

Replies to Sport England Queries

App Ref: 07/18/0514/F – Cheshunt Football Club, Theobalds Lane,
Cheshunt, Herts, EN8 8RU – (Sport England Ref: E/BRX/2016/44368/S)

January 2017 – UPDATED July 2018

1. Playing Pitch Layouts

Cheshunt Football Club's playing fields have been subject to phased improvement works since planning permission 07/13/0754/F was granted in 2013.

2013 Pitch Layout

Prior to 2013, the playing pitches were situated on 5.04 ha comprising an uncapped landfill site that had poor surface conditions and uneven levels. These constraints resulted in drainage problems that restricted the carrying capacity of the pitches, which in turn limited their use and affected the quality of matches/training that could be played.

A 2013 pitch layout is attached, along with a breakdown of the area and pitch analysis.



Playing fields prior to 2013

2016 17 Pitch Layout

Phase 1 of the of the pitch improvement works permitted by planning permission 07/13/0754/F has resulted in 2.6 ha of grass playing pitches being re-graded and re-profiled providing a much higher quality playing surface along

with drainage and irrigation. These works were completed in August 2016 and opened for club and community use in September 2016.

Phase 1 of the improvement works also includes a full size, floodlit artificial grass pitch (AGP) on 1.06 ha of land that was previously a wooded copse. The AGP was opened in October 2015 and has helped address the capacity restrictions associated with the grass pitches, and has allowed intensive use by both the club and the community for training and matches. The facility is already oversubscribed during peak periods.

During phase 1, a 9v9 pitch has also been marked on the playing area proposed for residential development.

Overall, during the 2016_17 season, while there is no net gain in grass pitches (a reduction in adult grass pitches has been met with an increase in youth 9v9 and 5v5 pitches), the works have significantly increased the carrying capacity of the grass pitches and improved their surface quality and safety compared to their original condition.

In addition, the AGP is considered to be superior in terms of its flexibility, carrying capacity and surface quality. The new AGP has pitch markings for adult, youth, 9v9 and mini football, which means it can offer up to 9 different playing layouts, several of which can be used at the same time.

In total, the 2016_17 pitch layout has therefore increased the number and quality of pitch layouts compared to pre-2013.

A 2016_17 pitch layout is attached, along with a breakdown of the area and pitch analysis.

UPDATE

The 2016_17 pitch layout will be the same for the 2018_19 season until phase 2 of the improvement works is complete.



Phase 1 improved grass pitches



New AGP at Cheshunt FC

Cheshunt Sports Village Pitch Layout

Under the proposed Cheshunt Sports Village scheme, phase 2 of the improvement works will be completed and a new AGP will be installed in the new stadium.

Collectively, the implementation of phases 1 and 2 will result in around 3.91 ha of grass playing fields being substantially improved in terms of quality, which will significantly improve capacity, and performance quality. Even though the net area of grass playing fields would be reduced by around 1.13 ha, the amount of use by the club and the community that the improved pitches will be able to accommodate compared to the position before the improvements works will be much higher.

While the number and types of grass football pitch that are proposed will differ to the original provision (reduction in adult pitches but increase in youth, 9v9 and 5v5 pitches), the improved pitches will be able to accommodate all of the club's current grass pitch needs and there would be no displacement of any current or previous use of the playing field.

In addition, the provision of a second AGP on the site will have similar benefits to the recently completed one, offering improved flexibility, carrying capacity and surface quality. As well as being sanctioned for competitive match use up to national league level, an AGP on the stadium pitch would allow intensive use by the club and the community.

A Cheshunt Sports Village pitch layout is attached, along with a breakdown of the area and pitch analysis.

In summary, the Cheshunt Sports Village scheme will result in a net gain of 17 pitch layouts compared to the position in 2013, and a net gain of 8 pitch layouts compared to the interim 2016_17 season. The provision of two AGPs on the same site together with the improved grass pitches offers the potential for a strategic community football hub to be created on the site, which is a concept that the Football Association is encouraging on suitable sites in order to maximise potential community football development benefits.

2. Playing Pitch Improvement Works Status

The artificial grass pitch (AGP) in Phase 1 of the playing pitch improvement works was opened in October 2015. The remodeling of the grass pitches in 1 was completed in August 2016 and opened for community use in September 2016.

Phase 2 of the works will commence in Q2 2017 with the new pitches ready for community use at the start of the 2018/19 season.

UPDATE

Phase 2 is expected to be complete in March 2019 ahead of the 2019/20 season. Upon completion of phase 2 the pitch layout will be the same as that proposed for Cheshunt Sports Village (described below), with the exception that the stadium pitch will remain as grass rather than a 3G surface.

3. Stadium Artificial Grass (AGP) Design and Layout

It is intended that the design of the stadium AGP will be provided at a later date as part of a planning condition. We confirm that the stadium AGP will be designed and maintained to meet the FIFA Quality Concept for Football Turf.

4. Phasing and Delivery

The proposed phasing of the different elements of Cheshunt Sports Village is as follows:

Phase 1: Residential – NE Corner Block, East Block and SE Corner Block

Phase 2: Residential – South Block and SW Block

Phase 3: Residential – Houses

Phase 4: Residential & Club Facilities - NW Corner Block and North Block

Phase 5: Commercial & Stadium – West Block and stadium and pitch

The residential elements have been phased early in the development (predominantly phases 1-3) in order to fund enable the build of the club and commercial facilities.

The club facilities are to be built in phase 4 in order to free up the area of land for the commercial block in phase 5.

The stadium facility is earmarked for phase 5, though new seating can be added to the back of the blocks built in earlier phases if required.

Likewise, the stadium AGP can be installed early in the construction programme, although it is earmarked for phase 5 to avoid any contamination from construction activities.

We confirm that we are happy for the phasing and terms to be agreed through the s106 process.

**CHESHUNT SPORTS VILLAGE
PLAYING FIELD IMPACT**

UPDATED JULY 2018

AREAS

2013	AREA (HA)
PLAYING PITCHES	5.04
STADIUM PITCH (GRASS)	0.74
	<u>5.78</u>

INTERIM 2016/17*	AREA (HA)
PLAYING PITCHES	5.04
RECLAIMED NW CORNER	0.38
RECLAIMED COPSE (AGP)	1.06
PHASE 2 WORKS	-1.31
PROPOSED RESIDENTIAL	0.00
STADIUM PITCH (GRASS)	0.74
	<u>5.91</u>

COMPLETED SPORTS VILLAGE	AREA (HA)
PLAYING PITCHES	5.04
RECLAIMED NW CORNER	0.38
RECLAIMED COPSE (AGP)	1.06
PROPOSED RESIDENTIAL	-1.51
STADIUM PITCH (AGP)	0.74
	<u>5.71</u>

***Interim pitch layout for 2018/19**

**CHESHUNT SPORTS VILLAGE
PLAYING FIELD IMPACT**

UPDATED JULY 2018

INDICATIVE PITCHES

	NATURAL TURF					3G SURFACE					TOTAL PITCHES
	Stadium Pitch	11 v 11	9v9	7v7	5v5	Stadium Pitch	11 v 11	9v9	7v7	5v5	
2013 Pitch Layout ¹	1	4	-	1	1	-	-	-	-	-	7
2016/17 Interim Pitch Layout ^{1,2,3}	1	2	1	1	2	-	1	2	2	4	16
Cheshunt Sports Village Pitch Layout ²	-	2	1	1	2	1	1	4	4	8	24

1. Uncapped landfill; undulating surface; boggy with no drainage

2. Capped site; laser levelled; drainage & irrigation

3. UPDATED: Interim pitch layout for 2018/19 season

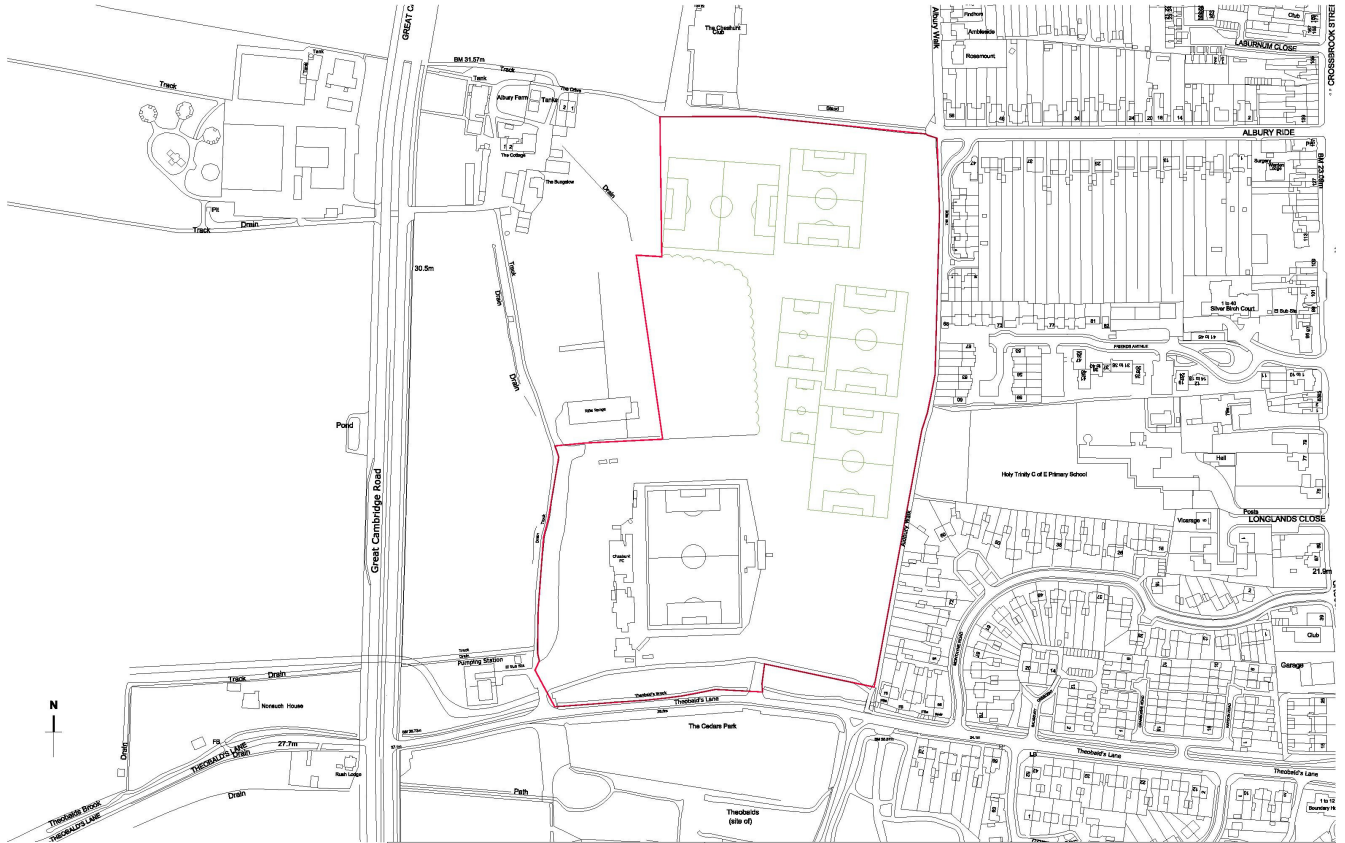
CHESHUNT SPORTS VILLAGE PITCH GAIN/LOSS

	NATURAL TURF					3G SURFACE					TOTAL PITCHES
	Stadium Pitch	11 v 11	9v9	7v7	5v5	Stadium Pitch	11 v 11	9v9	7v7	5v5	
2013 Pitch Layout	1	4	-	1	1	-	-	-	-	-	7
2016/17 Interim Pitch Layout	1	2	1	1	2	-	1	2	2	4	16
NET GAIN	0	-2	1	0	1	0	1	2	2	4	9

	NATURAL TURF					3G SURFACE					TOTAL PITCHES
	Stadium Pitch	11 v 11	9v9	7v7	5v5	Stadium Pitch	11 v 11	9v9	7v7	5v5	
2016/17 Interim Pitch Layout	1	2	1	1	2	-	1	2	2	4	16
Cheshunt Sports Village Pitch Layout	-	2	1	1	2	1	1	4	4	8	24
NET GAIN	-1	0	0	0	0	1	0	2	2	4	8

CHESHUNT SPORTS VILLAGE TOTAL PITCH GAIN COMPARED TO PREVIOUS LAYOUTS

	ALL SURFACES					TOTAL
	Stadium Pitch	11 v 11	9v9	7v7	5v5	
2013 Pitch Layout	0	-1	5	4	9	17
2016/17 Interim Pitch Layout	0	0	2	2	4	8



SITE LOCATION PLAN
1:2500

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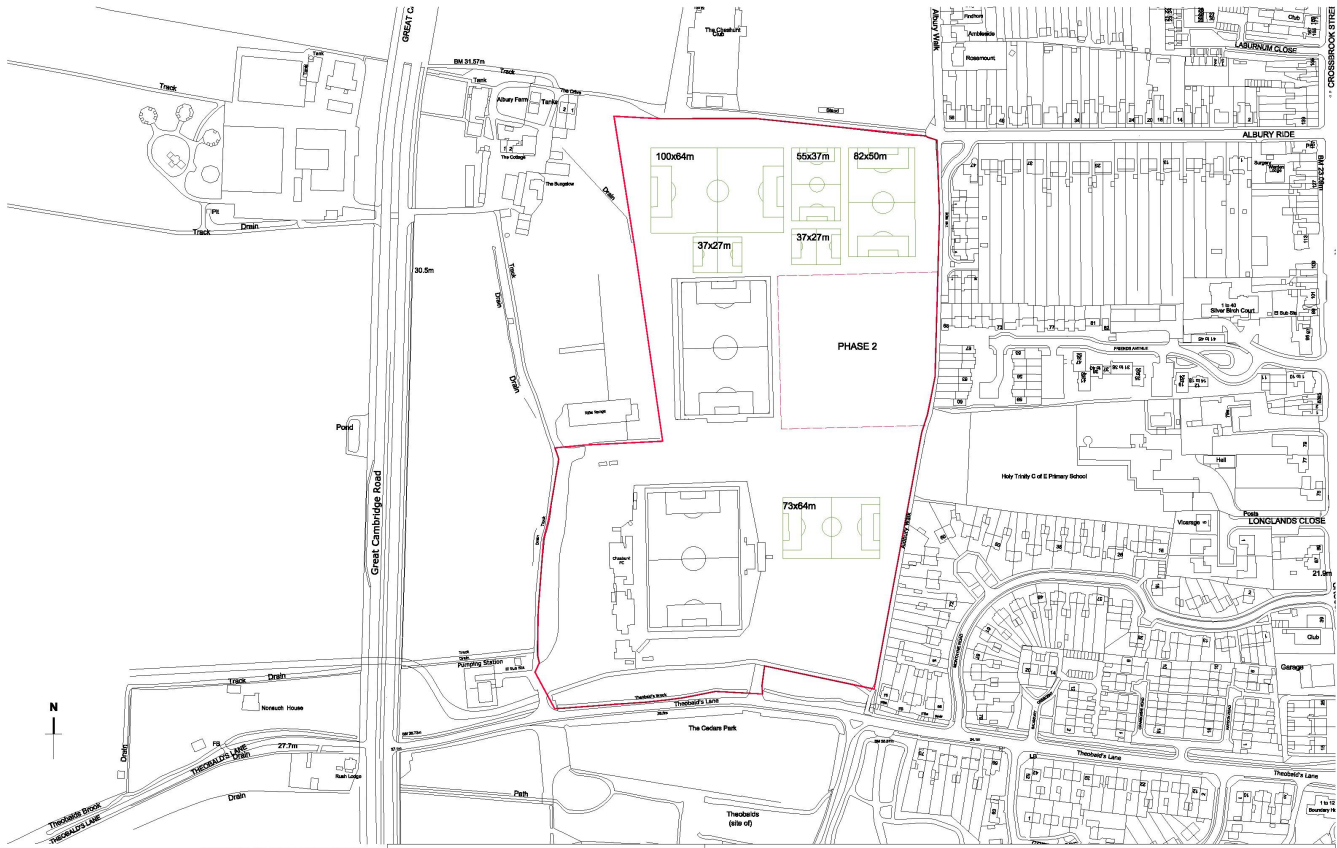
PROPOSED DEVELOPMENT AT:
CHESHUNT FC, THE STADIUM, THEOBALD'S LANE, CHESHUNT, EN8 8RU

Football Pitch Layout 2013

1:2500@A3

January 2016

15_238_PL41



SITE LOCATION PLAN
1:2500

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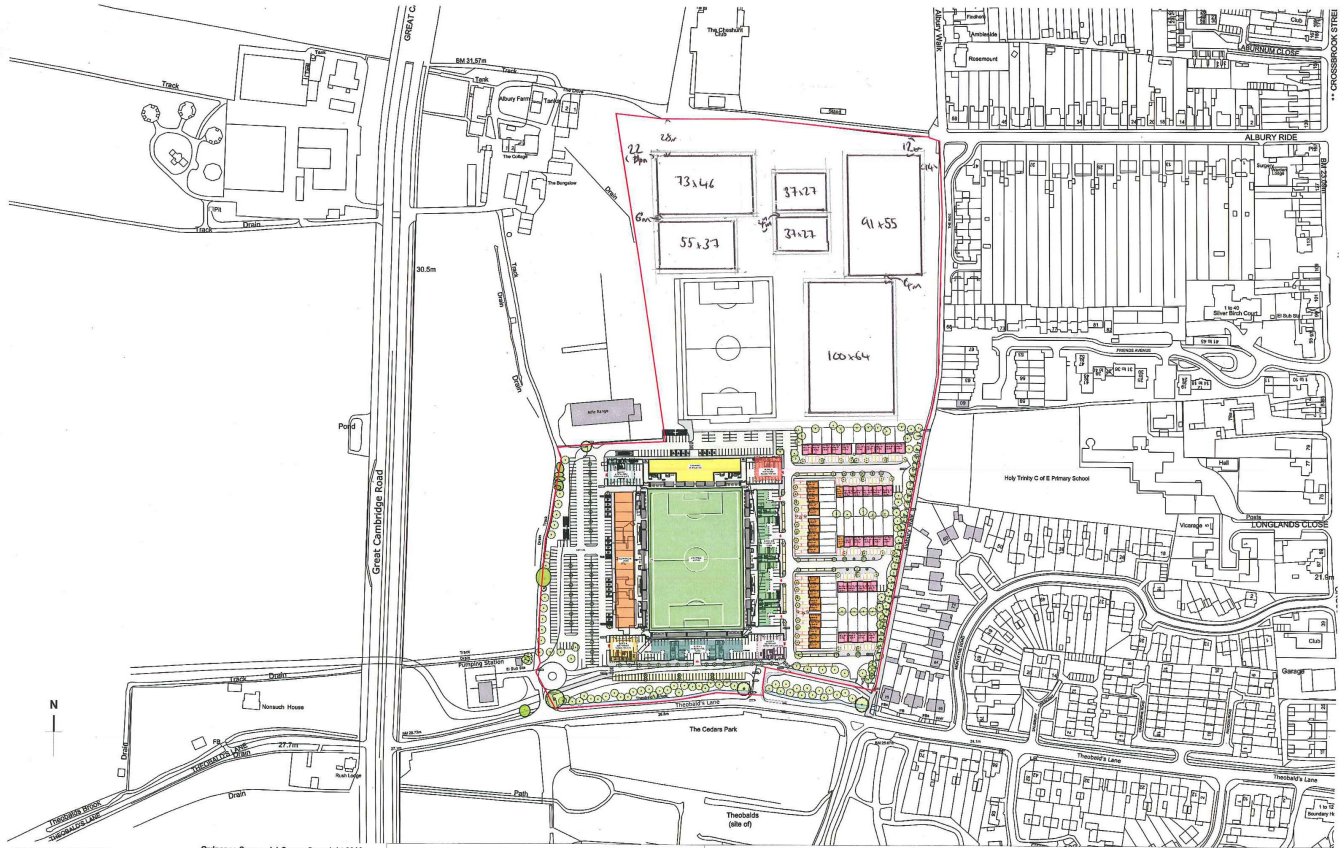
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PROPOSED DEVELOPMENT AT:
CHESHUNT FC, THE STADIUM, THEOBALD'S LANE, CHESHUNT, EN8 8RU

Football Pitch Layout 2016-17

1:2500@A3 January 2016 15_238_PL42



SITE LOCATION PLAN
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PROPOSED DEVELOPMENT AT:
CHESHUNT FC, THE STADIUM, THEOBALD'S LANE, CHESHUNT, EN8 8RU

Final Football Pitch Layout

1:2500@A3 January 2017

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