other boroughs, too. This site is next to London Borough of Hounslow's southern border, of course. There is also limited exported demand from Richmond with at least one open age league team and a number of junior teams playing home matches outside of Richmond's borders at the time of writing – itself an example that local demand outstrips supply.

Since the time of writing of the Richmond PPS, community access to fine turf and non turf facilities at Udney Park Road (2 squares, 1 NTP) and St Mary's University (another two squares) have been removed, further reducing the available stock of pitches. The only new grass square being built since 2014 is the one at Christ's School in Richmond/North Sheen and there is a chronic lack of other potential sites in the borough where new cricket squares and facilities could be constructed (this having been explored in some detail by local clubs and Middlesex Cricket in the recent past). New (additional) NTPs have since been installed at Christ's School and Moormead & Bandy Recreation Ground, however.

All options shown have a full size rugby pitch and full size football pitch located on an east-west orientation immediately next to one another (including run-off) over the top of where the existing NTP is located. A grass cricket "wicket" has been marked as being on the southern side of the rugby pitch. This is a layout unsuitable for cricket, which requires a) orientation to be with the range of 55 degrees north-south; b) there to be a minimum 2.73m (3 yards) runoff from any fine or non-turf cricket pitch; and c) in the case of fine turf, there be a minimum of six wickets incorporated within a proposed cricket square.

Whilst dimensions are not shown, ECB note the area of the existing playing field is approximately 180m long (prior to where the boundary cuts in at the NW corner) by 150m wide. ECB recommend that a suitable fine turf consultant be engaged to provide an accurate and compliant layout that works for both winter and summer sports. Based on these approximate dimensions, it should still be possible to incorporate full size rugby and football pitches (oriented north-south) and a NTP, including minimum runoffs required for all sports. A list of suppliers of ECB-approved NTP systems is attached. The ECB recognise three suppliers for fine turf consultancy and contact details for these can also be provided upon request.

ECB welcome the sports pavilion. This will need to be compliant with ECB Technical Specification 5 (TS5: Pavilions & Clubhouses) – attached, as well as that of Sport England guidance. We note that the design team is yet to work this up to a full draft as yet, and would look forward to commenting further upon receipt of such draft. Note that there are some key additions for cricket (over and above Sport England's requirements) when achieving the minimum standards required. However, any design would need to include a minimum of 20m² changing space (excluding showers and toilets), a minimum of three (preferably four) individual shower cubicles and one WC located within each changing room. At least two of the changing rooms must also include a line of sight to the cricket pitch and there must also be officials accommodation provided (ideally two, to enable mixed gender officials). A second storey will require a fully-functioning passenger lift, and we note the planning challenges of getting permissions from local authorities for such sports buildings, though it still can be done (Teddington CC receiving planning permission as recently as 2018 for their new, two-storey pavilion as recently as 2018, for example (we note that an image of has been included in this document).

Middlesex Cricket recently put together fully comprehensive teams data for the 2022 season based on entries into MJCA (Junior Association), Middlesex Cricket and the various open age league competitions that Richmond clubs enter (it does not include any *Last Man Stands* competition figures). This demonstrates how demand for competitive cricket in the borough has moved on since the PPS's 2014

data, showing net growth, concerning women's and girls' cricket especially. These teams (2022 vs 2014) can be summarised, as follows (as far as league cricket is concerned):

Boys – 103 teams vs 89 (2016 data most historic data available on this)
 Girls – 16 vs 3
 Men – 44 vs 41
 Women – 4 vs 1
All – 167 vs 134 (+25%).

Once you have had a chance to review the above comments, I am happy to discuss this further with you particularly once you have a more detailed design and am happy to put you in touch with the relevant NGB contacts too..

Any new facilities should be built in accordance with Sport England's technical guidance notes, copies of which can be found at:
<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Sport England reserves the right to object to any subsequent planning application if we do not consider that it accords with our playing fields policy or para 97 of NPPF.

If you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,

Laura Hutson
 Planning Manager

Appendix A

Sports England Feedback 21.09.22

Subject: RE: Kneller Hall - Sport England Ref: PA/22/L/RT/61186
Date: 21 September 2022 16:31:53
Attachments: [image001.png](#)
[image002.png](#)
[TSS_doc_v4.pdf](#)
[Fine_Turf_Consultants.docx](#)

Hi Emma,

Thanks for the opportunity to comment further and for your patience. I have now heard more from the NGBs, their comments are as below:

England Hockey have said that Teddington HC are working with Radnor House and providing hockey sessions for them.

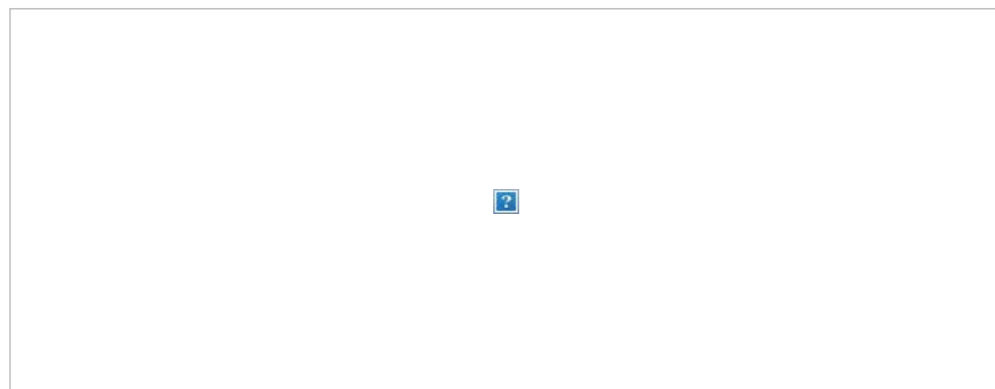
The club have been engaging with the school and have had a few conversations with them (they have c. 30- 40 of their pupils at the club) and they are interested in pursuing a partnership that has been suggested by the school both on pitch and clubhouse. The club are due to follow up with them post summer once they have permission for the main school, but they will reconnect with the school now. EH recommend that fencing is included in any new build, it is unclear whether there would be sports lighting but this would be advantageous to allow full usage during winter months (Sport England would also strongly encourage this as the increased benefits mean that its policies around playing field are met, in particular E5 which deals with loss of grassed playing field and the provision of a new sports facility).

The club will be happy to engage with the consultants, the contact is Martin Le Huray [REDACTED]

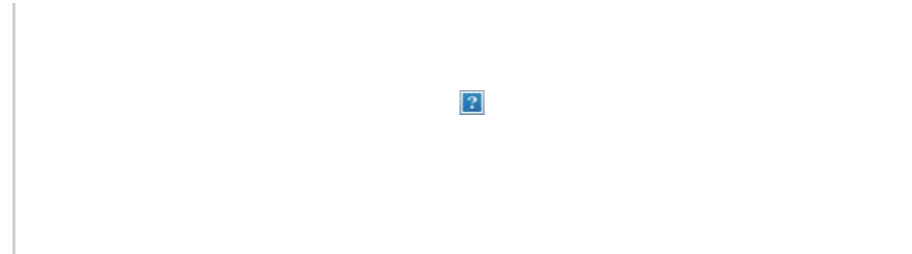
Badminton England have stated that they don't have anything to add to comments made previously – other than to query the finish time for community use on weeknights and at weekends – 8:00pm and 1:00pm respectively are early and will limit potential usage significantly (SE would agree with this and it would be preferable to extend these if possible in order to maximise the benefits to the community and meet our policy exception 5). BE is also interested in a discussion with the School about managing community access for the badminton community as they now have a successful model that we've adopted in other areas – they have requested your contact details which I have passed on.

LTA have been reviewing the draft lighting strategy and would like to flag that there seems to be an error with Lux lighting levels:

The planning document shows the lux levels at 200 for the tennis courts. On LTA FL guidance, we state



SE states the below:



[artificial-sports-lighting-design-guide-2012-051112.pdf \(sport England-production-files.s3.eu-west-2.amazonaws.com\)](#)

LTA would suggest 400 Lux would be appropriate for this type of facility. For the community to access the facility outside school hours the use of sports lights would greatly increase the community access, particularly during winter times when daylight hours are reduced. [floodlighting-guidance.pdf \(lta.org.uk\)](#) Lighting will offer year-round play for the community, between November and April when daylight is shorter, lighting outdoor courts adds 35% more playing time. Currently, there is only 1 park site that provides sports lighting across the borough. Sport England would also support lighting due to the potential for increasing community use.

If the courts are to offer Pay and Play LTA highly recommends smart gate technology. One smart gate provided by CIA could be installed and linked to the Clubspark booking platform to enable a simple and easy customer journey that the club could manage. The smart gate requires users to input a unique pin code into the gate to allow access when a booking is in the system – this can also control the lights making the efficiency and process better. Whitton Tennis club uses ClubSpark currently.

Within the community agreement – there is no tennis bench marking listed. LTA would be happy to support you with guidance to ensure the community offer is viable and aligned with the local tennis offer. Within Richmond LA there is a [Play Tennis Richmond / Play Tennis Richmond \(lta.org.uk\)](#) P&P rate is £9 per hour or 12 months membership at £55 offering 1 hour a day 5 times per week.

ECB report that they had a conversation with Twickenham CC directly, who would be the most likely beneficiary in terms of an anchor tenant for cricket (Sat 3rd/4th XIs, juniors and women's cricket on-site). They would be very supportive of the positive development of the scheme, as have completely outgrown Twickenham Green (one square only that is played over capacity) and need access to additional, high quality local facilities for all the users listed above. They would also potentially be able to contribute to the new cricket pitch's ongoing grounds maintenance, as they have a trained County Pitch Advisor for Middlesex as their groundsperson.

In terms of what's been provided, ECB welcome the inclusion of a fine turf square and associated clubhouse facility. While I appreciate that such matters are outwith the planning process, I understand that ECB would strongly encourage that a local club is given long-term security of tenure in order to ensure that cricket is viable here. Some additional feedback from the ECB below:

Pitch

- The minimum number of fine turf wickets required on any new cricket square construction is 6, although 10 would represent a "standard" installation – this would be more financially sustainable, also including a non-turf pitch to increase carrying capacity. Both of these additions could be accommodated by extending the square immediately to the east
- I'm not aware of a fine turf feasibility study having been carried out to-date (?), ECB recommends one of the following fine turf consultants to be used (contact details attached): STRI, TGMS or TTS, and they will be able to provide an accurate drawing/layout accordingly

- Unless the square is located >64m from the MUGA, a Labosport ball strike risk assessment will also need to be carried out – I would recommend this is done, anyway, following the provision of a fine turf consultant's DWG/layout.

Sports Pavilion

- The ECB's design guidance, TS5 (re-attached) requires that a minimum of 20m² changing *area*, 3 individual shower cubicles and 1 WC are provided per changing room. The footprint shown here is sufficient to incorporate such a layout, but requires amendment in order to achieve all those minimums
 - At least two of the team changing rooms require a direct line of sight out to the pitch, again as per TS5 requirements
 - There also needs to be an additional (albeit smaller) officials changing room that incorporates 1 individual shower cubicle and 1 WC
 - There is room to reduce the scale of the social space, given this is only a one cricket pitch site, TS5 provides further guidance on this
 - There is also room for consolidation of Store/Plant space, and I would further recommend these spaces are kept separate on H&S grounds
- Sports Centre
- ECB would welcome the opportunity for cricket nets to be incorporated within the 4 court sports hall
 - What is the proposed flooring construction please? Flooring design elasticity determines whether it's suitable for multi-sport use including cricket.

I hope you find this helpful and look forward to hearing your response to the above. Apologies for the delay but I wanted to ensure that as many NGB colleagues had the opportunity to comment as possible.

Kind regards,

Laura Hutson Planning Manager



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