

Mansfield District Council Playing Pitch Strategy

New Development Calculator (NDC)

Addendum

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Neil Allen Associates Registered Office:
20 Brook Road, Lymm, Cheshire, WA139AH
A limited company, registered in
England and Wales no. 616528



Introduction

- 1.1 This report represents an addendum to the Mansfield District Council Playing Pitch Assessment and Strategy (2015). The strategy evaluates the adequacy of provision for football, cricket, rugby union and rugby league, hockey, tennis, bowls and athletics across the district up to 2033.
- 1.2 This addendum uses the findings of Playing Pitch Assessment to estimate the demand for pitches that may be generated from new development and draws upon the strategy recommendations and action plan to determine the best ways of meeting any additional estimated demand.
- 1.3 This update is required to inform the preparation of the Mansfield and District Local Plan, which is now progressing towards publication stage (anticipated September 2018).

Key Drivers

- 1.4 This update is required because;
 - At the time of the production of the Playing Pitch Strategy (PPS), the location and scale of new housing was not finalised as consultation on the draft local plan was underway. Changes have therefore been made to the location of sites with some no longer allocated and others added. This addendum therefore ensures that;
 - requirements from new development are based upon the most accurate and up to date position
 - that guidance on the future of each current and former playing field takes into account the most up to date proposals for the growth and development of the District
 - New guidance has recently been provided to local authorities by Sport England on the use of Playing Pitch Strategies to determine required contributions from developers. This includes the creation of a Playing Pitch Calculator (January 2018) which provides a standardised and transparent approach to the collection of developer contributions in relation to New Development nationally.
- 1.5 The preparation of this addendum will also support the delivery of Recommendation G3 of the Mansfield District Council PPS, which seeks to establish a process to ensure that appropriate contributions from new developments are secured.

Context

- 1.6 The Mansfield District PPS Assessment and Strategy considered the adequacy of provision to meet the demand in 2015 but also sought to project forwards to 2033. This was formally adopted by the Council in 2017.
- 1.7 The PPS document used the 2012 Subnational Population Projections to forecast changes to the population, which were the most up to date and accurate projections available at that point in time.
- 1.8 These projections remain valid and relevant today, but they are trend based only and do not take into account the impact of policy decisions.

- 1.9 Proposals on the location of new development have now been consulted upon as part of the preparation of the local plan (Preferred Options Consultation Oct-November 2017) and as a result, there is therefore greater clarity on the likely impact for the district and the subsequent impact on the population.
- 1.10 The Local Plan Preferred Options Consultation Draft (2017) planned for development of 7,520 homes during the plan period (2013-2033) which includes 6,768 homes in Mansfield and 752 in Warsop Parish.
- 1.11 In order to achieve the above, the Local Plan Preferred Options Consultation Draft considered an additional 20% buffer on top of the 7,520 figure (an additional 1504 homes). This brings the potential total number of homes to be provided in the district over the plan period to 9,024 (8,122 homes in Mansfield and 902 in Warsop Parish).
- 1.12 Given that the Mansfield District Council Infrastructure Delivery plan indicates that each house will contain an average of 2.18 people, this represents a significant increase in the population in the district.
- 1.13 It is therefore necessary to also consider the impact that potential housing growth will have on demand for pitches to inform the Publication and Submission versions of the Local Plan.

Methodology

- 1.14 This addendum therefore uses the Sport England Playing Pitch New Development Calculator (version January 2018) to evaluate the impact of the proposed housing growth on provision for football, hockey, rugby union, rugby league and cricket.
- 1.15 The calculator uses information from the Council's Playing Pitch Assessment and Strategy to provide an estimate of the demand from the population of the new development. It does not take into account the current levels of unmet demand in the area and is therefore used alongside the findings of the adopted Playing Pitch Strategy to determine the impact of the new development. It assesses impacts on the following sport pitches: football, rugby union, rugby league, hockey and cricket, as these are the sports covered by the calculator. Thus, there may be additional impacts and associated cost for bowls, athletics, and tennis provision in the district which are addressed in the Council's Playing Pitch Strategy. Any associated costs would need to be determined on a case by case basis in relation to recommendations in the PPS.
- 1.16 The application of the Playing Pitch New Development Calculator is included as an attachment to this paper for detailed review, but in brief considers;
 - a) The likely number of people from the new population in each of the individual pitch sport age groups (Derived from the profile of the current population)
 - b) Using the Team Generation Rates (TGR) prepared as part of the PPS and the profile of the population to understand
 - a. the likely number of teams that will be generated by the new development
 - b. The number of match equivalent sessions that will be generated by the new population and the subsequent demand in terms of pitch requirements and;
 - c) Estimated costs to provides new playing pitch provision. This includes capital costs¹ and lifecycle costs² to maintain the pitches.

¹ Capital costs based on Sport England Facilities Costs Second Quarter 2017.

- 1.17 The above findings are then considered in the context of the findings and recommendations of the Playing Pitch Strategy and action plan in order to determine the ability of the existing facilities to sustain the additional demand and any requirements for new and / or improved provision.
- 1.18 The calculator also enables the consideration of likely costs associated with any requirements.

Application of the New Development Calculator for Mansfield

- 1.19 As outlined above, the New Development Calculator draws upon the information collated in the adopted Playing Pitch Strategy and a full copy of the completed New Development Calculator is available as part of this paper.
- 1.20 Table 1 summarises the baseline data that has been used for these calculations (The Team Generation Rates and Population in Each Pitch Sport age group). This information has been extracted directly from the Playing Pitch Strategy Assessment Report (2015).

Table 1 - Mansfield District Council Team Generation Rates and Population Figures

| Sport and Age Groups | 1. Current population in each pitch sport age group in | 2. Current team generation rates for |
|---|---|---|
| | Mansfield District | Mansfield District |
| Football Adult Men 11v11 (16-45yrs) | 18670 | 381 |
| Football Adult Women 11v11 (16-45yrs) | 18670 | 6223 |
| Football Youth Boys 11v11 (12-15yrs) | 2170 | 54 |
| Football Youth Girls 11v11 (12-15yrs) | 2170 | 723 |
| Football Youth Boys 9v9 (10-11yrs) | 1060 | 50 |
| Football Youth Girls 9v9 (10-11yrs) | 1060 | 530 |
| Football Mini Soccer Mixed 7v7 (8-9yrs) | 2,480 | 118 |
| Football Mini Soccer Mixed 5v5 (6-7yrs) | 2,480 | 131 |
| Cricket Open Age Mens (18-55yrs) | 26200 | 1747 |
| Cricket Open Age Womens (18-55yrs) | 26200 | 0 |
| Cricket Junior Boys (7-18yrs) | 625 | 104 |
| Cricket Junior Girls (7-18yrs) | 625 | 625 |
| Rugby Union Senior Men (19-45yrs) | 16930 | 1693 |
| Rugby Union Senior Women (19-45yrs) | 16930 | 0 |
| Rugby Union Youth Boys (13-18yrs) | 3380 | 845 |
| Rugby Union Youth Girls (13-18yrs) | 3380 | 1690 |
| Rugby Union Mini/Midi Mixed (7-12yrs) | 6900 | 1150 |
| Rugby League Adult Men (19-45yrs) | 16930 | 8465 |
| Rugby League Adult Women (19-45yrs) | 16930 | 0 |
| Rugby League Youth & Junior Boys (12-18yrs) | 3910 | 0 |

² Based on a percentage of the total project cost per annum as set out in Sport England's Life Cycle Natural Turf Pitches and Artificial Surfaces documents (April 2012). These can also provide the basis for discussions around quality improvements to existing playing pitch provision.

| | | |
|---------------------------------------|-------|------|
| Rugby League Junior Girls (12-18yrs) | 3910 | 0 |
| Rugby League Primary Mixed (7-11 yrs) | 5840 | 0 |
| Hockey Senior Men (16-55yrs) | 26570 | 3321 |
| Hockey Senior Women (16-55yrs) | 26570 | 6643 |
| Hockey Junior Boys (11-15yrs) | 5400 | 2700 |
| Hockey Junior Girls (11-15yrs) | 5400 | 2700 |

1.21 These figures are then used to calculate the likely impact of the projected housing growth in Mansfield District in terms of the additional demand that will be generated for each sport by residents in the new housing developments.

1.22 It is important to note that the number of pitches required (as generated through the NDC) have been rounded up or down accordingly. However, capital and revenue costs are based on indicative pitch costs, proportionate to the total match equivalent sessions required rather than just whole pitches required. Though increases in match sessions for some sports are not sufficient to warrant the creation of new pitches, the associated costs have been incorporated and investment into alternative sites could instead be considered to increase capacity to accommodate this new demand.

1.23 The two potential growth scenarios are considered in turn;

- Scenario 1 - Creation of 7520 homes
- Scenario 2 - Creation of 9204 homes.

1.24 Please note that the scenarios may be updated as required over the Local Plan period (2013-2033) throughout the lifespan of the PPS to reflect population projections and change in the average household size.

1.25 It should also be noted that this paper considers in each scenario and for each key strategic sites where contributions may be required and outlines specific sites that each development may be considered to relate to. The sites referenced in relation to each site were determined by considering the location of the proposed development site and the likely facilities that would be used by residents of the new development as a result. It draws upon local knowledge in relation to the sites that are likely to be used and also on the findings of the PPS which consider the distance that residents are willing to travel and highlights where improvements are required and where capacity is insufficient. More specifically;

- For football, it is considered that residents of a new development are likely to travel to one of the nearest clubs and / or public facilities in close proximity to the new development
- While there are fewer cricket facilities in the area, residents are also most likely to travel to their nearest facility (but are likely to need to travel a further distance)
- For rugby union, rugby league and hockey, the lower number of facilities and clubs means that these sites serve district wide catchments.

Scenario 1 - Creation of 7520 new houses

1.26 The Local Plan Preferred Options Consultation Draft considered the allocation of 7520 homes over the period 2013 - 2033. This is to be distributed as set out in Table 3 below.

Table 2 - Scenario 1 - Impact of Creation of 7520 new houses

| Location | Number of New Dwellings | Impact on Population |
|---------------|-------------------------|----------------------------|
| Mansfield | 6,768 | 14,754 population increase |
| Warsop Parish | 752 | 1,639 population increase |
| Total | 7,520 | 16,394 population increase |

*Figures do not exactly sum due to rounding

- 1.27 Table 3 overleaf (extracted from the New Development Calculator) uses the baseline figures (Tables 1 and 2) to determine the impact of this projected population growth. The findings are summarised in Table 4.

Table 3 – New Development Calculator

| <div> <div>Projected Demand - 7520 new houses</div> <div> <div>Q1. How many people from the new population fall within the individual pitch sport age groups?</div> <div>Q2. How many teams may be generated by the new population?</div> <div>Q3. How many match equivalent sessions during the relevant peak period may be demanded by the new population?</div> <div>Q4. What do the match equivalent sessions equate to in terms of new pitch provision?</div> </div> </div> | | | | | | | | |
|--|-----------------------------------|---|--|--|---|--|---|--|
| Sporting Age Groups | % of total population in the area | No. of people within the new population | No. of teams generated by the new population | No. of teams generated by new population with change in demand factored in | Estimated demand for home matches per week - per year for Cricket | % of match play during the peak period | Match equivalent sessions during weekly peak period (during the year for Cricket) | Estimated demand in number of pitches required to meet additional demand during weekly peak period (during the year for Cricket) |
| Football Adult Men 11v11 (16-45yrs) | 17.7% | 2901 | 7.61 | 7.61 | 3.81 | 60% | 2.28 | 2.28 |
| Football Adult Women 11v11 (16-45yrs) | 17.7% | 2901 | 0.47 | 0.47 | 0.23 | 100% | 0.23 | 0.23 |
| Football Youth Boys 11v11 (12-15yrs) | 2.1% | 337 | 6.22 | 6.22 | 3.11 | 60% | 1.86 | 1.86 |
| Football Youth Girls 11v11 (12-15yrs) | 2.1% | 337 | 0.47 | 0.47 | 0.23 | 100% | 0.23 | 0.23 |
| Football Youth Boys 9v9 (10-11yrs) | 1.0% | 165 | 3.26 | 3.26 | 1.63 | 80% | 1.31 | 1.31 |
| Football Youth Girls 9v9 (10-11yrs) | 1.0% | 165 | 0.31 | 0.31 | 0.16 | 100% | 0.16 | 0.16 |
| Football Mini Soccer Mixed 7v7 (8-9yrs) | 2.4% | 385 | 3.27 | 3.27 | 1.63 | 100% | 1.63 | 1.63 |
| Football Mini Soccer Mixed 5v5 (6-7yrs) | 2.4% | 385 | 2.94 | 2.94 | 1.47 | 100% | 1.47 | 1.47 |
| Cricket Open Age Mens (18-55yrs) | 24.8% | 4071 | 2.33 | 2.33 | 23.31 | N/a | 23.31 | 0.58 |
| Cricket Open Age Womens (18-55yrs) | 24.8% | 4071 | 0.00 | 0.00 | 0.00 | N/a | 0.00 | 0.00 |
| Cricket Junior Boys (7-18yrs) | 0.6% | 97 | 0.93 | 0.93 | 7.46 | N/a | 7.46 | 0.13 |
| Cricket Junior Girls (7-18yrs) | 0.6% | 97 | 0.16 | 0.16 | 1.24 | N/a | 1.24 | 0.02 |
| Rugby Union Senior Men (19- | 16.0% | 2631 | 1.55 | 1.55 | 0.78 | 100% | 0.78 | 0.78 |

| | | | | | | | | |
|---|-------|------|------|------|------|-------|-------|-------|
| 45yrs) | | | | | | | | |
| Rugby Union Senior Women (19-45yrs) | 16.0% | 2631 | 0.00 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Rugby Union Youth Boys (13-18yrs) | 3.2% | 525 | 0.62 | 0.62 | 0.31 | 100% | 0.31 | 0.31 |
| Rugby Union Youth Girls (13-18yrs) | 3.2% | 525 | 0.31 | 0.31 | 0.16 | 100% | 0.16 | 0.16 |
| Rugby Union Mini/Midi Mixed (7-12yrs) | 6.5% | 1072 | 0.93 | 0.93 | 0.47 | 100% | 0.12 | 0.12 |
| Rugby League Adult Men (19-45yrs) | 16.0% | 2631 | 0.31 | 0.31 | 0.16 | 100% | 0.16 | 0.16 |
| Rugby League Adult Women (19-45yrs) | 16.0% | 2631 | 0.00 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Rugby League Youth & Junior Boys (12-18yrs) | 3.7% | 608 | 0.00 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Rugby League Junior Girls (12-18yrs) | 3.7% | 608 | 0.00 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Rugby League Primary Mixed (7-11yrs) | 5.5% | 907 | 0.00 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Hockey Senior Men (16-55yrs) | 25.2% | 4129 | 1.24 | 1.24 | 0.62 | 100% | 0.62 | 0.62 |
| Hockey Senior Women (16-55yrs) | 25.2% | 4129 | 0.62 | 0.62 | 0.31 | 100% | 0.31 | 0.31 |
| Hockey Junior Boys (11-15yrs) | 5.1% | 839 | 0.31 | 0.31 | 0.16 | 100% | 0.16 | 0.16 |
| Hockey Junior Girls (11-15yrs) | 5.1% | 839 | 0.31 | 0.31 | 0.16 | 100% | 0.16 | 0.16 |
| | | | | | | Total | 43.95 | 11.74 |

- 1.28 Table 4 uses the calculations set out in Table 3 to summarise the overall impact of the projected housing growth in Scenario 1.
- 1.29 It should be noted that all estimates (except cricket which estimates demand across the season) reflect the number of match equivalents that will be generated at peak time. In Mansfield, play is well spread across the weekend with play in most age groups on both Saturday and Sunday. The figures presented in Table 4 reflect this. The even spread of match play across the weekend means that while the estimated increase in demand at peak time is lower than it would be if all matches were likely to be played at one time, the quality of pitches will take on greater significance as for each sport, pitches will be required to sustain games in more than one time slot.

Table 4 - Impact of Projected Housing Growth - Scenario 1

| Scenario 1 - 7520 homes | | | |
|-------------------------|--|---------------------|------------------|
| Sport | Estimated (Match Equivalent Sessions) | Increased Demand | Pitch Equivalent |
| Adult football | 2.52 | | 3 Pitches |
| Youth football | 3.56 | | 4 Pitches |
| Mini Soccer | 3.10 | | 3 Pitches |
| Rugby Union | 1.36 | | 1 Pitch |
| Rugby League | 0.16 | | 1 Pitch |
| Hockey | 1.24 | | 1 AGP |
| Cricket | 32.01 | | 1 pitch |

- 1.30 Should new pitches be required to accommodate all of this demand, the New Development Calculator estimates the total capital cost to be £1,035,500 and a total lifecycle cost (per annum) of £195,275.

Scenario 2 - Creation of 9204 new houses

- 1.31 While the Local Plan Preferred Options consultation Draft (2017) considered the allocation of 7,520 homes over the period 2013 - 2033, in order to ensure that this is achieved, an additional 20% buffer was also considered on top of this baseline figure, representing a further 1,504 homes. It is therefore necessary to consider the impact on the District population if all of these houses are developed. The likely spread of these allocations is therefore set out overleaf in Table 5.

Table 5 - Scenario 2 - Impact of Creation of 9204 new houses

| Location | Number of New Dwellings | Impact on Population |
|---------------|-------------------------|----------------------------|
| Mansfield | 8,122 | 17,706 population increase |
| Warsop Parish | 902 | 1,966 population increase |
| Total | 9,204 | 19,672 population increase |

- 1.32 Table 6 overleaf uses the baseline figures (Tables 2 and 5) to determine the impact of this projected population growth. The findings are summarised in Table 7.

Table 6 -Application of the New Development Calculator - Projected impact of increase of 9024 Homes

| Projected Demand - 9204 new houses | | Q1. How many people from the new population fall within the individual pitch sport age groups? | | Q2. How many teams may be generated by the new population? | | Q3. How many match equivalent sessions during the relevant peak period may be demanded by the new population? | | Q4. What do the match equivalent sessions equate to in terms of new pitch provision? |
|---|-----------------------------------|--|--|--|---|---|---|--|
| Sporting Age Groups | % of total population in the area | No. of people within the new population | No. of teams generated by the new population | No. of teams generated by new population with change in demand factored in | Estimated demand for home matches per week - per year for Cricket | % of match play during the peak period | Match equivalent sessions during weekly peak period (during the year for Cricket) | Estimated demand in number of pitches required to meet additional demand during weekly peak period (during the year for Cricket) |
| Football Adult Men 11v11 (16-45yrs) | 17.7% | 3481 | 9.14 | 9.14 | 4.57 | 60% | 2.74 | 2.74 |
| Football Adult Women 11v11 (16-45yrs) | 17.7% | 3481 | 0.56 | 0.56 | 0.28 | 100% | 0.28 | 0.28 |
| Football Youth Boys 11v11 (12-15yrs) | 2.1% | 405 | 7.46 | 7.46 | 3.73 | 60% | 2.24 | 2.24 |
| Football Youth Girls 11v11 (12-15yrs) | 2.1% | 405 | 0.56 | 0.56 | 0.28 | 100% | 0.28 | 0.28 |
| Football Youth Boys 9v9 (10-11yrs) | 1.0% | 198 | 3.92 | 3.92 | 1.96 | 80% | 1.57 | 1.57 |
| Football Youth Girls 9v9 (10-11yrs) | 1.0% | 198 | 0.37 | 0.37 | 0.19 | 100% | 0.19 | 0.19 |
| Football Mini Soccer Mixed 7v7 (8-9yrs) | 2.4% | 462 | 3.92 | 3.92 | 1.96 | 100% | 1.96 | 1.96 |
| Football Mini Soccer Mixed 5v5 (6-7yrs) | 2.4% | 462 | 3.53 | 3.53 | 1.77 | 100% | 1.77 | 1.77 |
| Cricket Open Age Mens (18-55yrs) | 24.8% | 4885 | 2.80 | 2.80 | 27.97 | N/a | 27.97 | 0.70 |
| Cricket Open Age Womens (18-55yrs) | 24.8% | 4885 | 0.00 | 0.00 | 0.00 | N/a | 0.00 | 0.00 |
| Cricket Junior Boys (7-18yrs) | 0.6% | 117 | 1.12 | 1.12 | 8.95 | N/a | 8.95 | 0.16 |

| | | | | | | | | |
|---|-------|------|------|------|------|------|------|-------|
| Cricket Junior Girls (7-18yrs) | 0.6% | 117 | 0.19 | 0.19 | 1.49 | N/a | 1.49 | 0.03 |
| Rugby Union Senior Men (19-45yrs) | 16.0% | 3157 | 1.86 | 1.86 | 0.93 | 100% | 0.93 | 0.93 |
| Rugby Union Senior Women (19-45yrs) | 16.0% | 3157 | 0.00 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Rugby Union Youth Boys (13-18yrs) | 3.2% | 630 | 0.75 | 0.75 | 0.37 | 100% | 0.37 | 0.37 |
| Rugby Union Youth Girls (13-18yrs) | 3.2% | 630 | 0.37 | 0.37 | 0.19 | 100% | 0.19 | 0.19 |
| Rugby Union Mini/Midi Mixed (7-12yrs) | 6.5% | 1287 | 1.12 | 1.12 | 0.56 | 100% | 0.14 | 0.14 |
| Rugby League Adult Men (19-45yrs) | 16.0% | 3157 | 0.37 | 0.37 | 0.19 | 100% | 0.19 | 0.19 |
| Rugby League Adult Women (19-45yrs) | 16.0% | 3157 | 0.00 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Rugby League Youth & Junior Boys (12-18yrs) | 3.7% | 729 | 0.00 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Rugby League Junior Girls (12-18yrs) | 3.7% | 729 | 0.00 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Rugby League Primary Mixed (7-11yrs) | 5.5% | 1089 | 0.00 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Hockey Senior Men (16-55yrs) | 25.2% | 4954 | 1.49 | 1.49 | 0.75 | 100% | 0.75 | 0.75 |
| Hockey Senior Women (16-55yrs) | 25.2% | 4954 | 0.75 | 0.75 | 0.37 | 100% | 0.37 | 0.37 |
| Hockey Junior Boys (11-15yrs) | 5.1% | 1007 | 0.37 | 0.37 | 0.19 | 100% | 0.19 | 0.19 |
| Hockey Junior Girls (11-15yrs) | 5.1% | 1007 | 0.37 | 0.37 | 0.19 | 100% | 0.19 | 0.19 |
| | | | | | | | | 14.09 |

- 1.33 Table 7 uses the calculations set out in Table 6 to summarise the overall impact of the projected housing growth in Scenario 2. As in Scenario 1, it should be noted that all estimates (except cricket which is for the season) reflect the number of match equivalents that will be generated at peak time.

Table 7 - Impact of Projected Housing Growth - Scenario 2

| Scenario 2 - 9204 homes | | | |
|-------------------------|--|---------------------|------------------|
| Sport | Estimated (Match Equivalent Sessions) | Increased Demand | Pitch Equivalent |
| Adult football | 3.02 | | 3 Pitches |
| Youth football | 4.27 | | 4 Pitches |
| Mini Soccer | 3.72 | | 4 Pitches |
| Rugby Union | 1.63 | | 2 Pitches |
| Rugby League | 0.19 | | 1 Pitch |
| Hockey | 1.49 | | 1 AGP |
| Cricket | 38.41 | | 1 pitch |

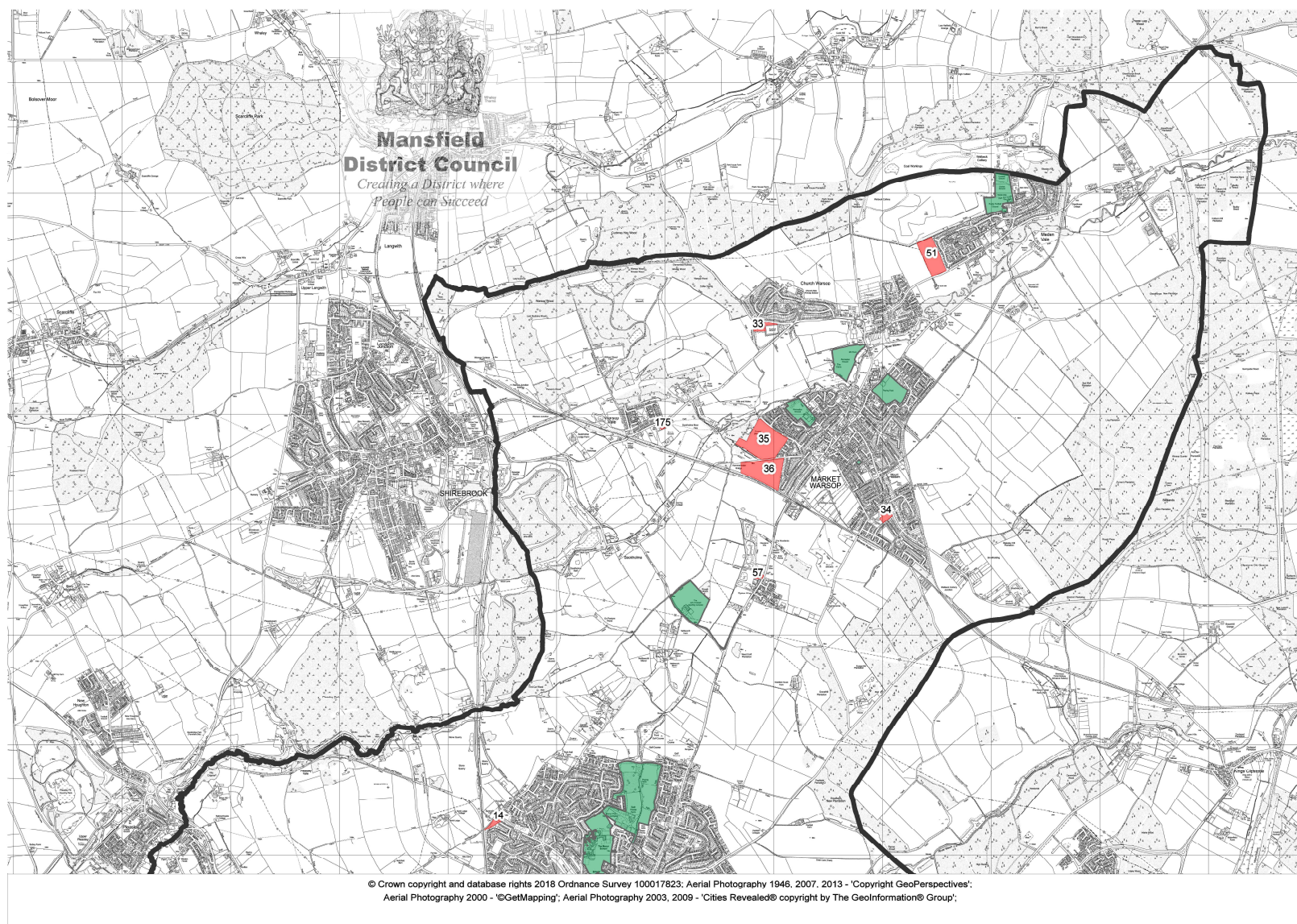
- 1.34 Should new pitches be required to accommodate all of this demand, the New Development Calculator estimates the total capital cost to be £1,242,626 and a total lifecycle cost (per annum) of £234,335.

Meeting the additional Demand

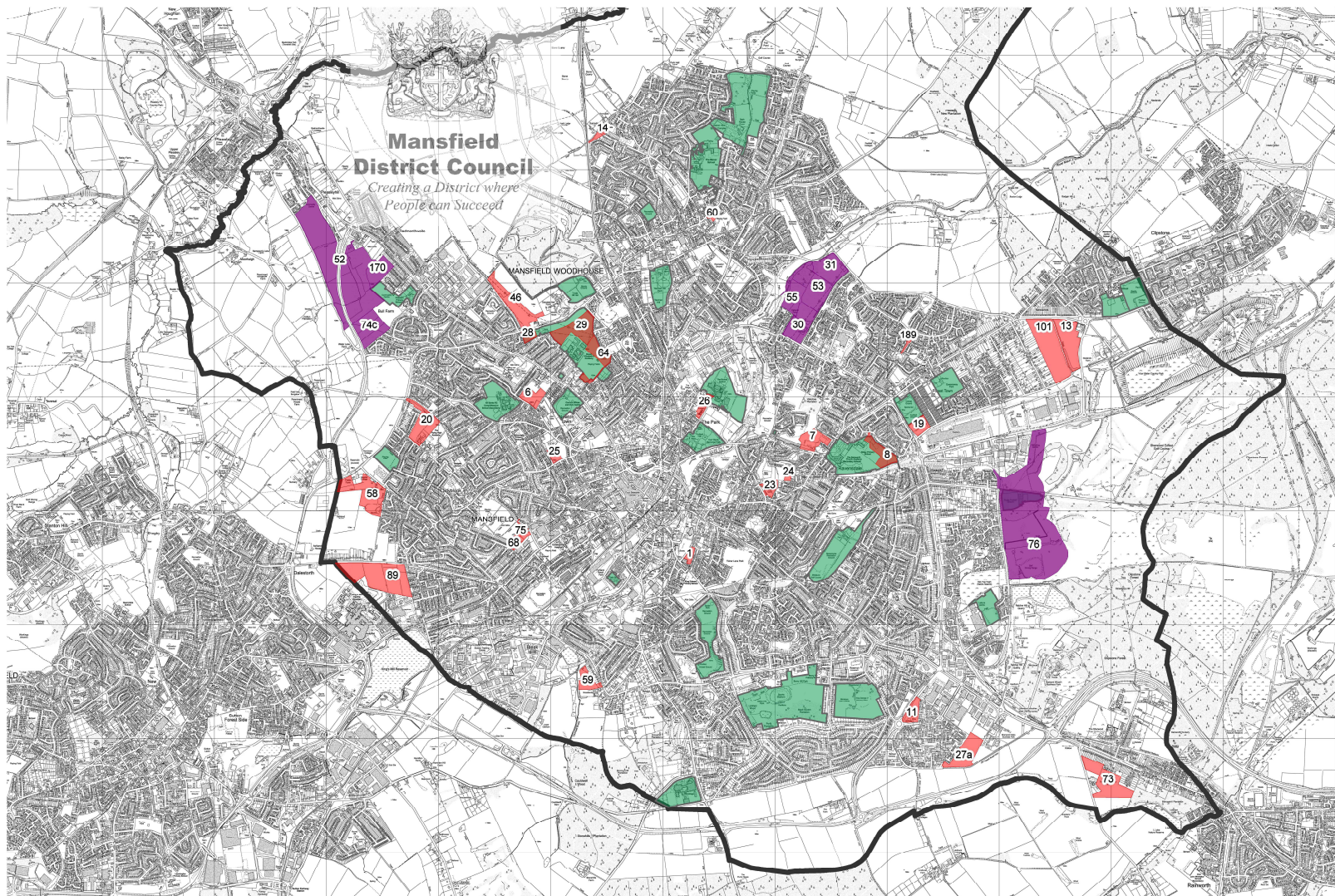
- 1.35 The New Development Playing Pitch Calculator provides an indication of the scale of the additional demand that will be generated, which should then be considered in the context of the findings of the adopted Playing Pitch Strategy in order to determine how the additional demand is best met. The growth in demand may be met for example;
- By enhancing existing pitches to increase their capacity and ensuring adequate long-term maintenance to ensure that higher levels of usage can be sustained;
 - Undertaking works to secure new or greater community use of existing sites;
 - Providing new grass pitches in line with strategy priorities.
- 1.36 It should be noted that in some instances, demand may be better met by the provision of AGPs rather than grass pitches and this should be taken into account in line with strategy priorities. Contributions may therefore be put towards an AGP rather than grass pitches if this better fits with the adopted strategic direction.

- 1.37 Decision making in relation to how demand is best met should take into account the location of new development (and its associated population increase) within the district as well as the anticipated quantitative level of demand that will be generated.
- 1.38 The 2017 Mansfield District Council Local Plan Preferred Options Consultation document identified sites where residential development could be allocated. These sites are illustrated overleaf on Maps 1 (Mansfield District North - Warsop Parish) and 2 (South Mansfield District).
- 1.39 These maps indicate that new housing will be primarily more or less evenly distributed across the district in relatively small allocations and within existing neighbourhoods. The plan does however also consider the allocation three larger strategic sites (where the number of dwellings would exceed 325).
- 1.40 The development sites are based on the 2017 preferred options consultation and indicated in **red** and three strategic sites indicated in **purple**. Please note: these may be subject to change as the MDC Local Plan progresses to publication and submission stages.
- 1.41 The open spaces and other private recreation spaces that contain outdoor sports pitches are indicated in **green**.

North of district



South of district



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- 1.42 While on the whole, the small size of developments means that the increases in demand will be cumulative across the district, it is clear that the larger strategic sites may place pressures on specific locations within the District.
- 1.43 Table 8 therefore explores the impact of the findings of the new development calculator on the recommendations made in the adopted Playing Pitch Strategy. It provides an indication of the potential requirements from new developments only, as requirements should be considered on a site by site basis at the time of a planning application.
- 1.44 To inform decision making relating to strategic sites, the specific impact of the three strategic sites will then be considered in turn later in this section.

Table 8 - Impact of New Housing Development in Mansfield District on Demand for Playing Fields

| Sport | PPS Issues and Priorities | Cumulative Impact of New Development | Comments |
|-----------------|--|--|---|
| Football | <p>Based on PPS findings, quality of pitches is as great a concern as quantity of pitches.</p> <p>Overall, there is sufficient provision, with few examples of overplay and capacity to increase participation within the existing infrastructure. There are however greater pressures on youth and 9v9 pitches and many of these are created by high demand at home venues for larger clubs, including Debdale Sport and Recreation Centre, Forest Town Arena, The John Fretwell Centre and Welbeck Colliery.</p> <p>Looking at specific figures (and taking into account trends based population growth)</p> <ul style="list-style-type: none"> • There are 7 pitches available at peak | <p>Adult Football - demand for 2.5 - 3 more match equivalent sessions</p> <p>Youth demand for 3.5 - 4.2 more match equivalent sessions</p> <p>Mini Soccer demand created for 3.1 - 3.7 more match equivalent sessions.</p> | <p>For adult football, the additional demand generated by new development can be accommodated within existing quantities of pitch. Even taking into account only secured pitches, including the new developments, there would remain 4 match equivalents available at peak time. As this point however, supply is becoming closely matched with demand, meaning that the quality of facilities, as well as securing access unsecured community sites will be key.</p> <p>For 9v9 and youth pitches however, the strategy identifies existing pressures and these will be exacerbated further by the new development. This will be significant where developments are close to sites that are already at capacity. There will be limited spare capacity remaining (youth pitches -3.5 at peak time, while spare capacity on 9v9 pitches will reduce to 3).</p> <p>The projected additional increases of 7v7 and 5v5 pitches can be met within the existing pitch stock, although the additional play will place extra pressures on the pitches.</p> <p>The PPS highlights the need to maintain and improve grass pitch provision through capital investment in quality as well as in maintenance and the additional pressures from new development means that this takes on even greater importance. The additional demand that is likely to be generated also means that recommendations to deliver additional capacity will also take on greater priority. These include extensions to existing clubs, a 3g pitch and securing access to existing community facilities as well as qualitative improvements to existing sites.</p> <p>The additional growth of up to 3 adult, 4 youth and 4 midi pitches that will be created by new development therefore provides further justification for the extension of club bases and / or 3g pitches. that are recommended in the PPS. Planning permission for grass pitches</p> |

| Sport | PPS Issues and Priorities | Cumulative Impact of New Development | Comments |
|----------------|--|---|---|
| | <p>time for adult football but</p> <ul style="list-style-type: none"> There would be no spare capacity for youth pitches at peak time and minimal on 9v9 pitches (5.25 at peak time). There would however be potential to use adult 11v11 pitches to reduce these pressures Pitch capacity on 5 v5 and 7v7 pitches would remain sufficient. <p>Strategy priorities focus around qualitative improvement, securing community access and improving capacity at sites that are already well used and home to key clubs.</p> | | <p>has recently been received at Woburn Road Playing Fields which is likely to free up capacity at other sites however it is essential that the community access agreement is delivered in full.</p> <p>There is relatively limited spare capacity remaining at many of the home venues for larger clubs, specifically Debdale Sport and Recreation Centre, Forest Town Arena, the John Fretwell Centre and Welbeck Colliery. New development in the location of these facilities may provide specific justification for extended facilities.</p> |
| Cricket | <p>Spare capacity equivalent to 17 strips (up to 8 adult teams) and estimate 85 matches. Limited spare capacity at Debdale</p> | <p>Population growth is likely to see the creation of between 32 and 38 additional matches per season -</p> | <p>Additional growth could be accommodated within the infrastructure although remaining spare capacity would be limited.</p> <p>Further provision may be required (which may be delivered through additional strips at key sites, particularly if development is focused near to key sites.</p> |

| Sport | PPS Issues and Priorities | Cumulative Impact of New Development | Comments |
|---------------------|---|---|---|
| | Park and John Fretwell Centre. Provision at peak time more limited Some quality issues to address. | | Maintenance and improvement of existing quality will remain key. |
| Rugby Union | Strategy seeks to address capacity issues as a priority. There is no remaining spare capacity at Mansfield RUFC - even with use of the AGP for training and midi matches. There is also a lack of spare capacity at Wlebeck Miners Welfare (although this is impacted by poor maintenance procedure and use for football as much as demand). Maintenance procedures also limited the capacity at Lords Recreation Ground. | Demand for between 1.36 and 1.63 additional pitches per season. | Requirement for access to up to 2 additional pitches at peak time will further add to pressures for rugby union, particularly as the PPS already identifies the need for further pitches for Mansfield RUFC (meaning a combined total of up to 4) This will exacerbate the requirement for additional capacity for Mansfield Rugby Club and place additional pressures on the qualitative improvements required at the other two clubs to improve capacity. |
| Rugby League | Spare capacity at peak time to meet current and projected future need. Increased participation likely to be generated through club development. Strategy identifies priorities as retention of existing site, | Between 0.16 and 0.2 pitches (Scenario 1 and Scenario 2). Capacity would remain sufficient to accommodate small amount of additional demand if club growth had not already been | Impact of new development overall is therefore likely to be insufficient to warrant creation of further rugby league pitches. Financial contributions however may be best used towards new pitches in line with strategy priorities if club grows significantly, but if not should contribute towards improvement of existing facilities. |

| Sport | PPS Issues and Priorities | Cumulative Impact of New Development | Comments |
|---------------|---|--|---|
| | maintenance of existing pitch and potential longer term requirement for additional pitches in response to club development. | experienced. | |
| Hockey | In addition to maintaining quality to sustain and retain existing facility, the one club base is at capacity and there are further teams displaced outside of the district. | Demand for 1.24 - 1.49 additional matches at peak time | Increase in demand will further add to the pressures on the existing stock of facilities. The PPS currently requires the retention of one sand based pitch but indicates that a second pitch may be required in the event of participation increases. The additional demand generated will create greater justification for consideration of the provision of a second pitch. |

1.45 While Table 8 reviews the cumulative impact of the additional demand on the adequacy of pitch provision in the district (and the suggested means of addressing this demand), the remaining sections of this report consider the specific impact of the three strategic housing developments across the district, specifically;

- Pleasley Hill Farm
- Jubilee Way
- New Mill / Old Mill Lane.

Impact of Key Strategic Sites

Pleasley Hill Farm

1.46 Pleasley Hill Farm is a development of 39.5 ha which will approximately include 925 homes³ (as well as a care home and employment land). The site is situated on the North Western edge of Mansfield District and is directly adjacent to Bull Farm Recreation Ground.

1.47 Table 9 summarises the findings of the application of the Sport England New Development Calculator for this development and sets out the impact in terms of the creation of additional demand for pitches.

1.48 It reveals that for each sport, the additional demand generated by population in the new development in quantitative terms is equivalent to 0 - 1 new pitches.

Table 9 - Application of the New Development Calculator for Pleasley Hill Farm

| Pleasley Hill Farm - 925 homes - 2016 people | | | | |
|--|------------------|---------------------------------------|---------------------|--|
| Sport | Estimated Demand | Increased (Match Equivalent Sessions) | Pitch Equivalent | Associated Costs (Capital) Associated Costs (Lifecycle) |
| Adult football | 0.31 | | 0-1 pitches | £23,945 £5,552 |
| Youth football | 0.44 | | 0-1 pitches | £27,875 £6,433 |
| Mini Soccer | 0.38 | | 0-1 pitches | £6,947 £1,603 |
| Rugby Union | 0.17 | | 0-1 pitches | £17,498 £4,115 |
| Rugby League | 0.02 | | 0-1 pitches | £1,826 £443 |
| Hockey | 0.15 | | 0-1 pitches | £26,953 £918 |
| Cricket | 3.94 | | 0-1 pitches | £22,302 £4,950 |
| TOTAL | 1.44* | | 1.44 pitches | £127,345 £24,015 |

³ Local Plan Preferred Options Consultation Draft (Oct-November 2017)

* Figures may not sum exactly due to rounding

- 1.49 As outlined however, while the new development calculator provides a baseline understanding of the numerical impact of the provision of the new dwellings, it is necessary to consider the findings in the context of the findings of the adopted Playing Pitch Strategy.
- 1.50 Table 10 therefore considers the impact of the Pleasley Hill Development for each sport, taking into account the findings of the Playing Pitch Strategy and the location of the site. It builds upon the issues raised in Table 8 and considers the adequacy of provision in close proximity to this site.

Table 10 - Implications of Playing Pitch Strategy and New Development Calculator for Pleasley Hill Farm

| Sport | Sites Nearby | Requirements from Development | Comments and Requirements from Development |
|-----------------|---|---|--|
| Football | Bull Farm Recreation Ground, Debdale Sport and Recreation Ground, Queen, Abbott Road Recreation Ground, Elizabeth Academy, All Saints Academy | 0.31 adult football, 0.44 youth football, 0.38 pitches mini soccer. | <p>Capacity at nearby adult pitches ensures that increase in participation can be sustained (Bull Farm 1.5 adult - 0.5 at peak time, Abbott Road 1 match equivalent at peak time, 2.5 across the week) but there are quality concerns at both sites. Improvements to quality of existing sites should be addressed in lieu of new provision.</p> <p>The housing allocation site is located in close proximity to one of the few sites in the district that is at capacity (Debdale Park). There is no remaining spare capacity at Debdale Sports Ground (a site providing opportunities for youth and mini / midi teams) and the new development will further exacerbate this. Drainage issues are also identified at this facility. There is spare capacity at All Saints School but pitches are not secured and the quality is limited. The strategy identifies improvements to both of these sites as priorities.</p> <p>While relatively small, the additional demand for youth and mini soccer pitches from the new development is therefore a key issue and increased capacity will be required. This could be delivered either through improvements to All Saints School (F2) or contributions towards a 3g pitch at Debdale Park (F5 linking to RL1).</p> <p>In all instances for football, the new development does not generate sufficient demand alone for a new pitch for any form of the game. The cost estimates provided through the NDC should be used to inform the scale of the qualitative improvements required and / or the contributions that are needed towards a new pitch or capacity improvements.</p> |
| Cricket | Debdale Sport and Recreation Ground, Chesterfield | 0.09 cricket pitches | The new development will generate additional demand but this can be absorbed within the existing pitch stock and there is insufficient additional demand to justify new provision. |

| Sport | Sites Nearby | Requirements from Development | Comments and Requirements from Development |
|--------------|-------------------------------------|-------------------------------|---|
| | Road Recreation Ground | | <p>There is however only limited spare capacity at Debdale Park Sport and Recreation Centre but the strategy indicates that additional strips could be prepared on this square. There is spare capacity at Chesterfield Road Recreation Ground but this site is further from the development and it is likely that pressures will be mostly felt at Debdale Park.</p> <p>The current situation means that there is no clear requirement therefore for additional pitches and instead qualitative improvements (C3) and / or additional capacity at existing sites should be prioritised.</p> <p>The strategy does not prioritise any improvements at Debdale for cricket, but does indicate that improvements to Chesterfield Recreation Ground (clubhouse and decompaction, as well as provision of non turf wicket) are required. The provision of a non-turf wicket would also be an effective means of adding capacity to the existing site to address the impact of the new development.</p> <p>While the location of the site allocation means that demand at Debdale should be reviewed first (in order to confirm whether anything has changed since the strategy document - additional strips at Debdale Park Sport and Recreation Centre could be considered for example if demand has increased) but Chesterfield Road provides a key opportunity if provision remains sufficient at Debdale.</p> <p>The cost estimates provided through the NDC should be used to inform the scale of improvements required (ie new strip / non turf wicket etc).</p> |
| Rugby Union | | 0.17 rugby union pitches. | <p>Demand generated by new development is insufficient to require on-site pitch provision. Contributions are best directed towards qualitative improvement of either Lords Recreation Ground or Welbeck Colliery, or towards additional capacity for Mansfield Rugby Club as it is likely that residents of the new development will use these facilities.</p> |
| Rugby League | Debdale Sport and Recreation Ground | 0.02 rugby league pitches | <p>Demand generated by new development is insufficient to require on-site pitch provision.</p> <p>The site is however near to Debdale Sport and Recreation Centre where rugby league is based. The new development may generate additional players which will contribute to overall club position. Strategy identifies ongoing requirement for qualitative improvement and potential longer term need for new pitches. While this development could not be asked to provide such facilities, it will be important that</p> |

| Sport | Sites Nearby | Requirements from Development | Comments and Requirements from Development |
|---------------|--------------------|-------------------------------|--|
| | | | contributions are secured and it should be ensured that the new development does not comprise any potential to provide these pitches and that any opportunities to support rugby league are explored. Support could also be explored through the provision of a 3g pitch linking with football above. |
| Hockey | Manor Park Complex | 0.04 hockey pitches | <p>The additional demand that will be generated is insufficient to warrant the creation of additional facilities. The existing strategy highlights the importance of retaining the existing facility and this should be prioritised.</p> <p>The strategy does however also indicate that longer term, an additional facility for hockey may be required and references All Saints Academy as a potential location. If this was to be delivered, this site would in all likelihood serve residents of the new development and contributions should be directed towards the facility.</p> <p>The new development is however of insufficient scale to justify this on its own and contributions towards this project should only be prioritised over the retention of the Manor Academy site if financial viability modelling has been undertaken (in line with H3).</p> |

1.51 Table 10 therefore indicates that the new development will have implications on the adequacy of facilities to meet demand. The increase in usage will place greater pressures on pitches, requiring improved quality to sustain this and in some instances there will be insufficient capacity. The close proximity of other facilities and the requirement for one or fewer of each type of pitch however suggests that solutions to enhance capacity should be considered off site. These include;

- Potential qualitative enhancement of nearby adult playing fields to protect existing capacity and prevent deterioration into the poor category that may arise from overplay
- Contributions towards the creation of additional capacity at Debdale Park particularly for youth and mini football and potentially for cricket and rugby league. Contributions could be put towards a 3g AGP (additional demand generated is insufficient to fund an entire pitch) in line with strategy priorities (although this will need to be considered strategically based on progress with overall delivery of the strategy action plan and the provision of 3g pitches elsewhere).
- Contributions towards the retention of the sand based AGP at Manor Park Sports Complex for hockey. This could include qualitative improvements and / or investment in a sinking fund enabling longer term resurface.

1.52 Other solutions (including enhancement of facilities at All Saints Academies) provide alternative opportunities.

Jubilee Way

- 1.53 Land off Jubilee Way will see the creation of approximately 800 homes on a site sized 48.30 ha⁴. This site is situated to the East of Mansfield District and includes the existing Mansfield Rugby Club site and it is anticipated that some remodelling and improvements will be made to the rugby club as part of the proposals.
- 1.54 Table 11 summarises the findings of the application of the Sport England New Development Calculator for this development and sets out the impact in terms of the creation of additional demand for pitches.
- 1.55 It reveals that for each sport, the additional demand generated by population in the new development in quantitative terms is equivalent to 0 - 1 new pitches. This does not take into account any remodelling work that is required to the rugby club - ie this demand is in addition to other unmet demand / requirements due to relocation that have already been identified.

Table 11 - Application of New Development for Jubilee Way

| Jubilee Way - 800 homes - 1744 people | | | | | |
|---------------------------------------|--|------------------|----------------------------|------------------------------|--|
| Sport | Estimated Increased Demand (Match Equivalent Sessions) | Pitch Equivalent | Associated (Capital) Costs | Associated Costs (Lifecycle) | |
| Adult football | 0.27 | 0-1 pitches | £20,714 | £4,803 | |
| Youth football | 0.38 | 0-1 pitches | £24,114 | £5,565 | |
| Mini Soccer | 0.33 | 0-1 pitches | £6,009 | £1,387 | |
| Rugby Union | 0.14 | 0-1 pitches | £15,137 | £3,560 | |
| Rugby League | 0.02 | 0-1 pitches | £1,580 | £384 | |
| Hockey | 0.13 | 0-1 pitches | £23,317 | £794 | |
| Cricket | 3.41 | 0-1 pitches | £19,293 | £4,283 | |
| TOTAL | 1.25 | 1.25 pitches | £110,164 | £20,775 | |

- 1.56 Table 11 therefore reveals that overall, the new development will generate a small amount of additional demand for each sport.

⁴ Local Plan Preferred Options Consultation Draft (Oct-November 2017)

- 1.57 As outlined however, while the new development calculator provides a baseline understanding of the numerical impact of the provision of the new dwellings, it is necessary to consider the findings in the context of the findings of the Playing Pitch Strategy.
- 1.58 Table 12 therefore considers the impact of the Jubilee Way Development for each sport, taking into account the findings of the adopted Playing Pitch Strategy and the location of the site. It builds upon the issues raised in Table 11 and considers the adequacy of provision in close proximity to this site.

Table 12 - Application of Playing Pitch Strategy for Jubilee Way

| Sport | Sites Nearby | Requirements from Development | Comments and Requirements from Development |
|-----------------|---|---|---|
| Football | Forest Town Arena, Queensway Park, Samworth Academy, Oaktree Leisure Centre, The Racecourse | 0.27 adult football, 0.38 youth football, 0.33 pitches mini soccer. | <p>Capacity at nearby adult pitches ensures that increase in participation can be sustained (Racecourse 0.5 at peak time, Forest Town Arena 1 at peak time, Oaktree Leisure Centre) but there are quality concerns at both Racecourse and Oaktree Leisure Centre. These should be addressed in lieu of new provision.</p> <p>The additional demand for youth and mini grass pitches is likely to see further growth of demand at Forest Town Arena / Queensway Park. Baseline projections indicates that there is a small amount of spare capacity at these sites (sufficient to accommodate the additional demand) but the strategy identifies concerns with pitch quality, particularly at Queensway Park and indicates that the facilities are on the verge of becoming poor. If this was to happen, capacity would be insufficient and the new participants arriving from the new development would exacerbate this further. Added to this, the club have significant development aspirations and the facilities will be insufficient to meet this demand and the new development will add to this.</p> <p>The strategy identifies the potential for a 3g pitch (depending upon the provision at other sites) and / or extension of the Forest Town arena site, identified as a potential opportunity in the adopted PPS. Contributions could be made towards addressing issues at these sites. Alternatively, it could be ensured that any new full size 3g pitches to support the rugby club were also tested for inclusion on the FA register and that football usage was included in the programming (for both matches and training).</p> <p>In all instances for football, the new development does not generate sufficient demand alone for a new pitch for any form of the game. The cost estimates provided through the NDC should be used to inform the scale of the qualitative improvements required and / or the contributions that are needed towards a new pitch or capacity improvements.</p> |
| Cricket | No cricket grounds in | 0.08 cricket pitches | The new development will generate additional demand but there is insufficient additional demand to |

| Sport | Sites Nearby | Requirements from Development | Comments and Requirements from Development |
|---------------------|-------------------------------------|-------------------------------|--|
| | the immediate vicinity. | | justify new provision. There are no cricket grounds in the immediate vicinity of the site and new residents will therefore travel within the District. Any investment into cricket should seek to deliver improvements / capacity to the existing facility stock. The cost estimates provided through the NDC should be used to inform the scale of the improvements required. |
| Rugby Union | | 0.14 rugby union pitches. | The proposed development will see the existing rugby club remodelled. The new development will add demand for a further 0.14 rugby union pitches. This additional demand cannot be met without further provision, as the strategy already identifies the need for at least 2 additional pitches and this development will exacerbate this, adding a requirement for additional facilities. The location of the new development means that this represents significant opportunity to deliver on the needs for the rugby club and ensure the long term future of the club within the district. This means that any proposals should ensure that at least two additional pitches (or equivalent capacity in 3g) are provided in addition to the existing stock. This will need to be discussed as a partnership arrangement as the new development does not directly generate this demand (it is existing unmet demand) in its own right. The population of the new development will however make this unmet demand greater. |
| Rugby League | Debdale Sport and Recreation Ground | 0.02 rugby league pitches | Demand generated by the new development is insufficient to require on site pitch provision. The development site is on the other side of the town to the rugby league site but as the only rugby league club in the area, any players from the new development would use this facility. The cost estimates provided through the NDC should be used to inform the scale of contributions required. |
| Hockey | Manor Park Complex | 0.03 hockey pitches | The additional demand that will be generated is insufficient to warrant the creation of additional facilities. The existing strategy highlights the importance of retaining the existing facility and this should be prioritised. The cost estimates provided through the NDC should be used to inform the scale of contributions required. |

1.59 Table 12 therefore indicates that the new development will have some implications on the adequacy of facilities to meet demand for all sports and that in some instances there will be insufficient capacity to meet the demands of the new development. While it is clear that there will be some implications for football, it is evident that the greatest opportunities lie in the extension of the rugby club, where the strategy

identifies a shortfall of 2 pitches for Mansfield RUFC and the development will add further pressures to this site.

- 1.60 Although the development will add a small amount of additional demand for all types of sport, given that none of the additional demand generated exceeds one pitch, it may therefore be beneficial to amalgamate all requirements towards the rugby club base but ensure that facilities on site also benefit clubs of other sports.

New Mill / Old Mill Lane

- 1.61 Land at New Mill/ Old Mill Lane is a site of 23 hectares and will see a total of approximately 340 dwellings created⁵. The site is situated to the North East of Mansfield Town.
- 1.62 Table 13 summarises the findings of the application of the Sport England New Development Calculator for this development and sets out the impact in terms of the creation of additional demand for pitches.
- 1.63 It reveals that for each sport, the additional demand generated by population in the new development in quantitative terms is very small, equivalent to 0 - 1 new pitches (and in most cases less than 25% of a pitch).

Table 13 - Application of New Development Calculator for New Mill / Old Mill Lane

| New Mill / Old Mill Lane - 340 homes - 741 people | | | | |
|---|--|------------------|----------------------------|------------------------------|
| Sport | Estimated Increased Demand (Match Equivalent Sessions) | Pitch Equivalent | Associated Costs (Capital) | Associated Costs (Lifecycle) |
| Adult football | 0.11 | 0-1 pitches | £8,801 | £2,041 |
| Youth football | 0.16 | 0-1 pitches | £10,246 | £2,364 |
| Mini Soccer | 0.14 | 0-1 pitches | £2,553 | £589 |
| Rugby Union | 0.06 | 0-1 pitches | £6,432 | £1,512 |
| Rugby League | 0.01 | 0-1 pitches | £671 | £163 |
| Hockey | 0.06 | 0-1 pitches | £9,907 | £337 |
| Cricket | 1.45 | 0-1 pitches | £8,197 | £1,820 |
| TOTAL | 0.53 | 0.53 pitches | £46,807 | £8,827 |

⁵ Local Plan Preferred Options Consultation Draft (Oct-November 2017)

- 1.64 As outlined however, while the new development calculator provides a baseline understanding of the numerical impact of the provision of the new dwellings, it is necessary to consider the findings in the context of the findings of the Playing Pitch Strategy.
- 1.65 Table 14 therefore considers the impact of the development for each sport, taking into account the findings of the Playing Pitch Strategy and the location of the site. It builds upon the issues raised in Table 13 and considers the adequacy of provision in close proximity to this site.

Table 14 - Application of the PPS for New Mill / Old Mill Lane

| Sport | Sites Nearby | Requirements from Development | Comments and Requirements from Development |
|--------------------|---|---|--|
| Football | The Brunts School, Yeoman Hill Park, Forest Town Arena, Queensway Park, Carr Bank Memorial Park | 0.11 adult football, 0.16 youth football, 0.14 pitches mini soccer. | <p>Capacity at nearby adult pitches ensures that increase in participation can be sustained (Yeoman Hill Park 0.5 at peak time, Forest Town Arena 1 at peak time). Qualitative improvements would therefore be of benefit over and above new provision.</p> <p>The development will generate only a small amount of additional demand for youth and mini pitches this is likely to impact demand at the Brunts Academy (an unsecured site where there is some evidence of overplay) or Forest Town Arena / Queensway Park. Again, there are already high levels of demand at this site and the strategy identifies the opportunity to extend this facility.</p> <p>The additional demand generated will be insufficient to warrant the provision of any new facilities on site and instead, contributions would be best made towards increasing the capacity of existing facilities at Brunts School (F2 of the PPS highlights the need for urgent decompaction) and / or the creation of additional capacity at Forest Town Arena.</p> <p>The cost estimates provided through the NDC should be used to inform the scale of contributions required.</p> |
| Cricket | No cricket grounds in the immediate vicinity. | 0.03cricket pitches | <p>The new development will generate additional demand but there is insufficient additional demand to justify new provision. There are no cricket grounds in the immediate vicinity of the site and new residents will therefore travel within the District. Any investment into cricket should seek to deliver improvements / capacity to the existing facility stock. The cost estimates provided through the NDC should be used to inform the scale of contributions required.</p> |
| Rugby Union | Mansfield Rugby Club, | 0.06 rugby union pitches. | <p>The nearest rugby club is Mansfield Rugby Club, which is already at capacity. This additional</p> |

| Sport | Sites Nearby | Requirements from Development | Comments and Requirements from Development |
|---------------------|-------------------------------------|-------------------------------|--|
| | Lords Recreation Ground | | <p>demand cannot be met without further provision, as the strategy already identifies the need for at least 2 additional pitches.</p> <p>The location of other strategic sites means the need for improvement to Mansfield RUFC may already be met.</p> <p>There is no requirement for any new provision for rugby union on site, as facilities should be attached to a club. Contributions should therefore be directed towards either Mansfield Rugby Club or the qualitative improvement of Lords Recreation Ground.</p> |
| Rugby League | Debdale Sport and Recreation Ground | 0.01 rugby league pitches | Demand generated by the new development is insufficient to require on site pitch provision. The development site is on the other side of the town to the rugby league site but as the only club in the district, any rugby league players from the new development would need to travel to this site The cost estimates provided through the NDC should be used to inform the scale of contributions required. |
| Hockey | Manor Park Complex | 0.01 hockey pitches | The additional demand that will be generated is insufficient to warrant the creation of additional facilities. The existing strategy highlights the importance of retaining the existing facility and this should be prioritised. |

Discussion of New Mill /Old Mill Lane assessment findings

- 1.66 Table 14 therefore indicates that the new development will have some implications on the adequacy of facilities to meet demand for all sports and that in some instances there will be insufficient capacity to meet the demands of the new development.
- 1.67 While the development will add a small amount of additional demand for all types of sport, given that none of the additional demand generated exceeds one pitch, it is suggested that contributions are collected and directed towards the creation of additional capacity through qualitative improvements and / or new pitches in line with the PPS.

Conclusions

- 1.68 This report has sought to identify the additional demand generated both across Mansfield District as a whole and also within three strategic housing developments.
- 1.69 Across the District, it clearly indicates that in both Scenario A and Scenario B housing growth the new developments will generate additional demand for pitch provision and that this will need to be addressed through qualitative improvements to the existing stock (to ensure that pitches remain fit for purpose) and /or new provision, or extensions

to existing sites. Additional capacity may also be generated by securing community use of existing sites.

1.70 Looking specifically at facilities for each sport;

- There are sufficient adult football pitches to meet demand, but a need to ensure that contributions are made to qualitative improvements. This will ensure that pitch quality can be sustained (or in some cases further improved) such that quality does not deteriorate from higher levels of usage and that facilities become and remain fit for purpose.
- There are some locational pressures on youth and mini soccer pitches but overall there is sufficient capacity in the pitch stock. Some key sites do however require additional capacity if overall district demand is to be met and there is also a need to improve the quality of the remaining sites in order to ensure that they can meet with demand.
- There is no requirement for additional cricket pitches as the existing stock can accommodate the projected increase in demand (or additional strips can be marked at current sites). Investment will however be required in retaining the quality of existing facilities.
- Existing provision at Mansfield RUFC is insufficient and this will be exacerbated by the proposed level of development. New provision is required as an extension to the existing site. Additionally, further qualitative improvements to other club bases are required to further increase capacity and ensure that projected demand can be met district wide.
- The population growth will have little impact overall on demand for rugby league, but it is important to ensure that facilities are retained and quality is managed.
- Demand for hockey will increase slightly, adding to the pressures that are already identified (which reveal another pitch is required to meet demand). The questions over financial viability remain however and new development will generate insufficient additional hockey participation to full evidence the need for a new facility. Ongoing discussions are required with England Hockey in line with the PPS to inform.

1.71 Consideration of the findings of the New Development Calculator in the context of the existing supply and demand therefore suggests that contributions will be required from new developments as capacity issues will be exacerbated. On the whole however, these contributions will be best made towards qualitative improvements in line with the PPS rather than the provision of new on / off site facilities (with a few exceptions such as new provision at the rugby club, extensions of existing football clubs and contributions towards a new AGP).

1.72 In all instances where new development does not generate sufficient demand alone for a new pitch for any form of the game. The cost estimates provided through the NDC should be used to inform the scale of the qualitative improvements required and / or the contributions that are needed towards a new pitch or capacity improvements.

1.73 While this report provides an indication as to the contributions that will be expected as new development is delivered, it should be noted that the calculator provides only a starting point for discussions and decisions relating to the most appropriate contribution will need to be discussed in relation to each specific development.

- 1.74 For smaller sites, it is suggested that Mansfield District Council set out a clear guidance for accumulating contributions and directing them towards sites identified as requiring improvement in the PPS. This addendum helps towards addressing this.
- 1.75 Where impacts due to increases in demand are best addressed through contributions to improve existing provision, the costs included within the NDC provide a good starting point for this. Discussions with the Council will be required to identify more specific contribution needs to address improvements.
- 1.76 For larger sites, it is anticipated that the New Development Calculator should be used to inform contributions on a site specific basis. This paper provides an overview of need for the three strategic sites.
- 1.77 The NDC shows that only housing sites with 2200 dwellings or more are likely to generate demand for at least one on site pitch; however, the cumulative impact of housing across the local authority clearly shows that there will be demand generated over the next five years and beyond. The need for on site provision should however also be considered in larger developments, as such locations may provide the opportunity to address identified deficiencies which will be exacerbated by the new development.
- 1.78 The interpretation of the findings of the calculator alongside the PPS provide a starting point for discussion, although it does not provide all the answers. It is recommended that the NDC is also applied through the planning application process and in consultation with the Council, Sport England and national sports bodies in order to help address Section 106 requirements. In doing so, this will also help answer the following, for example:
- Are planning contributions best placed at addressing multiple sports provision needs, or is one of particular importance in a specific area? Decision making in this regard should take into account the likely catchment of the site for each sport.
 - How can the total amount of contributions required (£) be amalgamated towards one sport to maximise benefit within a given location?
 - How best can planning contributions from multiple developments be amalgamated to address requirements?
 - Can legal agreements be put in place in order to direct section 106 planning contributions for provision on non-council owned sites where improvements (quality and/or quantity) are required?
 - Can unsecured sites be secured for community use to help address need?
 - What are the specific contribution costs required to address quality improvements?

*Neil Allen Associates Registered Office:
20 Brook Road, Lymm, Cheshire, WA139AH*

*A limited company, registered in
England and Wales no. 616528*