

**Chelmsford City Council Outdoor Sport Pitch and Facility  
Strategy and Action Plan -  
Future Growth Supplement**

**January 2018**

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# Chelmsford City Council Outdoor Sport Pitch and Facility Strategy and Action Plan - Future Growth Supplement 2018

## **1. Introduction**

### **1.1. Background**

The Chelmsford Open Space, Sports and Recreational Facilities Study 2016-36 was prepared during 2015 by consultants Ethos Environmental Planning (the Ethos Study). It included a playing pitch and outdoor sports needs assessment and strategy & action plan and was approved as part of Chelmsford City Council's Local Plan evidence base.

At the time, the Ethos Study was completed, the level of future housing growth was known for the Chelmsford area but the proposed location of it was not. Chelmsford City Council has now moved forward with its Local Plan and are at the Pre-Submission stage, with proposed housing site allocations being published. It is now necessary to review how the playing pitch and outdoor sports needs of the population to 2036 can be accommodated alongside the proposed areas for future growth.

This document identifies how future pitch requirements could be met through the new Local Plan allocations. It builds upon the Ethos Study by considering any changes to pre-existing circumstances and making use of more up-to-date methodology to define future requirements. Any variations from the methodology or findings of the Ethos Study are highlighted.

The Ethos Study did not reveal significant unmet existing needs apart from the provision of full size 3G pitches and youth/junior football pitches. It is however evident that there is not sufficient capacity at current facilities to accommodate the needs from future population growth till 2036.

### **1.2. Status of the Strategy & Action Plan**

This document is a collaborative piece of work across the Council's Leisure, Parks and Planning Services. Sport England have agreed the approach as being an appropriate way forward to identify how future pitch requirements can be met through the new Local Plan allocations.

It is important to note that the document is a live strategy which will be regularly updated in line with Sport England's requirements and on-going dialogue with the Sports National Governing Bodies (NGBs). It will sit alongside the Ethos Study action plan to ensure actions for addressing current unmet needs associated with

the current population and prepared in conjunction with the future growth requirements.

NGBs were consulted and approved the Ethos Study. They have not yet had the opportunity to comment on this document but will be engaged in 2018 as part of the Monitoring & Review update. Section 8 details how this will involve a consolidated review of both the Ethos Study action plan and the future growth requirements identified in this document.

## **2. Methodology**

This document considers the existing needs identified in the Ethos Study, alongside the impact on future needs of projected growth for Chelmsford up to 2036. The projected growth is based on growth identified on specific development sites and does therefore not include a windfall allowance (as it is not yet known where these dwellings may be built). This windfall allowance will place further demands on existing facilities and further reduce the capability of them to accommodate the needs from future population growth.

Based on the projected growth in the Pre-Submission Local Plan, this document considers if any of the pitch requirements can be met through the following means:

- Existing capacity at current facilities
- New facilities in the pipeline
- Qualitative Improvements to existing facilities to increase capacity since 2015
- New facilities required

## **3. Future needs**

### **3.1. Sport England Playing Pitch New Development Calculator**

The Pre-Submission Local Plan Housing Trajectory 2017-2036 shows the net new homes projected over the Local Plan period. The Pre-Submission Local Plan sets out projected growth in three growth areas (Central and Urban Chelmsford, North Chelmsford, and South & East Chelmsford). Given this new information and to update the Ethos Study, the Sport England Playing Pitch New Development Calculator has now been used to show the projected requirements in each of the three Local Plan Growth Areas, as well as all growth areas within Chelmsford District as a whole. The pitch and sports requirements for the growth proposed in the new Local Plan are summarised in Table 1.

**Table 1: Projected pitch requirements for proposed Local Plan growth to 2036**

Pitch Description (grass unless stated) /Area Profile Location	All Growth Areas - Chelmsford Overall	Growth Area 1 - Central and Urban Area	Growth Area 2 – North Chelmsford	Growth Area 3 – South and East Chelmsford
Adult Football	8.98	3.75	3.96	1.27
Youth Football	8.76	3.67	3.86	1.23
Mini Soccer	7.07	2.96	3.11	1.00
Rugby Union	1.70	0.71	0.75	0.24
Hockey (AGP)	0.36	0.15	0.16	0.05
Cricket	3.13	1.31	1.38	0.44
Total number of pitches	30.00	12.55	13.22	4.23
Total amount of projected population growth per area profile	21,402	8,954	9,430	3,018

In producing the figures within Table 1 the household average of 2.3 has been used to multiply the total number of projected new residential units into projected population growth. This aligns with the CLG 2014 household projections used to formulate Chelmsford's Objectively Assessed Housing Need for the new Local Plan.

The calculator demonstrates the demand generated in terms of pitches but does not necessarily imply that the demand should be met directly by new provision. Section 4 discusses how the future requirements can be met.

### **3.2. Other Outdoor Sports Needs**

The Ethos Study identified All-Weather Grass Pitches as having a crucial role in meeting local needs, especially full sized floodlit third generation (3G) pitches for football. The study also covered the other outdoor sports of outdoor tennis, bowls, netball and golf. None of these sports are covered in the Sport England Playing Pitch New Development Calculator. To calculate future need, the outcome of the Ethos Study has been used as a basis, subject to any changes or alternative methodology detailed below. The requirements for the growth proposed in the new Local Plan are summarised in Table 2.

### **3.2.1. Full Sized Floodlit 3G Artificial Grass Pitches (Football)**

The Ethos Study concluded that there are insufficient 3G pitches available for football training and match play. Provision of a full size 3G pitch can help to reduce demand/requirement of grass pitches.

In keeping with the methodology of the study only full sized floodlit 3G pitches are referenced. As of December 2017, information provided by the FA/Essex County FA (ECFA) indicates that since the Ethos Study team numbers have increased in the Chelmsford LA to 415. When applied to the FA 3G pitch calculator this equates to ten 3G pitches needed in the Chelmsford area as opposed to the three currently in place. This leaves a deficit of seven full-size 3G pitches. The increased population from housing and population growth will see this rise further.

Now site allocations are known, the existing Team Generation Rates (TGR) stated in the Ethos Study have been applied to the future 21,402 population. This indicates an additional 49.5 teams will be created. ECFA use a basis of 42 teams per 3G pitch. This results in 1.18 3G pitches required to satisfy additional population. The fact that ECFA have also reported an increase in team numbers since the Ethos Study means this figure is the minimum required to meet future growth. Meaning an overall shortfall of 8.18 3G pitches till 2036.

No change to the supply of 3G pitches has been recorded since the study. Future 3G projects only relate to small sized pitch facilities taking the place of existing courts and pitches, so will have a relatively neutral impact outside the scope of full-size pitch provision.

It remains a priority to achieve additional full sized floodlit 3G pitch provision on sites with appropriate infrastructure. Any future provision must include long-term guarantees of match play accreditation.

### **3.2.2. Outdoor Tennis**

The Ethos Study concluded that there are many park courts that are currently under-used for tennis and future demand from population increase could potentially be absorbed by improvements to the existing stock of facilities. The LTA categorised 22 of the courts being below the minimum required standard. Any new provision, such as in large-scale development areas, should be designed with surfacing, marking, and multiple court configuration.

Potential changes in the supply of courts include the removal of courts at Beaulieu Park and 3 no. courts to be resurfaced at Oaklands Park.

Demand from the additional population can be absorbed by strategic improvements to the existing stock of facilities and/or via joint-use education sites with secured community use in the growth areas.

### **3.2.3. Netball**

The Ethos Study concluded that the needs of netball require particular attention. Due to the sport's current local popularity, local participation figures significantly outstrip the levels that might be expected. Clubs already appear to struggle to find sufficient court space to meet their needs and some have aspirations to field more teams. Future population growth will add to the level of demand. The study suggested that a major hub venue of between 10-12 outdoor and 1 indoor court, may be required to facilitate further significant growth.

Since the study, the facilities at New Hall School (8 courts) are no longer available for use by the local netball leagues. The league is currently split across three venues which is far from ideal with some of these venues also being low quality. A Community Use Agreement is however being negotiated with the Chelmsford Learning Partnership for use of a new 8 court facility (6/2 split) at the Beaulieu Park School from September 2019. England Netball has confirmed that this will undoubtedly only maintain existing participation rates and not cater for future demand and growth. The current situation of no hub site may also cause a higher latent demand than could be expected due to local popularity of the sport. England Netball have confirmed Chelmsford's high participation rate in Netball continues and growth in attendees on their Netball programmes since 2016. The Chelmsford & District Junior Netball League have reported an increase in their size from 83 teams (Ethos Study) to 101 for the 17/18 season.

The additional population will result in the need for a minimum of 8 additional courts. It would be considered having these on joint-use /education sites with secured community use in the growth areas, or as a strategic extension to an existing venue(s), in a minimum of 4 courts per location. Courts should be floodlit to maximise usage.

### **3.2.4. Bowls**

The Ethos Study concluded that there does not currently appear to be a need for additional outdoor bowls facilities and likewise no evidence to suggest the current level of provision is more than required.

No change to this position or the supply/demand for outdoor bowls is known.

### **3.2.5. Golf**

The Ethos Study concluded that demand generated by the increase in population up to 2036 suggests a need to keep the level of local provision under review, noting any increase in supply likely to be a commercial project and subject to normal land-use planning and other policies governing overall acceptability.

The current situation concerning the future of Channels Golf Course will have the biggest impact on existing provision and a full review of golf provision can take place following the outcome of this matter. Any loss of provision here could further accentuate the demand for additional facilities, when combined with the need generated by an expanded population. The study was completed before Channels closed and a recent golf needs assessment prepared for the Council shows that a case exists for maintaining an 18-hole course.

**Table 2: Projected Other Sport requirements for proposed Local Plan growth to 2036**

<b>Sport Description/Area Profile Location</b>	<b>New required</b>	<b>Other requirements</b>
<b>Full Size Accredited Floodlit 3G AGP</b>	1.18	Provision of one full size 3G pitch at each major growth site will be considered in lieu of some of the required grass pitches.
<b>Outdoor Tennis</b>	0	Demand from the additional population to be absorbed by strategic improvements to the existing stock of facilities and/or via joint-use education sites with secured community use in the growth areas.
<b>Netball courts</b>	8	It would be considered having these on joint-use /education sites with secured community use in the growth areas, or as a strategic extension to an existing venue(s), in a minimum of 4 courts per location. Floodlit.
<b>Outdoor Bowls</b>	0	
<b>Golf</b>	0	

#### **4. How can the identified future needs be met?**

Based on the future needs set out in the previous section it is necessary to consider how these needs can be met. There may be existing capacity which can be utilised at existing facilities, or improvements which can be made to existing facilities to increase their capacity. After consideration of these options it is then necessary to consider where new facilities could be accommodated within the new Local Plan, and what needs these facilities could accommodate.



## 4.1. Existing capacity at current facilities

The Ethos Chelmsford Playing Pitch and Outdoor Sport Needs Assessment 2016 revealed the following assessment of need per sport (in summary):

**Table 3: Summary of needs from the Ethos Study**

Sport	Summary of needs assessment	Outstanding requirements to be resolved
Football	Although there is limited capacity at some sites at times of peak demand for adult play the use of grass pitches is compromised by wet weather, leaving very limited scope to absorb further use. Some sites are educational and schools may be reluctant to increase access. There are hotspots of demand where access to pitches is problematic. Any spare capacity cannot be used to alleviate the needs of future growth areas. Usage for youth/junior pitches outstrips capacity, especially at times of peak demand.	Off pitch training (pitch means for match use only) availability and cost has been raised as an issue. In 2015/16, a special training area rate significantly below normal pitch hire rates was introduced by the City Council and where possible training areas within exiting sports grounds have been set aside to address the need identified. Adult pitches at some CCC sites have been converted into youth/junior pitches therefore lowering the spare capacity for adult football and part satisfying need for youth/junior. No further action until next review
Rugby	The key issues as part of the review did not reveal latent demand. Some over-use at Coronation Park was noted.	The over use of training facilities at Coronation Park needs to be addressed. This could be addressed by introducing a rugby compliant floodlit artificial grass pitch at Coronation Park.
Hockey	There is currently little evidence of unmet demand	No further action until next review
Cricket	There is currently little evidence of unmet demand	No further action until next review
Full Size Accredited Floodlit 3G AGP	Insufficient 3G pitches available for football training and match play. 3G pitches can greatly assist provision of youth/junior match play.	Section 3.2.1 indicates a deficit of 8.18 pitches
Outdoor Tennis	There is currently little evidence of unmet demand, except for South Woodham Ferrers where there are currently no public park based tennis facilities available. Several courts below the minimum required standard	There are qualitative improvements identified in the study and these need to be addressed in collaboration with the Lawn Tennis Association.
Netball	High local participation figures with demand increasing. Clubs already appear to struggle to find sufficient court space. No spare capacity.	A major hub venue of between 10-12 outdoor and 1 indoor court, is ideally required to facilitate further significant growth.
Bowls	There is currently little evidence of unmet demand	No further action until next review
Golf	There is currently some evidence of unmet demand	No further action (until Channels Golf Course situation is resolved)

In light of the above, it is evident that there is no existing capacity at current facilities which could accommodate future growth till 2036. Increased demand from windfall sites will put further pressure on existing facilities.

#### 4.2. New facilities in the pipeline

The newly planned facilities at Beaulieu, for which current planning consent exists and development has commenced, will largely serve the housing growth of the Beaulieu development itself and offer little in provision for future growth till 2036. The Beaulieu dwelling and population growth is not included in the 2017-2036 projected growth used in this strategy and action plan's needs for outdoor sports facilities.

Table 4 sets out new development which includes sports pitch provision which is currently in the pipeline, with planning permission and being built out.

**Table 4: New facilities in the pipeline**

Location	Summary of Proposed Facilities	Impact on existing needs analysis	Impact on future needs
Beaulieu Park School	<p>The new educational site will provide the following joint educational/public use facilities</p> <ul style="list-style-type: none"> <li>• 2 adult, 1 youth and 1 mini football pitches</li> <li>• 2 rugby pitches</li> <li>• 8 Floodlit netball courts</li> <li>• Car parking and changing rooms with associated indoor sports facilities</li> </ul>	These new facilities will primarily serve the new communities in Beaulieu Park (currently being built).	Nil
Beaulieu Park Public Sports Ground	<p>The new public park and sports ground will provide the following sports facilities</p> <ul style="list-style-type: none"> <li>• 2 adult and 2 youth football pitches</li> <li>• 1 floodlit half sized artificial grass pitch</li> <li>• Car parking, changing rooms and club room</li> <li>• Approximate size 8 hectares of allocated land</li> </ul>	These new facilities will primarily serve the new communities in Beaulieu Park (currently being built).	Nil

#### **4.3. Qualitative Improvements to existing facilities to increase capacity since 2015**

Since 2015 and the original action plan as prepared by Ethos; improvements and additional facilities have been delivered or are action planned on a fully funded basis as set out in Table 5:

**Table 5: Qualitative Improvements to existing facilities to increase capacity since 2015**

<b>Growth Area</b>	<b>Improvement Description</b>	<b>Sport</b>	<b>Impact of Capacity or Qualitative Improvement</b>
All Growth Areas	Chelmer Park Artificial Pitches; the existing Chelmsford City Council sand filled and Chelmsford Hockey Club water based surfaces have been replaced with sand dressed pitches and are accredited to International Hockey Federation standards (FIH) for up to National League Premier Division and Junior International competitions. The Chelmsford City Council pitch is Lano Integration pitch suitable for Hockey and Football use, whilst the Chelmsford Hockey Club is Lano Revolution suitable for Hockey only.	Artificial Grass Floodlit Hockey; Artificial Grass Floodlit Football training; Artificial Grass Floodlit Youth football training and 5 a side match play	Based on current usage patterns and increased capacity, the anticipated additional projected use of 1.43 additional hockey match and training sessions per week can be accommodated at Chelmer Park. This addresses the provision “para 3.5; key issues for hockey as set out in the Chelmsford Playing Pitch and Outdoor Sport strategy and Action Plan by Ethos 2016”, whilst also resolving the 0.36 projected (2017-2036) pitch requirements. The site also continues to offer Football training (only) on the Council pitch as it did prior to replacement.
All Growth Areas	A two-lane artificial cricket training and run up facility exists at Chelmer Park and a fully funded surface replacement and additional lane is planned for implementation in winter 2017/18. A further two-lane artificial cricket training and run up facility exists at Saltcoats Park and a fully funded surface replacement has been completed in spring 2017. This creates additional capacity for cricket training and ensures all the City Council’s previously part or whole grass based run up and training facilities have been upgraded to all weather surfaces.	Cricket (including youth cricket) and Cricket Training	This helps to address in part the provision matters “para 3.3, 3.3.1, 3.3.2, 3.3.5 and 3.3.6; key issues for Cricket as set out in the Chelmsford Playing Pitch and Outdoor Sport Strategy and Action Plan by Ethos 2016”, whilst also resolving the need for non-turf wickets and training facilities (2017-2036). The facilities are located at Chelmer Park (artificial wicket and training run-ups), Coronation Park (artificial wicket and training run-ups), Coronation Park (training facilities). No increase in match capacity.
Growth Area 1	The three tennis courts at Oaklands Park, currently taken out of commission due to the deteriorating nature of the tarmac surface will be resurfaced in 2018 and recommissioned. This is a fully funded project.	Tennis	Replaces three existing tennis courts to a higher quality and helps to address in part the provision matters “para 3.6, 3.6.1, 3.6.2, and 3.6.3; key issues for Tennis as set out in the Chelmsford Playing Pitch and Outdoor Sport strategy and Action Plan by Ethos 2016”

Growth Area 1 and 2	Chancellor Park Tarmac Floodlit courts has been resurfaced using Lano rubber crumb filled Football 3G surface, providing two 5 a side flood lit pitches and all-weather football training facility.	Artificial Grass Floodlit Football training; Artificial Grass Floodlit Youth football training and 5 a side match play	Provides enhanced football training facilities and youth match play.
Growth Area 1 and 2	Similar to Chancellor Park, a funded proposal exists for Beaulieu Park for implementation by 2019, creating capacity for two 5-a-side flood lit pitches and all-weather football training facility. Beaulieu Park Tarmac Floodlit courts have been resurfaced using Lano rubber crumb filled Football 3G surface, providing two 5-a-side flood lit pitches and all-weather football training facility.	Artificial Grass Floodlit Football training; Artificial Grass Floodlit Youth football training and 5 a side match play	Provides enhanced football training facilities and youth match play

Based on the above improvements the future needs of Hockey till 2036 are met. However, the current and planned improvements offer very limited provision for future growth till 2036 for other sports.

The Council regularly remarks its grass pitch sizes according to demand. Adult pitches at some CCC sites have been converted into youth/junior pitches since the Ethos Study therefore lowering the spare capacity for adult football and part satisfying need for youth/junior. The latter is satisfied further by the small sided facilities at Chancellor Park and Beaulieu Park.

#### **4.4. New facilities required**

Based on the existing capacity, new facilities in the pipeline and improvements made or planned to existing facilities Table 6 sets out the residual needs required for each sport across the Chelmsford area until 2036:

**Table 6: Residual sport needs across Chelmsford till 2036**

	<b>Future Growth Requirements</b>	<b>Existing capacity at current facilities</b>	<b>Contributions from new facilities in the pipeline</b>	<b>Improvements to existing facilities to increase capacity</b>	<b>Residual Needs required till 2036</b>
<b>Adult Football</b>	<b>8.98</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>
<b>Youth Football</b>	<b>8.76</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>
<b>Mini Soccer</b>	<b>7.07</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>
<b>Rugby Union</b>	<b>1.7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>Hockey</b>	<b>0.36</b>	<b>0</b>	<b>0</b>	<b>0.36</b>	<b>0</b>
<b>Cricket</b>	<b>3.13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
<b>3G (Football)</b>	<b>1.18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8.18</b>
<b>Outdoor Tennis</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Qualitative</b>
<b>Netball</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>
<b>Bowls</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Golf</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

The table above is based on the following assumptions:

- Provision of one full size 3G pitch at each major growth site will be considered in lieu of some of the required grass pitches.
- Demand for tennis from the additional population to be absorbed by strategic improvements to the existing stock of facilities and/or via joint-use education sites with secured community use in the growth areas.
- Pitch re-marking and the proposed small sided facilities at Chancellor Park and Beaulieu Park will meet existing deficiencies in Youth/Junior pitches.
- Any improvements to existing facilities over the period of the Study will be captured by the Monitoring and Review (section 8)

#### **5. Requirements to meet the growth in the Pre-Submission Local Plan Growth Areas**

In order to meet the residual needs and growth in the Pre-Submission Local Plan, newly proposed sports grounds in growth areas are proposed. These have been modelled on successful existing sports grounds such as Melbourne and Chelmer Parks. The following considerations have been taken into account:

- Whilst the location of new facilities in relation to “nearby” population growth is important, their potential location should satisfy the strategic

need of several neighbourhoods or population centres, as to avoid inappropriate and ineffective fragmentation. The facilities therefore need to be of sufficient critical mass to fully address shortfalls and economically/efficiently host support facilities such as changing rooms/pavilions, car parking, etc. Based on existing successful local examples of such facilities such as Melbourne and Chelmer Parks sports grounds, this suggests being of the order of 8 to 14 outdoor pitches, artificial floodlit pitches, sports pavilion with toilets, changing and club/social facilities, car parking, good transport links including cycleway access, etc. (Land take based on existing facilities is estimated to be 8.8 – 15.3 hectares).

- This is based on the ration of 1.1 hectare required per adult football/rugby pitch (matching existing locations such Melbourne and Chelmer Park), the provision of youth football is calculated on the basis the youth football (junior and 9-a-side will take up the equivalent of one adult pitch, two 7-a-side pitches can fit on one adult pitch and three 5-a-side or mini football can fit on 1 adult pitch.
- A combination of winter and summer sports such as cricket and football/rugby is an established provision model in many existing parks and sports grounds in Chelmsford. This model can therefore reliably be used in new facility provisions. Appropriate layout design needs to be considered when planning such combinations.

In light of the above, Table 7 sets out how the residual pitch requirements could be met in order to accommodate the growth proposed in the three growth areas set out in the Pre-Submission Local Plan, whilst using the equivalent pitch modelling and considerations above.

It should be noted that Table 7 only includes a 3G requirement of 1.18 as the further seven 3G pitches required are an existing deficit rather than a need generated from future growth identified in the new Local Plan to 2036. On this basis, it would not be appropriate to require developers to meet existing deficiencies in pitch provision. Provision of floodlit full-size match accredited 3G pitches at each major growth site will be considered in lieu of some of the required grass pitches. Consideration will be given to football hub site model opportunities in the growth areas i.e. sites that could accommodate two 3G AGPs.

**Table 7: Pitches required to meet the growth in the Pre-Submission Local Plan Growth Areas**

Pre-Submission Local Plan Growth Area	Sport	Summary of Requirements per growth area	Equivalent adult pitch take of pitches/courts required (as per methodology above)	Proposed new development requirement	Needs met through improvements to existing facilities
<b>Growth Area 1 - Central and Urban Area</b>	<b>Adult Football</b>	<b>4</b>	<b>8**</b>	A sports facility providing 8 football pitches, 1 cricket table and outfield including artificial wicket, sports pavilion including sports club rooms, toilets and 9 dual changing rooms (suitable for two sides), 200 parking spaces; located to satisfy the need of growth area 1.	One additional rugby pitch located with the Urban Chelmsford area, ideally associated with existing facilities so that supporting facilities such as car parking, changing facilities can be shared (at Coronation Park). In this context, land allocation to provide a floodlit rugby compliant artificial grass pitch needs to be considered to satisfy this rugby requirement. Demand for tennis absorbed by strategic improvements to the existing stock of facilities and/or via joint-use education sites with secured community use in the growth areas.
	<b>Youth Football</b>	<b>4</b>			
	<b>Mini Soccer</b>	<b>3</b>			
	<b>Rugby Union</b>	<b>1</b>	<b>1</b>		
	<b>Hockey</b>	<b>0</b>	<b>0</b>		
	<b>Cricket</b>	<b>1</b>	<b>1</b>		
	<b>3G Pitches</b>	<b>1</b>	<b>1</b>		
	<b>Outdoor Tennis</b>	<b>Qualitative</b>	<b>0</b>		
	<b>Netball</b>	<b>0</b>	<b>0</b>		
	<b>Bowls</b>	<b>0</b>	<b>0</b>		
	<b>Golf</b>	<b>0</b>	<b>0</b>		
<b>Growth Area 2 – North Chelmsford</b>	<b>Adult Football</b>	<b>4</b>	<b>8**</b>	A sports facility providing 8 football (including 1 full sized accredited floodlit artificial 3G pitch) and 1 Rugby	Demand for tennis absorbed by strategic improvements to the existing stock of facilities and/or via
	<b>Youth Football</b>	<b>4</b>			



	<b>Mini Soccer</b>	<b>3</b>		pitch , 1 cricket table and outfield including artificial wicket, floodlit self contained block of 8 netball courts*, sports pavilion including sports club rooms, toilets and 12 dual changing rooms (suitable for two sides), 250 parking spaces; located to satisfy the need of growth area 2. The additional rugby pitch included above is required to be located within a new sports ground. This pitch needs to be co-located with the other proposed sports facilities so that supporting facilities such as car parking, changing facilities can be shared.	joint-use education sites with secured community use in the growth areas.
	<b>Rugby Union</b>	<b>1</b>	<b>1</b>		
	<b>Hockey</b>	<b>0</b>	<b>0</b>		
	<b>Cricket</b>	<b>1</b>	<b>1</b>		
	<b>3G Pitches</b>	<b>1</b>	<b>1</b>		
	<b>Outdoor Tennis</b>	<b>Qualitative</b>	<b>0</b>		
	<b>Netball</b>	<b>8</b>	<b>8</b>		
	<b>Bowls</b>	<b>0</b>	<b>0</b>		
	<b>Golf</b>	<b>0</b>	<b>0</b>		
<b>Growth Area 3 – South and East Chelmsford</b>	<b>Adult Football</b>	<b>1</b>	<b>3</b>	A sports facility providing 3 football and 1 rugby pitches, sports pavilion including sports club rooms, toilets and 4 dual changing rooms (suitable for two sides), 120 parking spaces; located to satisfy the need of growth area 3.	There is a dormant cricket table located in Saltcoats Park which has not been in use for the past 10 years due to a lack of demand. This cricket table and pitch could be brought back into use and be used as a summer sport pitch overlaying winter sport pitches to offset the identified need as a result of new development. Demand for tennis absorbed by
	<b>Youth Football</b>	<b>1</b>			
	<b>Mini Soccer</b>	<b>1</b>			
	<b>Rugby Union</b>	<b>1</b>	<b>1</b>		
	<b>Hockey</b>	<b>0</b>	<b>0</b>		
	<b>Cricket</b>	<b>1</b>	<b>1</b>		
	<b>3G Pitches</b>	<b>0</b>	<b>0</b>		

	<b>Outdoor Tennis</b>	<b>Qualitative</b>	<b>0</b>		strategic improvements to the existing stock of facilities.
	<b>Netball</b>	<b>0</b>	<b>0</b>		
	<b>Bowls</b>	<b>0</b>	<b>0</b>		
	<b>Golf</b>	<b>0</b>	<b>0</b>		

\*Netball provision would be considered on joint-use /education site with secured community use or as a strategic extension to an existing venue(s), in a minimum of 4 courts per location.

\*\*Provision of full size floodlit match accredited 3G pitch at each major growth site will be considered in lieu of grass pitch requirement.

## 6. Where could these pitch requirements go?

Based on the requirements set out in Table 7 it is suggested that the allocation sites in the Pre-Submission Local Plan identified in Table 8 would be best placed to meet these needs:

**Table 8: Meeting future pitch requirements through the new Local Plan**

Growth Area	Pre-Submission Local Plan Site	Pitch proposals	Rational	Delivery mechanism
<b>Growth Area 1 - Central and Urban Area</b>	<b>Site 2 - West Chelmsford</b>	A site provides 15 hectares for recreational and sustainable drainage schemes (SUD) and could accommodate 8 football pitches, 1 cricket table and outfield including artificial wicket, sports pavilion including sports club rooms, toilets and 9 dual changing rooms (suitable for two sides), 200 parking spaces, as well as providing buffer planting, SUDs, neighbourhood equipped play, etc. - estimated land take 9 hectares	The site selected is the Warren Farm Development Site and covers an area of 15 hectares, set aside for open space and sustainable drainage. This is the only site available near to or within Growth Area 1. The overall size of 15 hectares can accommodate 9 hectares of sports and recreation facilities whilst still leaving sufficient space for other uses such sustainable drainage schemes. The site is accessible by road and could be linked with existing footpath and cycleways.	S106 Developer Contributions/CIL

	<b>Site 1b - Essex Police Headquarters and Sports Ground</b>	Existing rugby facilities (3 pitches) are provided in Coronation Park as well as 2 cricket tables. Two established sports clubs (Chelmsford Rugby Club and Springfield Cricket Club) are located in the park, each with their own “club house” and existing toilet and changing facilities have spare capacity for an additional pitch. The additional sports pitch requirement suggest that one additional rugby pitch is required within the Chelmsford area (Growth Area 1). The nearby Essex Police Sports Field adjacent to Coronation Park is currently unavailable for public use. As part of wider development proposals, part or the whole of the Essex Police’s sports pitches could be incorporated with suitable access into Coronation Park to provide one additional rugby pitch (with the potential land take for a fenced off, floodlit artificial grass surface for rugby use [85mx135m]) and additional parking for up to 40 cars with suitable footpath access to Coronation Park. The total additional land take is estimated to be 1.3-1.5	One additional rugby pitch is required to be located within a new sports ground located in the Central and Urban Growth Area. The pitch needs to be co-located with the other proposed sports facilities so that supporting facilities such as car parking, changing facilities can be shared. The land allocation needs to be sufficient to accommodate a floodlit rugby compliant artificial grass pitch.	S106 Developer Contributions/CIL
<b>Growth Area 2 – North Chelmsford</b>	<b>Site 4 - North East Chelmsford</b>	As part of the proposed development sites a new site is required to provide a sports facility for 8 football and 1 Rugby pitch (including 1 full sized accredited floodlit artificial 3G pitch), 1 cricket table and outfield including artificial wicket, floodlit self-contained block of 8 netball courts, sports pavilion including sports club rooms, toilets and 12 dual changing rooms (suitable for two sides), 250 parking spaces, and other local facilities - estimated land take 11.6 hectares.	Potential site area(s) needs to be selected within this site allocation that covers an area of 11.6 hectares, set aside for outdoor sport and recreation. The overall size needs to accommodate 11.6 hectares of sports and recreation facilities but could also provide further sufficient space for other uses such sustainable drainage schemes, other parks and open space requirements. The site needs to be accessible by road and linked with existing footpath and cycleways, thereby providing sustainable accessibility to the new nearby	S106 Developer Contributions/CIL

			communities it will serve. It may be possible to consider dual use with educational facilities, especially in the case of Netball.	
<b>Growth Area 3 – South and East Chelmsford</b>	<b>Site 7 - North of South Woodham Ferrers</b>	A new sports ground of 4 rugby pitches, sports pavilion including sports club rooms, toilets and 4 dual changing rooms (suitable for two sides), 120 parking spaces to relocate the South Woodham Rugby Club is required as a new site of 4.4 hectares. This would free up sports pitch capacity to address the football and cricket pitch requirements by co-locating all additional football/cricket facilities in Saltcoats Park and Compass Gardens, thereby resolving all additional sports pitch requirements for South Woodham Ferrers and Rural South.	The current main outdoor sports and recreational sites in South Woodham Ferrers provide facilities for three sports Clubs; South Woodham Ferrers United Football Club (and one other club), South Woodham Ferrers Rugby Club and the South Woodham Ferrers Cricket Club. The current facilities are at peak demand times used at capacity and due to the nature of having 3 Clubs based at Saltcoats Park and Compass Gardens, some usage conflicts exist, for example with car parking. To satisfy the needs of the proposed new communities, a new site is required of 4.4 hectares and funding for improvements of existing facilities (cricket). It would make sense to relocate one of the existing clubs to a new site (rugby), thereby creating the additional capacity required for all sports and also to alleviate the current congestion problems experienced / relieving current usage conflicts.	S106 Developer Contributions/CIL

In addition to the above provision of one full size floodlit 3G pitch for training and accredited for match play further 3G pitches at each identified major growth site will be considered in lieu of some of the required grass pitches.

Increased demand for tennis from the additional population to be absorbed by strategic improvements to the existing stock of facilities and/or via joint-use education sites with secured community use in the growth areas.

## **7. Other relevant City Council Strategies and Management/Maintenance Standards**

In planning for new facilities, the City Council Strategies and Management/Maintenance standards which need to be considered and their requirements met through all new facilities are; -

### **7.1. Green Infrastructure Strategy**

The 2017 Green Infrastructure Strategic Plan, in the context of “development site provision” ensures that there is appropriate connectivity to, from and between public open spaces. This will help accessibility by sustainable transport and appropriate links with the communities these open spaces, parks and sports grounds are intending to serve.

A further consideration is where mixed use facilities (in addition to outdoor sports pitch use) are planned that appropriate consideration is given to ecological/environmental open space in the context of habitat creation or protection. The provision of appropriate buffer zones between intensive use, urban use and these wildlife and ecological spaces is also an important consideration.

### **7.2. Green Flag Management/Maintenance Standards**

The City Council’s parks and green spaces (which include local nature reserves) are managed and maintained using the Green Flag key criteria. This ensures that a balanced approach in future management and maintenance is achieved in terms of its users, visitors, local ecology/wildlife and the wider environment (both natural and urban).

These standards, maintenance and management approach need to be used and reflected when creating new park, open spaces and sports and recreation grounds as suggested in this action plan document, as well as future management and maintenance of such facilities.

By adopting the Green Flag Standard across Chelmsford City Parks, standards are consistently applied across all parks and the Green Flag Criteria has been incorporated in all site management plans. The Standard is the National Standard for Parks in the UK.

These criteria also consider the fact that each park/green space will offer different kinds of facilities, and will be managed and developed to varying opportunities and constraints. Innovation and the way facilities offered are tailored to the needs of the community will also be taken into account.

There are eight key criteria which are taken into consideration:

1. A welcoming place
2. Healthy, safe and secure
3. Clean and well maintained
4. Environmental Management
5. Biodiversity, landscape and heritage
6. Community involvement
7. Marketing and Communication
8. Management

Full details of these and the assessment process can be found at <http://www.greenflagaward.org.uk/about-us/>

### **7.3. Open Space Standards (Quantity/Size and Access Standards)**

The quantity/size and access standards for open and green spaces in Chelmsford and its components such as parks, amenity green space, residential open space, recreation/sports grounds, natural/ecological space, etc. manifest themselves as a patchwork and mixture of different components serving differing needs and activities. It is anticipated that the proposed new outdoor sport facilities described in this action plan would be part of a similar provision addressing open space shortfalls as a result of development and thereby providing a similar patchwork of open green space incorporating multiple uses/provision for the diverse communities being served.

The Ethos Open Space Study sets the required standards for open space provision in item 6.0 The Development of Standards. The development of new sports and recreation grounds need to take into account these standards (see summary table below).

**Table 9: Summary of open space standards set out in the Ethos Study**

<b>Typology</b>	<b>Quantity standards (ha/1000 population)</b>	<b>Access standard</b>
Allotments (and Community Gardens)	0.30	720 metres or 15 minutes' walk time
Amenity Green Space	0.40 for assessing existing provision. Included in natural green space for new provision	480 metres or 10 minutes' walk time
Park, Sport and Recreation Grounds (public and private combined)	1.65	600 metres or 12-13 minutes' walk time
Play Space (Children)	0.05	480 metres or 10 minutes' walk time

Play Space (Youth)	0.05	600 metres or 12-13minutes' walk time
Natural Green Space	1.0 to include natural and amenity green space for new provision	ANGSt and Woodland Trust for analysing existing provision
Churchyards and Cemeteries	None, but sites mapped and quantity analysed	None
Education	None, but sites mapped and quantity analysed	None

The Council's forthcoming **Sport & Physical Activity Strategy** should be referenced in future reviews.

The 2016 Ethos Open Space, Sports and Recreational Facilities Study also included the production of an Indoor/Built Sports Facilities Needs Assessment, Strategy & Action Plan and an Open Space Study. These and successor updated versions should be referred to in order to help establish how such provision is to be planned for in new development.

## **8. Monitoring and Review**

It is important to note that this document and the Ethos Study Action Plan are live strategies. To ensure they remain current and robust they will need to be updated in line with changes in the supply of facilities (quantity/quality/accessibility); demand and need for facilities; population and participation changes (especially with regard to local demographics) alongside input and liaison with key partners such Sport England, County Sports Partnership and the Sports NGBs.

The immediate priority of this document has been to establish priority projects to be pursued in accordance with the future growth now indicated in the new Local Plan.

This document in conjunction with the Ethos Study Action Plan will now have a comprehensive update which will produce a composite document covering:

- How the delivery of the priority project has progressed and any changes required
- Any changes to particularly important sites and/or clubs in the area and other supply and demand information
- The impact of any changes above
- Extend the Action Plan to address how outstanding unmet needs associated with the existing population should be met (a consolidated Action Plan will be considered)
- Any development of a specific sport or particular format of a sport



- Any new or emerging issues and opportunities
- Any lessons learnt during the intervening period
- Review priorities
- Update of the Playing Pitch Database

The Annual Review will monitor, evaluate and review the delivery of the future growth requirements identified in this document along with the actions highlighted in the original Ethos Study. Ongoing liaison with Sports NGBs will identify any funding opportunities to further enhance the requirements/projects. Partners should seek to continue with the adoption of a strategic approach and the vision, aims and strategic recommendations identified in the Ethos Study should continue to be used to inform decisions.

In addition to the annual update, every 5 years there will be a full review which will cover:

- Full review and update of the PPS document (including the supply, demand and quality information and assessment details).
- Any new negotiations for community use of education sites in the future.
- Full review of the Playing Pitch Database.
- Review the vision, aims and strategic recommendations identified in the Ethos PPS Study

Chelmsford City Council will lead the reviews with support from a Steering Group comprised of representatives from the following organisations:

- Active Essex
- Sport England
- England Hockey
- The England and Wales Cricket Board
- The Football Association
- The Lawn Tennis Association
- The Rugby Football Union
- England Netball