Chichester Playing Pitch Strategy

Standards for Playing Pitches

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Ecology | Green Space | Community | GIS
Studio 12a | Greenway Farm | Wick | BS30 5RL
info@ethosep.co.uk | 0333 0112854
www.ethosep.co.uk

1.1 This paper sets out the key calculations and as a basis for discussions around the preparation of standards for new development.

1.2 It should be noted that the development of standards of provision does not form part of the Playing Pitch Strategy which was carried out in accordance with the Sport England Playing Pitch Methodology.

1.3 The total potential additional housing land requirement in the Chichester Study area for the period 2016 – 2036 is for 13,679 houses. (This includes a 5% buffer added to all sources of supply including permissions and completions). Of these 13,679 dwellings, 4,774 have already had their impact addressed through CIL and S106 agreements. The impact from the remaining 8,935 houses (13,679 – 4,744) has yet to be addressed and therefore needs to be taken into account when assessing future demand.

1.4 An increase in population from this new development of 19,032 people is derived from multiplying the figure of 8,935 dwellings by the projected average household size at the potential end of Local Plan period (which is 2.13 persons per household by 2036, i.e. the potential end of the Plan period)). The figure of 2.13 is itself derived from dividing the ONS 2014-based District population estimate for 2036 by the number of households that are projected for the District in the year 2036 (taken from Table 401: Household projections, United Kingdom, 1961-2039 (from Household projections for England and local authority districts (2014 based)). https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections

1.5 Table 1 below sets out the amount of pitch space (including run-off margins) required to meet demand from new housing for which the impact has not yet been addressed between 2016 and 2036 (see above).

1.6 Across the Study Area this amounts to around 12 hectares (11.74 hectares rounded up). This equates to a per capita ratio of 0.63 hectare/1000[1], to which it is estimated that around 20% should be added to account for ancillary space to host facilities such as changing and car parking[2]. This would result in an enhanced per capita provision of 0.8 (0.76 rounded up) hectare/1000.

1.7 However, demand from within a community (including new areas of housing) can change organically. Planning for other community infrastructure, such as roads and schools will account for a margin to absorb potential upswings in demand and use. Estimates from this and previous similar studies elsewhere suggest that a margin of between 20% would cover such eventualities, and that a gross standard for grass pitch space could be reasonably set at 1 hectare/1000 persons (9.6 hectare/1000 rounded up).

[1] This is achieved by dividing the required pitch space area (12 hectares) by the population estimated to be generated by new housing growth whose impact has not yet been addressed through S106 and CIL. This is 8,935 houses which, when multiplied by an assumed occupancy rate of 2.13, equates to 19,032 persons. Therefore the level of provision is 12 hectares/19,032 = 0.63hectares per 1000 persons.

[2] This figure is based on advice provided by the previous Assessing Needs and Opportunities: a companion guide to PPG17 (Department of Culture Media and Sport) (paragraph 6.17).

Table 1 Teams Yielded by New Population from 8935 houses (19,032 persons)

2036 AGE GROUPS	Total new teams	Matches capacity per pitch/week	Pitches required	Area required (ha)	Areas used for pitches and margins (ha)
FOOTBALL					
Senior football (16-45 male)	6.8	1	3.4	3.82	1.12
Senior football (16-45 female)	1.1	1	0.6	0.62	1.12
Junior football (10-15 male)	7.7	2	1.9	2.16	1.12
Junior football (10-15 female)	0.9	2	0.2	0.25	1.12
Mini-soccer (6-9 mixed gender)	3.4	4	0.4	0.17	0.4
CRICKET					
Senior cricket (18-55 male)	7.3	2	1.8	2.91	1.6
Senior cricket (18-55 female)	0.0	2	0.0	0.0	1.6
Junior cricket (7-17 male)	4.4	See Note*			
Junior cricket (7-17 female)	0.7				
RUGBY					
Senior rugby (19-45 male)	1.3	1	0.7	0.79	1.2
Senior rugby (19-45 female)		1			1.2
Junior rugby (13-18 male)	0.7	1	0.3	0.37	1.12
Junior rugby (13-18 female)		1			1.12
Mini-rugby (7-12 mixed gender)	1.5				
HOCKEY					
Senior hockey (16-55 male)	1.3	4	0.2	0.65	0.65
Senior hockey (16-55 female)	1.1	4	0.1		0.65
Junior hockey (11-15 male)	0.4				
Junior hockey (11-15 female)	0.4				

Note junior cricket matches are largely played midweek and at times that do not conflict with adult matches, often on a wicket dedicated for them. Younger teams may also play on a non-turf strip or on specially cut wickets on the outfield. Thus an increase in junior teams does not translate directly into a need for additional grass provision.*

How does this compare with existing provision?

1.8 The needs assessment has identified the following pitches available for community use across the District (excluding artificial grass pitches):

- 22 adult football pitches
- 17 junior football (inc. 11v11 and 9v9)
- 15 mini soccer pitches (inc. 7v7 and 5v5)
- 19 cricket fields (inc. school sites) - some with shared outfields
- 9 rugby pitches (inc. 1 school pitch and one junior pitch)

1.9 In addition to the above there are other sites that have some evidence of being used for pitch sports, but are currently disused for that purpose.

1.10 The areas used by these pitches demonstrates the following:

Type	Number	Area (ha)	Total space (ha)
Adult football	22	1.12	24.64
Junior football	17	1.12	19.04
Mini Soccer	15	0.4	6.00
Cricket	19	1.4	30.4
Rugby	9	1.2	10.8
		Total	**90.88 ha**
		+ 20% for ancillary space	**109.06 ha**

1.11 If the total space aggregate of 110 hectares ((109.06 hectares rounded up) is divided by the current estimated population of the Study Area (85,834) it provides a per capita level of provision of: **1.28 ha/000.**

1.12 The above table does not consider any geographical dimension to supply/demand, but the following comments can be made:

- **Adult football:** good level of provision compared with weekly demand
- **Junior football:** borderline situation in terms of supply and demand
- **Mini soccer:** very good level of provision taking into account ability to stagger games over a morning/afternoon
- **Cricket:** reasonably good level of provision
- **Rugby:** shortage of provision
- **Hockey**: supply and demand finely balanced

1.13 The existing overall level of provision is therefore generally meeting current needs, with some pressure points around junior football pitches and rugby pitches.

1.14 In this context, the suggested standard for new provision seems of an appropriate scale, especially where it is married with quality standards, and an acknowledgement that the nature of pitch sports is changing. Hockey, football and rugby are likely to require increased use of artificial grass pitches for training and matchplay in future years, with a consequent reduction in demand from the latter two sports for grass pitches.

1.15 It is therefore suggested that an appropriate playing pitch standard would be as follows:

- **Quantity:** 1 hectare per 1000 persons.
- **Quality:** National Governing Body and Sport England Guidance should be followed in respect of pitch construction and ancillary provision (such as pavilions). A key design factor should be in respect of overall site size: *in urban areas* a small number of large multi-pitch sites generally will have far greater utility than large numbers of small single-pitch sites, and will offer greater prospect of long-term financial sustainability. They will also offer innate flexibility to meet evolving needs.
- **Availability:** Pitches should be provided and managed on a secured community use basis, which will offer availability to clubs and other organised groups at times of peak demand.
- **Accessibility:** The location of pitches and venues should account for the geographical relationship between venues and projected users. In rural areas it is accepted that there will be a considerable reliance on car-borne journeys. In urban areas, safe and convenient journeys by foot, should be taken into account. A 10 minute drivetime would be appropriate for local access to community sports pitches. In urban areas, there should be a greater emphasis on convenient access by foot and bike within 10 minutes, although it is accepted that car-borne journeys will probably account for most trips. 10 minutes or less is therefore the optimal travel time, but it is recognised that this may not always be achievable. Higher standard players will be prepared to travel further and longer to use facilities allowing them to play at a higher level of performance- sometimes, travelling further to something that is 'better' will be an important consideration in planning and locating new facilities.

Ancillary buildings

1.16 Changing rooms/pavilions will be necessary to fully exploit the sports potential of new playing fields. The quantity standard of 1 hectare per 1000 people includes an allowance of *space* for the provision of an ancillary building, which would be justified by a single provision of this size. A supporting standard for the provision of ancillary buildings to service pitch space could be expressed as 105 sq.m per 1000 people. This figure is comprised of 75 sq.m for 2 x changing rooms, a match officials' room, and 30 sq.m to provide for a modest club room.

1.17 Provision for artificial grass provision is included in this standard.