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CHELMSFORD CITY COUNCIL PLAYING PITCH & OUTDOOR SPORT STRATEGY STRATEGY & ACTION PLAN DECEMBER 2024

QUALITY, INTEGRITY, PROFESSIONALISM

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PLAYING PITCH & OUTDOOR SPORTS STRATEGY

ABBREVIATIONS

3G	Third Generation Turf
AGP	Artificial Grass Pitch
ANOG	Assessing Needs & Opportunities Guide
BE	Bowls England
BSUK	Baseball Softball UK
NECGC	North East Chelmsford Garden Community
CCHSfG	Chelmsford County High School for Girls
CFA	County Football Association
CIL	Community Infrastructure Levy
DCMS	Department for Culture, Media and Sport
EA	England Athletics
ECB	England & Wales Cricket Board
ECGC	East Chelmsford Garden Community
EH	England Hockey
EN	England Netball
FA	Football Association
FC	Football Club
FF	Football Foundation
FIFA	Fédération Internationale de Football Association
FPM	Facilities Planning Model
GIS	Geographic Information System
GMA	Grounds Maintenance Association
GPMF	Grass Pitch Maintenance Fund
HC	Hockey Club
KKP	Knight, Kavanagh and Page
LFFP	Local Football Facility Plan
NECGC	North East Chelmsford Garden Community
NFFS	National Football Facilities Strategy
NGB(s)	National Governing Body (of sport)
NLS	National League System
NPPF	National Planning Policy Framework
NTP	Non Turf Pitch
MES	Match Equivalent Session
ONS	Office for National Statistics
PIP	Pitch Improvement Programme
PPC	Playing Pitch Calculator
PPS	Playing Pitch Strategy
PPOSS	Playing Pitch & Outdoor Sport Strategy
PQS	Performance Quality Standard
RFU	Rugby Football Union
RUFC	Rugby Union Football Club
SFC	Sports Facilities Calculator
U	Under (related to participating age groups)

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PART 1: INTRODUCTION

Chelmsford City Council (CCC) commissioned Knight Kavanagh & Page Ltd (KKP) to produce an Indoor & Outdoor Sports Assessment and Strategy (ISAS) and to update its Open Space Study. Collectively, this work has produced the following published documents which will provide evidence to support the development of an updated Chelmsford Local Plan:

- ◀ Indoor Sports Needs Assessment.
- ◀ Indoor Sports Strategy and Action Plan.
- ◀ Playing Pitch and Outdoor Sports Assessment.
- ◀ Playing Pitch and Outdoor Sports Strategy and Action Plan.
- ◀ Open Space Study.

This document is part of the Playing Pitch and Outdoor Sports Strategy (PPOSS). The PPOSS will provide the necessary robustness and direction to ensure that the Council has a framework for the prioritisation, provision and development of sports facilities across the public, private and independent sectors. It covers all formal playing pitch and outdoor sport facilities across the authority area to assist it to strategically plan for the future.

Building upon the preceding Assessment Report, this Strategy and Action Plan provides a clear, strategic framework for the maintenance and improvement of existing playing pitch and accompanying ancillary facilities up to 2041 (in line with the Local Plan review). It has been developed to provide:

- ◀ A vision for the future improvement and prioritisation of playing pitches and outdoor sports facilities.
- ◀ A number of aims to help deliver the recommendations and actions.
- ◀ A series of strategic recommendations which provide a strategic framework for the improvement, maintenance, development and, as appropriate, rationalisation of the playing pitch and outdoor sport facility stock.
- ◀ A series of sport-by-sport recommendations which provide a strategic framework for sport led improvements to provision.
- ◀ A prioritised area-by-area and site-by-site action plan that prioritises and can address key issues.
- ◀ Guidance as to how the PPOSS can be delivered.

The Strategy is delivered in accordance with Sport England's Playing Pitch Strategy (PPS) Guidance (for playing pitch sports) and Sport England's Assessing Needs and Opportunities Guide (for "non-pitch" sports). Sport England's PPS Guidance details a stepped approach, separated into five distinct sections:

- ◀ Stage A: Prepare and tailor the approach.
- ◀ Stage B: Gather information and views on the supply of and demand for provision.
- ◀ Stage C: Assess the supply and demand information and views.
- ◀ Stage D: Develop the Strategy.
- ◀ Stage E: Deliver the Strategy and keep it robust and up to date.

This report represents Stage D of the process, with stages A-C covered in the preceding Assessment Report and Stage E ongoing once the study is complete. The lifespan of a PPOSS is considered to be three years, although this can be increased if updated.

ANOG has a similar staged approach, as follows:

- ◀ Stage A: Prepare and tailor the approach.
- ◀ Stage B: Gather information on supply and demand.
- ◀ Stage C: Assessment – bringing the information together.
- ◀ Application: Application of an assessment.

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Where not already implemented, the recommendations that come out of this strategy should, where appropriate, be translated into local planning policy so that there is a mechanism in place to protect existing provision and to secure investment where the opportunity arises.

The PPOSS replaces the existing study (2016) for the Chelmsford administrative area whilst also now covering a wider scope and additional sports.

The Action Plan (Part 6) recommends a number of priority projects relating to sports provision which should be realised over the Local Plan period. It provides a framework for improvement and, although resources may not currently be in place to implement it, potential partners and possible sources of external funding.

The Housing Growth Scenarios (Part 7) uses Sport England's Playing Pitch Calculator (PPC) and future demand (to 2041 in line with the review of the Local Plan). The PPC updates the likely demand generated for pitch sports based on housing and population increases and converts the demand into match equivalent sessions and the number of pitches required. This is achieved via team generation rates in the Assessment Report to determine how many new teams would be generated from an increase in population derived from housing growth and gives the associated costs of supplying the increased pitch provision.

Whilst Part 8 is a generalised approach on how to deliver a PPOSS whilst also keeping it robust and up to date.

Partner organisations in the Chelmsford administrative area have a vested interest in ensuring that existing playing pitches and ancillary provision are protected and enhanced. As such, many of the objectives and actions within this document need to be delivered and implemented by a wide range of bodies such as national governing bodies of sport (NGBs), sports organisations and education establishments. In many instances, Chelmsford City Council will not be the organisation which delivers these actions or recommendations as the PPOSS is not solely just for the Local Authority to act upon. It applies to/for all the stakeholders and partners involved.

Scope

Most sports facilities within the Chelmsford administrative area are owned by the Council or sports clubs/organisations. Therefore, CCC's role in the delivery of new/improved sports facilities is to provide a robust evidence and policy to support the securing of new on-site facilities or S106 contributions from housing development.

The scope of the PPOSS will focus geographically on all local provision, regardless of ownership and management arrangements. Provision included within the project is as follows:

- ◆ Football pitches (grass, third generation turf (3G) and ancillary provision).
- ◆ Rugby union pitches.
- ◆ Cricket pitches.
- ◆ Hockey artificial grass pitches AGPs).
- ◆ Other grass pitch sports as relevant e.g., rugby league, lacrosse, baseball/softball and American football.
- ◆ Tennis courts (including padel and pickleball facilities).
- ◆ Bowling greens.
- ◆ Athletics tracks (and running).
- ◆ Netball courts.
- ◆ Golf courses.
- ◆ Cycling (learn to ride space, road circuits, pump tracks, mountain biking/off road trails)
- ◆ River use (e.g., paddle boarding and canoeing).

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In addition, a bespoke 3G pitch section is included within this report, mainly focusing on football activity but also taking into account other sports that can use the surface type (e.g., rugby union and rugby league). Furthermore, other grass pitch sports are also included within the study where supply and/or demand is identified (e.g. rugby league, American football, baseball/softball).

Where a sport has not been included, this is because its presence has not been evidenced. However, that is not to say that the sports are not played informally, or that localised demand does not exist.

Sport England's PPS guidance applies to football, rugby union, cricket and hockey as well as the other grass pitch sports identified. ANOG guidance applies to the remaining 'non-pitch' sports.

Study area

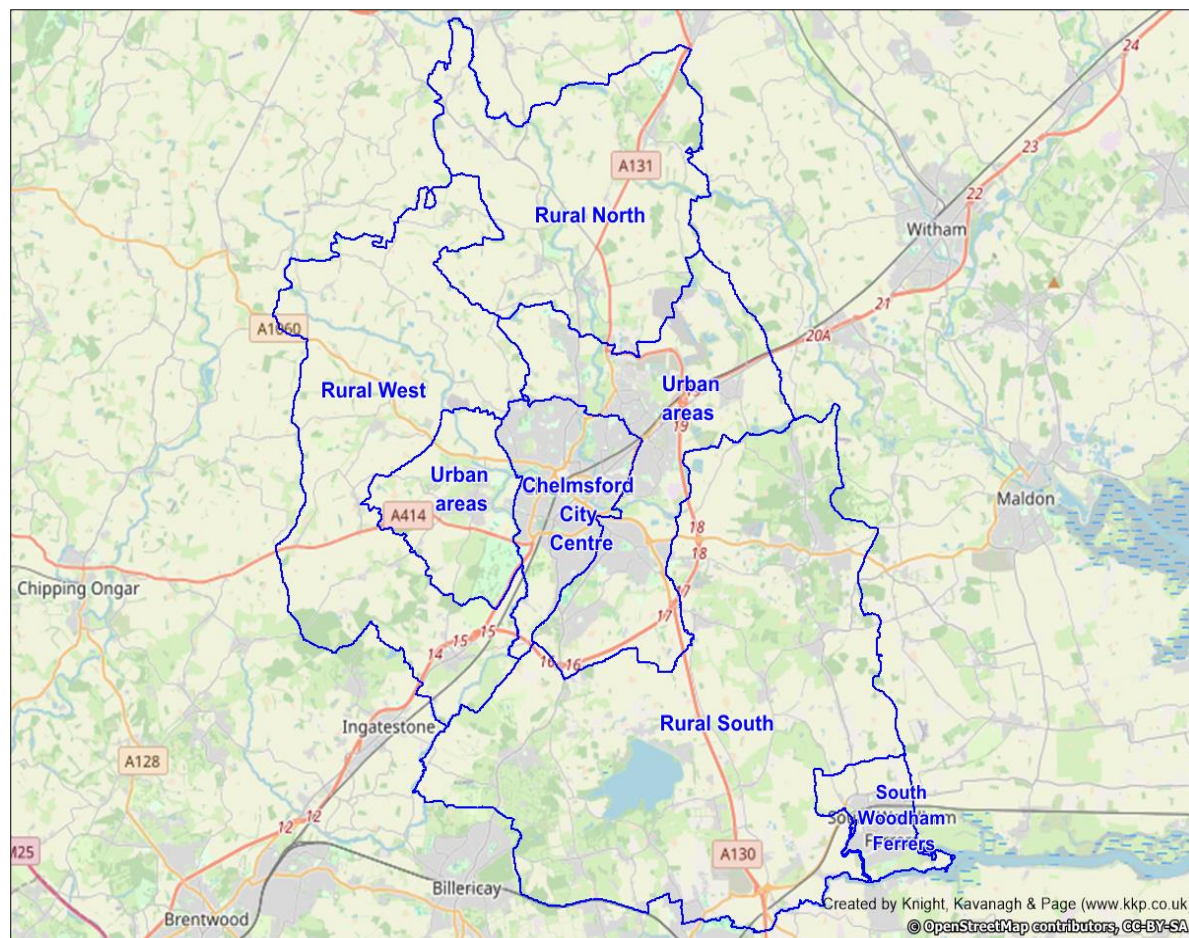
The study area is the Chelmsford City Council administrative boundary area. Further to this sub areas or analysis areas can be used to allow a more localised assessment of provision and examination of playing pitch supply and demand at a local level. Use of analysis areas also allows local circumstances and issues to be taken into account.

For the purposes of this strategy, the Chelmsford City Council administrative area is divided into six analysis areas to better reflect the population split within the Authority. Each analysis area is made up of the following Parishes/Wards, as shown in figure 1.1 overleaf:

- ◆ **City Centre Area-** Goat Hall, Marconi, Moulsham and Central, Moulsham Lodge, Patching Hall, St Andrews, The Lawns, Trinity, Waterhouse Farm.
- ◆ **Rural North Area-** Great and Little Leighs, Great Waltham, Little Waltham.
- ◆ **Rural South Area-** Bicknacre & Woodham Ferrers, Danbury, East Hanningfield, Little Baddow, Rettendon, Runwell, Sandon, South Hanningfield, Stock, West Hanningfield.
- ◆ **Rural West Area-** Chignal, Good Easter, Highwood, Margaretting, Mashbury, Pleshey, Roxwell.
- ◆ **South Woodham Ferrers Area-** South Woodham Ferrers.
- ◆ **Urban Area-** Boreham, Broomfield, North East Chelmsford Garden Community, Chelmer Village, Galleywood, Great Baddow, Springfield, Writtle.

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Figure 1.1: Map of Chelmsford City Council administrative area showing analysis areas



The Chelmsford administrative area has seven neighbouring authorities: Uttlesford, Braintree, Epping Forest, Brentwood, Basildon, Rochford and Maldon. Due to this, there is a level of imported demand and sports teams from outside the study area that use outdoor sports facilities within the Chelmsford administrative area. In addition, it is likely that sports teams from inside the Chelmsford administrative area also use facilities outside of the area.

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PART 2: VISION AND AIMS

In line with existing corporate policies, the proposed vision for the PPOSS is:

“To work with partners to create high quality, inclusive and sustainable sports facilities which meet community need, increase participation and support health and wellbeing now and in the future.”

In addition, the following overarching aims are based on the three Sport England themes (see figure 2.1 below). It is recommended that these are also adopted by the Council and its partners to enable it to achieve the overall vision of the PPOSS and Sport England planning objectives. Strategy delivery is the responsibility of, and relies upon, all relevant stakeholders.

AIM 1

To **protect** the existing supply of outdoor sport provision and ancillary facilities where it is needed for meeting current and future needs.

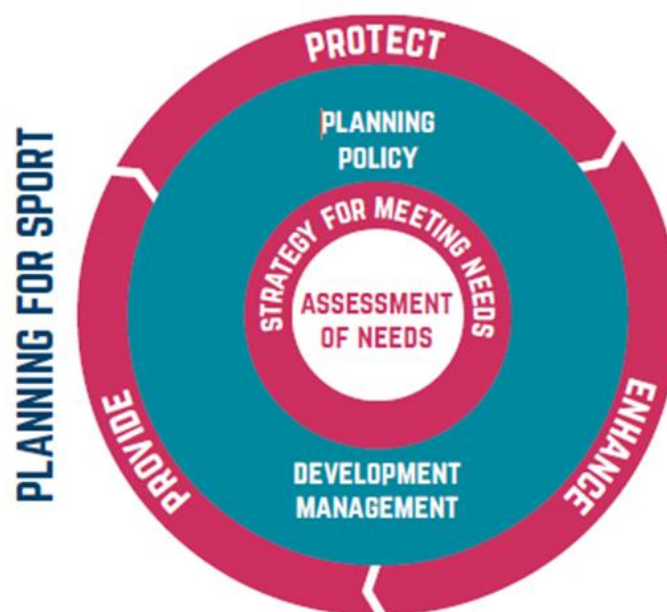
AIM 2

To **enhance** outdoor sport provision and ancillary facilities through improving quality and management of sites.

AIM 3

To **provide** new outdoor sport provision and ancillary facilities where there is current or future demand to do so.

Figure 2.1: Sport England themes



Source: Sport England, Planning for Sport Guidance (2019)

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PART 3: HEADLINE FINDINGS

Table 3.1 below highlights the current quantitative shortfalls for each main pitch sport included within the PPOSS, as identified in the preceding Assessment Report. For qualitative findings and site-specific findings, please see Part 4: Sport Specific Recommendations and Scenarios, and Part 6: Action Plan.

Natural turf pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is for matches, it is appropriate for the comparable unit to be match equivalent sessions. Table 3.1 below therefore uses this for football, rugby union, rugby league and cricket, converting both the amount of play a site can accommodate (its carrying capacity) and how much play takes place (its current use) into the same unit of demand to enable an analysis to be undertaken.

Based on how the sports tend to be played, the match equivalent session (MES) unit for football, rugby union and rugby league pitches relates to a typical week within the season for each sport, whereas for cricket, the number of match equivalent sessions is over the course of a season. This is because how much play a cricket pitch can accommodate is primarily determined by the number and quality of wickets on a square, with only one match generally played per pitch per day and with the wickets rotated throughout a season to reduce wear and to allow for repair. Each wicket is therefore able to accommodate a certain amount of play per season as opposed to a week.

For artificial surfaces, the carrying capacity of the provision is much higher, meaning how much play can be accommodated is primarily determined by availability, rather than how usage adversely affects quality, as is the case with grass pitches. Therefore, the total number of pitches required is instead used to form an analysis. This is pertinent to 3G and hockey (sand/water-based pitches).

Future demand in the Assessment report has been determined by using Sport England's Playing Pitch Calculator which looks at forecasted population change over a predetermined period. For the Chelmsford administrative area this has been set to forecasted population rates in 2041 in line with the Local Plan.

Table 3.1: Current quantitative headline findings (pitch sports)

Analysis area	Pitch type	Current supply/demand balance (MES per week ¹)	Future supply/demand balance to 2041 (MES per week)
Football – grass pitches	-	-	-
City Centre	Adult	Shortfall of 7.5	Shortfall of 10.5
City Centre	Youth 11v11	Played to capacity	Shortfall of 2
City Centre	Youth 9v9	Shortfall of 2.5	Shortfall of 3
City Centre	Mini 7v7	Played to capacity	Shortfall of 1
City Centre	Mini 5v5	Played to capacity	Shortfall of 0.5
Rural North	Adult	Played to capacity	Played to capacity
Rural North	Youth 11v11	Played to capacity	Played to capacity
Rural North	Youth 9v9	Shortfall 1	Shortfall of 1
Rural North	Mini 7v7	Played to capacity	Played to capacity
Rural North	Mini 5v5	Played to capacity	Played to capacity
Rural South	Adult	Shortfall of 2	Shortfall of 4
Rural South	Youth 11v11	Shortfall of 6	Shortfall of 7

¹ Per week for rugby and football, per season for cricket

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Analysis area	Pitch type	Current supply/demand balance (MES per week ¹)	Future supply/demand balance to 2041 (MES per week)
Rural South	Youth 9v9	Played to capacity	Shortfall of 0.5
Rural South	Mini 7v7	Played to capacity	Shortfall of 0.5
Rural South	Mini 5v5	Played to capacity	Shortfall of 0.5
Rural West	Adult	Actual spare capacity of 0.5	Actual spare capacity of 0.5
Rural West	Youth 11v11	Played to capacity	Played to capacity
Rural West	Youth 9v9	Played to capacity	Played to capacity
Rural West	Mini 7v7	Played to capacity	Played to capacity
Rural West	Mini 5v5	Played to capacity	Played to capacity
South Woodham Ferrers	Adult	Shortfall of 4.5	Shortfall of 5.5
South Woodham Ferrers	Youth 11v11	Shortfall of 8	Shortfall of 9
South Woodham Ferrers	Youth 9v9	Shortfall of 2.5	Shortfall of 3
South Woodham Ferrers	Mini 7v7	Played to capacity	Shortfall of 0.5
South Woodham Ferrers	Mini 5v5	Played to capacity	Shortfall of 1
Urban Areas	Adult	Actual spare capacity of 0.5	Shortfall of 3.5
Urban Areas	Youth 11v11	Shortfall of 4	Shortfall of 7
Urban Areas	Youth 9v9	Shortfall of 0.5	Shortfall of 1.5
Urban Areas	Mini 7v7	Played to capacity	Shortfall of 2
Urban Areas	Mini 5v5	Played to capacity	Shortfall of 1.5
TOTAL	Adult	Shortfall of 13	Shortfall of 24
TOTAL	Youth 11v11	Shortfall of 18	Shortfall of 25
TOTAL	Youth 9v9	Shortfall of 6.5	Shortfall of 9
TOTAL	Mini 7v7	Played to capacity	Shortfall of 3.5
TOTAL	Mini 5v5	Played to capacity	Shortfall of 3.5
Football – 3G pitches²	-	-	-
City Centre	11v11	Shortfall of 1 pitch	-
Rural North	11v11	Played to capacity	-
Rural South	11v11	Shortfall of 2 pitches	-
Rural West	11v11	Played to capacity	-
South Woodham Ferrers	11v11	Shortfall of 1 pitch	-
Urban Areas	11v11	Shortfall of 3.75 pitches	-
TOTAL	11v11	Shortfall of 8 pitches	Shortfall of 9.5 pitches
Rugby union	-	-	-
City Centre	Senior	Shortfall of 5.25	-
Rural North	Senior	Played to capacity	-
Rural South	Senior	Shortfall of 6.5	-
Rural West	Senior	Played to capacity	-
South Woodham Ferrers	Senior	Shortfall of 0.5	-
Urban Areas	Senior	Actual spare capacity of 0.5	-
TOTAL	Senior	Shortfall of 8.75	Shortfall of 10.75
Hockey (sand AGPs)	-	-	-
TOTAL	Full size	Played to capacity	Played to capacity

² Shortfall calculated based on FA training model of one 3G pitch (11v11 size) accommodating 38 teams.

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Analysis area	Pitch type	Current supply/demand balance (MES per week ¹)	Future supply/demand balance to 2041 (MES per week)
Cricket squares	-	-	-
City Centre	Saturday	Shortfall of 5	-
City Centre	Sunday	Shortfall of 5	-
City Centre	Midweek	Actual spare capacity of 3	-
Rural North	Saturday	Played to capacity	-
Rural North	Sunday	Played to capacity	-
Rural North	Midweek	Played to capacity	-
Rural South	Saturday	Shortfall of 39	-
Rural South	Sunday	Shortfall of 3	-
Rural South	Midweek	Actual spare capacity of 27	-
Rural West	Saturday	Shortfall of 18	-
Rural West	Sunday	Actual spare capacity of 18	-
Rural West	Midweek	Actual spare capacity of 13	-
South Woodham Ferrers	Saturday	Played to capacity	-
South Woodham Ferrers	Sunday	Played to capacity	-
South Woodham Ferrers	Midweek	Played to capacity	-
Urban Areas	Saturday	Shortfall of 97	-
Urban Areas	Sunday	Shortfall of 97	-
Urban Areas	Midweek	Shortfall of 53	-
TOTAL	Saturday	Shortfall of 159	Shortfall of 303
TOTAL	Sunday	Shortfall of 87	Shortfall of 99
TOTAL	Midweek	Played to capacity	Shortfall of 42

For the remaining sports, quantitative shortfalls can be more difficult to determine, with capacity guidance differing and with focus often away from formal activity. The current and future picture for each sport across the Chelmsford administrative area is therefore instead summarised in Table 3.2 below.

Table 3.2: Headline findings (remaining sports)

Sport	Headline findings
Tennis	For club-based tennis, there is a perceived shortfall of provision in the Chelmsford administrative area. In actuality, no clubs report any issues, suggesting that there is no requirement for additional court space. This should, however, be closely monitored, and improvements to the existing stock should be sought to ensure it remains the case. For non-club activity, the Chelmsford administrative area is seemingly well placed given recent improvements to park courts and the supporting infrastructure and technology that is in place. However, there is scope to incorporate more sites into this. In addition, there is a need to install further sports lighting across the stock to ensure that the sport can continue to grow. In terms of padel provision, there is a need for further padel tennis courts in the future to meet demand.
Netball	The current supply of provision is likely to be sufficient in quantitative terms due to the large number of courts in place; however, improvements are needed to better meet demand and to ensure that the sport can continue to grow.
Bowls	Nine clubs are operating at or above recommended capacity levels and therefore need to be monitored to ensure that supply remains adequate. Future demand expressed can be accommodated on existing greens. However, where future demand is expressed at sites which are already over capacity, these will need to be monitored as part of Stage E to ensure this position remains the same.

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Sport	Headline findings
Athletics	There is considerable demand for athletics and running within the Chelmsford administrative area, although this is being met by the good quality facility at Chelmsford Sports and Athletics Centre. To ensure that demand can continue to be met, priority should be placed on protecting and improving provision.
Golf	With only three golf courses provided each site has particularly high demand. Furthermore, there is also a distinct lack of variety in that every course currently provides standard hole provision at a relatively high price point and in the same area, with no affordable or shorter, less traditional offerings and with no provision to the south.
Cycling	Provision at Baddow Pump Track requires protection to ensure demand can continue to be met.
Outdoor water sports	The Chelmsford administrative area is well provided for when it comes to outdoor water sport facilities given its location, enabling the Authority to cater for a range of activities, which it does so via the four clubs and centres identified. To ensure that demand can continue to be met, some clubs report issues with ancillary facility quality which should be overcome.
Other grass pitch sports	Supply for the remaining sports is adequate to meet current – or there is no identifiable local demand. Where sports are not currently catered for, it is imperative that any localised demand is signposted to neighbouring authorities to ensure that it can be accommodated.

Conclusion

The existing position for all sports is either that demand is being met or that there is a shortfall. For most sports played on natural turf pitches there are identified current shortfalls albeit the extent of this differs between the sports. The future position shows the exacerbation of current shortfalls and the creation of shortfalls for some sports and in some areas where demand is currently being met.

There are 3G pitch shortfalls for football training in most analysis areas with most in the Urban Areas Analysis Area (3.75 currently). There is also the need to address match play shortfalls identified for adult, youth 11v11 and youth 9v9 football with shortfalls which are most apparent in the City Centre and South Woodham Ferrers analysis areas.

Rugby union has shortfalls apparent at three of the club sites for Chelmsford RUFC at Coronation Park, for Billericay RUFC at Willowbrook Sports & Social Club and for South Woodham Ferrers RUFC at Saltcoats Park. Most overplay is at Coronation Park (Chelmsford RUFC) as the site's three pitches are overplayed by 5.25 match equivalent sessions per week.

Although there appears to be a sufficient current supply of hockey suitable AGPs in Chelmsford administrative area, some capacity pressures coupled with quality issues means there are significant issues to be resolved to adequately cater from existing demand.

Cricket is currently showing shortfalls for Saturday and Sunday cricket across the Authority. Given the extent of the existing shortfalls across Chelmsford administrative area, there is likely to be a need for additional grass wicket squares given that it may not be feasible to undertake all the quality improvements and NTP installations required.

For the non-pitch sports, tennis is showing identified shortfalls at four of the club sites. Both adult and junior netball demand is being accommodated although quality improvements are required. Demand for bowls is being accommodated with nine clubs operating at or above recommended capacity levels and therefore need to be monitored to ensure that supply remains adequate.

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Athletics is currently adequately meeting demand although there is an opportunity to explore England Athletics' new track developments within major housing developments.

Although there is not necessarily a case to suggest a need for a new 18 golf course, with only three golf courses provided in the Chelmsford administrative area and each site having particularly high demand, these should be protected.

Where demand is being met, this does not equate to a surplus of provision, with any spare capacity instead considered a potential solution to overcoming shortfalls. As such, there is a clear need to protect all existing provision until all demand is met, or there is a requirement to replace provision to an equal or better quantity and quality before it is lost, in line with NPPF and Sport England's Playing Fields Policy. In addition, there remain some area and site-specific issues that need resolving despite no overall capacity issues, such as those relating to quality and security of tenure.

Although there is value in improving quality, installing additional sports lighting, improving ancillary facilities, and enabling access to existing unused provision, capacity improvements may not offer significant capacity gains in the peak period to meet all shortfalls expressed, particularly for football. A strategic solution is considered to be necessary involving new pitches to address this scale of shortfall. There is also an overall shortfall of 11v11 3G pitches identified across the Chelmsford administrative area and these shortfalls cannot be addressed unless this type of pitch is approved and constructed.

In addition to population forecasts applied through future demand calculations, further calculations are made in relation to specific housing growth demand and this is presented in Part 7: Housing Growth Scenarios.

PART 4: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS

In this section, in order to help develop actions for each sport, and to understand their potential impact, a number of relevant scenario questions are tested against the findings evidence in the preceding Assessment Report for each sport. This then informs the sport specific recommendations.

The included scenarios focus on the impact that they will have on the shortfalls and key issues identified and how they can be overcome. However, whilst each can improve the picture to a greater or lesser extent, it should be noted that carrying out some scenarios to the fullest degree is likely to be unviable and that a combination of actions will instead be required to ensure that all current and future demand can be met.

For some sports, no scenarios are included, although that is not to say that no action is required. Instead, recommendations are clear without the requirement for scenarios to be tested.

Football – grass pitches

Assessment Report summary

Football – supply and demand summary

- Actual spare capacity by site and pitch type across the Chelmsford administrative area totalling 13.5 match equivalent sessions per week and is identified across 16 pitches at ten sites.
- It is determined that there is currently a shortfall of adult, youth 11v11 and youth 9v9 pitch capacity, with the mini 7v7 and mini 5v5 pitches displaying actual spare capacity.
- When factoring in future demand, shortfalls worsen on adult and youth 11v11 pitches whilst they are created on the mini pitches.

Football – supply summary

- The audit identifies a total of 179 grass football pitches within the Chelmsford administrative area across 68 sites, with 151 pitches available, at some level, for community use across 48 sites.
- Future provision could be established as part of the Chelmsford Garden Communities and in South Woodham Ferrers.
- Most community available pitches across the Chelmsford administrative area are managed by the Council (48 pitches), followed by pitches at education sites (37), 35 pitches at sports club sites, 19 by parish councils and the remaining 12 managed by other entities.
- Of the pitches that are available for community use, 56 are assessed as good quality, 43 as standard quality and 52 as poor quality.
- Beaulieu Park, Clarks Field, Lodge Road Playing Field, Melbourne Park and Writtle University College Sports Ground are serviced by poor quality ancillary provision.
- There is one club which plays within the football pyramid structure, with Chelmsford FC operating at Step 2, playing in the National League South. In addition, Old Chelmsfordians FC and Springfield FC both play in the Essex Olympian Football League; these have to adhere to ground grading requirements. Whilst one team (Chelmsford City Women's FC) compete in the women's national league structure at Tier 6.

Football – demand summary

- There are 468 affiliated teams from within 89 clubs based within the Chelmsford administrative area.
- Only 461 teams from within 82 clubs are identified as playing regular, competitive matches on pitches within Chelmsford administrative area. This comprises of 105 adult men's, four adult women's, 177 youth boys', 43 youth girls' and 132 mini (mixed) teams.
- There has been a large increase in demand since 2016, with 62 additional teams now identified.
- Seven teams are identified as exporting demand outside of the Authority into neighbouring authorities, with this consisting of seven adult teams.

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- ▶ A total of three clubs identify latent demand in that they express they could field more teams if they had more capacity and three report that they could field additional demand should ancillary provision improve.
- ▶ Future demand from population growth projects an increase of 55 teams, whilst a total of 15 clubs quantify growth aspirations, with this amounting to 62 teams.
- ▶ The Strategy & Action Plan document will contain a scenario exploring the participation trends for football since the previous study was established as 55 teams in the 7-8 years that have passed since completion and what impact this trend will have on demand if it continues locally.
- ▶ It must be noted that some aims and initiatives are likely to result in participation increasing to a greater level than what is projected through population growth. For example, the FA has a current focus on growing women's and girls' demand that will likely see a greater number of female teams than what is currently predicted.

Scenarios

Improving pitch quality

In total, there are 22 pitches across 12 sites which are overplayed by a combined total of 49 match equivalent sessions per week. Improving quality of such provision (i.e., through increased maintenance or improved drainage) will increase capacity across the sites and as a consequence can help to reduce both current and future shortfalls across the Authority.

To illustrate the above, Table 4.1 highlights the current level of overplay that would be alleviated if quality improved to good at each site. As a reminder, the capacity rating for each type and quality rating is:

Adult pitch quality	Adult matches per week	Youth pitch quality	Youth matches per week	Mini pitch quality	Mini matches per week
Good	3	Good	4	Good	6
Standard	2	Standard	2	Standard	4
Poor	1	Poor	1	Poor	2

Please note the current capacity rating column in Table 4.1 below has been obtained from Table 2.24 in the capacity balance column from the Assessment Report. The good quality capacity rating column uses the good rating table above (three for adult, four for youth and six for mini pitches) against the total play for each of the sites to demonstrate whether each site is still overplayed or spare capacity being created.

Table 4.1: Overplay if all overplayed pitches were good quality (match equivalent sessions)

Site ID	Site name	Analysis Area	Pitch type	No. of pitches	Current quality	Current capacity rating	Good quality capacity rating
15	Broomfield Football Club	Urban Areas	Youth (11v11)	1	Good	2.5	2.5
18	Chancellor Park	Urban Areas	Adult	1	Good	2	2
18	Chancellor Park	Urban Areas	Youth (9v9)	1	Good	0.5	0.5
30	Compass Gardens Recreation Ground	South Woodham Ferrers	Adult	1	Poor	1	1

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Site ID	Site name	Analysis Area	Pitch type	No. of pitches	Current quality	Current capacity rating	Good quality capacity rating
30	Compass Gardens Recreation Ground	South Woodham Ferrers	Youth (9v9)	1	Poor	0.5	2.5
34	Dawsons Field	Rural South	Adult	1	Standard	0.5	0.5
57	Kings Road Primary School	City Centre	Youth (11v11)	1	Standard	1	1
62	Marconi Sports and Social Club	Urban Areas	Youth (11v11)	1	Standard	1.5	0.5
81	Priory Fields	Rural South	Youth (11v11)	1	Poor	6	3
90	Sandon Sports Club	Rural South	Adult	1	Good	5	5
93	South Woodham Playing Field	South Woodham Ferrers	Adult	1	Poor	3.5	1.5
93	South Woodham Playing Field	South Woodham Ferrers	Youth (11v11)	1	Poor	2.5	0.5
93	South Woodham Playing Field	South Woodham Ferrers	Youth (9v9)	1	Poor	2	1
94	Springfield Hall Park	City Centre	Adult	4	Poor	10.5	2.5
94	Springfield Hall Park	City Centre	Youth (9v9)	2	Poor	3.5	2.5
107	William De Ferrers School	South Woodham Ferrers	Youth (11v11)	2	Poor	5.5	0.5

As seen, most overplayed pitches could accommodate current demand if quality was improved. The only exceptions to this are the adult pitches at South Woodham Ferrers Playing Field and Springfield Hall Park and the youth 11v11 pitch at Priory Fields. These would continue to accommodate some level of overplay (the pitches at Broomfield Football Club, Chancellor Park and The Sandon Sports Club are already good quality).

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In addition, there are several sites containing pitches that would contribute actual spare capacity if it was not for them being poor quality (as this results in the spare capacity being discounted). This is the case across the following sites:

- ✦ Admirals Park (one match equivalent session on mini 7v7).
- ✦ Bell Playing Field (one match equivalent session on adult).
- ✦ Boreham Recreation Ground (one match equivalent session on adult).
- ✦ Broomfield Village Hall (0.5 match equivalent sessions on adult).
- ✦ Compass Gardens Recreation ground (one match equivalent session on mini 7v7).
- ✦ Compass Gardens Recreation ground (one match equivalent session on mini 5v5).
- ✦ Ford End Playing Field (one match equivalent session on adult).
- ✦ Good Easter Sports Field (one match equivalent session on mini 7v7).
- ✦ Great Waltham Recreation Ground (one match equivalent session on adult).
- ✦ Hylands School (four match equivalent sessions on mini 5v5).
- ✦ Nursery Playing Fields (one match equivalent session on adult).
- ✦ Nursery Playing Fields (one match equivalent session on youth 11v11).
- ✦ Pleshey Village Hall & Playing Fields (one match equivalent session on adult).
- ✦ Roxwell Recreation Ground (one match equivalent session on adult).
- ✦ Saltcoats Park (two match equivalent sessions on adult).
- ✦ Saltcoats Park (one match equivalent session on youth 9v9).
- ✦ Springfield Hall Park (two match equivalent sessions on mini 5v5).
- ✦ The Apps Field Stock (one match equivalent session on adult).
- ✦ The Hooe Playing Field Bicknacre (one match equivalent session on adult).

Linked to the above, the majority of the above sites have actual spare capacity discounted due to the pitches being poor quality, which is a key factor as to why minimal/no match play takes place on the pitches. Clubs, are therefore, more likely to play on good quality pitches as they are seen as more attractive to use.

As a result of improving quality across the overplayed and poor quality pitches, only youth 11v11 pitch shortfalls would remain across the Authority, with existing shortfalls on adult and youth 9v9 pitches alleviated. This is shown in Table 4.2 below.

Table 4.2: Current supply and demand if quality improved to good at overplayed sites

Pitch type	Current total	Potential capacity with improvements
Adult	13	11.5
Youth 11v11	18	1
Youth 9v9	6.5	6.5
Mini 7v7	-	3
Mini 5v5	-	7

Although improving quality can have a positive impact, the potential capacity created will not necessarily be in the peak period and therefore may not fully meet demand. It should also be noted that if quality was improved, for this to be sustained over a long term period this will likely require existing maintenance budgets to be maintained or enhanced.

Further to the above, as shown in Table 4.3, future shortfalls will be eradicated on adult, youth 9v9 and mini 5v5 pitches with overall actual spare capacity created. Future deficits for youth 11v11 and mini 7v7 pitches would also reduce, although some level of shortfall remains, suggesting that improving quality alone is not sufficient to correct existing capacity issues.

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Table 4.3: Future supply and demand if quality improved to good at overplayed sites

Pitch type	Future total	Potential capacity with improvements
Adult	24	0.5
Youth 11v11	25	8
Youth 9v9	9	4
Mini 7v7	3.5	0.5
Mini 5v5	3.5	3.5

Future demand through forecasted growth

This scenario examines the effect of future demand based on forecasted growth from historical FA affiliation data. Please note that the Assessment Report only considered future demand from population growth.

Using historic Essex FA affiliation data for the Chelmsford administrative area, Figure 4.1 below plots the forecasted growth for the upcoming 2024/25 season. It takes into account the following demand from previous seasons:

- ◀ 2018/19: 395 teams affiliated to the Chelmsford administrative area.
- ◀ 2019/20: 428 teams affiliated to the Chelmsford administrative area.
- ◀ 2020/21: 427 teams affiliated to the Chelmsford administrative area.
- ◀ 2021/22: 502 teams affiliated to the Chelmsford administrative area.
- ◀ 2022/23: 558 teams affiliated to the Chelmsford administrative area.
- ◀ 2023/24: 468 teams affiliated to the Chelmsford administrative area.

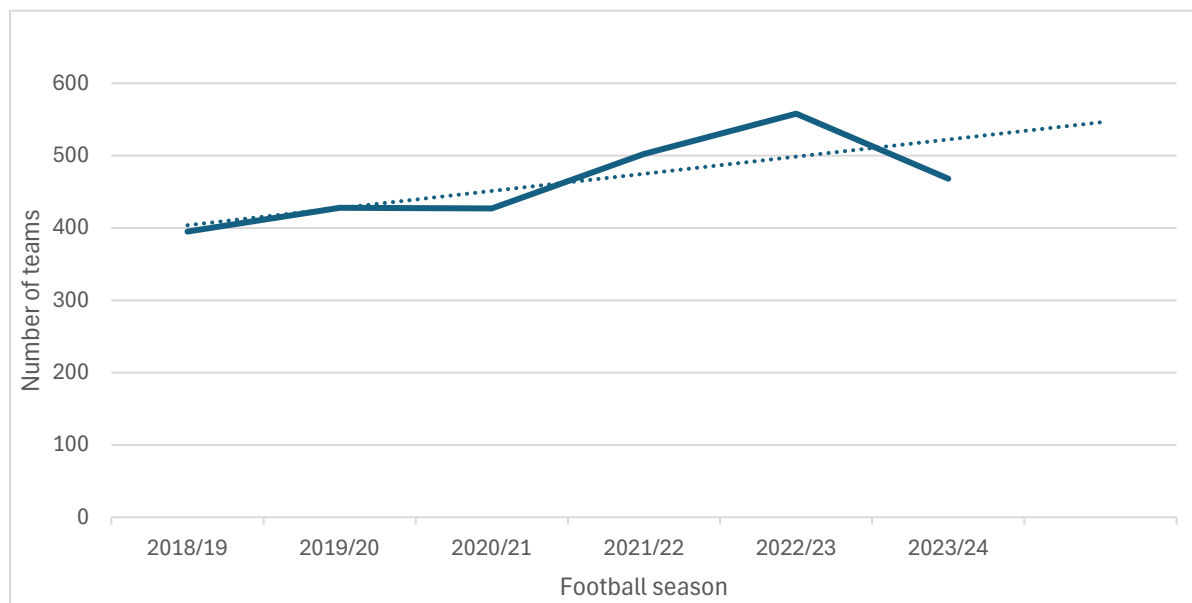
With an average per season increase in football demand of 3.7% between 2018 and 2024 in the Chelmsford administrative area, trend forecasting predicts an increase of 17 teams for 2024/25 season. If achieved this would give a total of 485 affiliated teams playing in the Chelmsford administrative area and equating to the need for a further 8.5 match equivalent sessions per week across the Authority.

For comparison with future demand captured within the Assessment Report, over a five year period this would equate to an additional 93 teams and 46.5 match equivalent sessions per week. On this basis, participation increases reported by clubs during consultation is a significantly lower than those identified through trend forecasted growth (over the next five years).

Given the current shortfalls identified for grass football pitches this further evidences the need to improve pitch quality at priority sites and develop more pitches (which could include 3G pitches) to better support this anticipated growth in demand.

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Figure 4.1: Annual growth in football teams across the Chelmsford administrative area (2018-2024)



If the above future demand through forecasted growth was to be realised over the next five years, this would exacerbate existing shortfalls on adult and youth pitches and deficits would be established on mini pitches. This is shown in Table 4.4 below.

Table 4.4: Current supply and demand if future demand through forecasted growth (over five years) realised

Pitch type	Current total	Future total
Adult	13	24
Youth 11v11	18	32
Youth 9v9	6.5	14.5
Mini 7v7	-	7
Mini 5v5	-	6

As noted above, future demand through forecasted growth is similar over the next five years with 93 teams projected through forecasted growth and 62 teams through participation increases.

Priority sites for improved pitch quality³

As improving the quality of all overplayed sites may not be feasible from an investment point of view, an alternative approach is to focus on improving specific strategic sites. To that end, Table 4.5 identifies 10 sites for grass pitch improvements that need investment and that are key to the development of football across the Chelmsford administrative area. This improvement should be led by appropriate operators/owners. The County Football Association (CFA) and Football Foundation (FF) are able to provide support and guidance as well as some potential funding.

³<https://localplans.footballfoundation.org.uk/local-authorities-index/chelmsford/chelmsford-local-football-facility-plan-2022/#tab-section-introduction>

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Table 4.5: Impact of quality improvements to chosen priority sites

Site ID	Site name	Pitch type	No. of pitches	Quality	Current capacity rating	Good quality capacity rating
6	Beaulieu Park	Adult	2	Good	1.5	1.5
6	Beaulieu Park	Youth (9v9)	1	Good	2	2
15	Broomfield Football Club	Adult	2	Good	2	2
15	Broomfield Football Club	Youth (11v11)	1	Good	2.5	2.5
15	Broomfield Football Club	Youth (9v9)	1	Good	0	0
15	Broomfield Football Club	Mini (7v7)	1	Good	2.5	2.5
15	Broomfield Football Club	Mini (5v5)	1	Good	4.5	4.5
18	Chancellor Park	Adult	1	Good	2	2
18	Chancellor Park	Youth (9v9)	1	Good	0.5	0.5
18	Chancellor Park	Mini (7v7)	2	Good	9.5	9.5
20	Chelmer Park	Adult	3	Good	0	0
20	Chelmer Park	Youth (9v9)	2	Good	4.5	4.5
20	Chelmer Park	Mini (7v7)	2	Good	7	7
20	Chelmer Park	Mini (5v5)	3	Good	14	14
30	Compass Gardens Recreation Ground	Adult	1	Poor	1	1
30	Compass Gardens Recreation Ground	Youth (9v9)	1	Poor	0.5	2.5
30	Compass Gardens Recreation Ground	Mini (7v7)	1	Poor	2	6
30	Compass Gardens Recreation Ground	Mini (5v5)	1	Poor	2	6
66	Melbourne Park	Adult	9	Good	11.5	11.5
81	Priory Fields	Youth (11v11)	1	Poor	6	3
87	Runwell Sports & Social Club	Adult	3	Good	5.5	5.5
87	Runwell Sports & Social Club	Adult	1	Poor	0	2
87	Runwell Sports & Social Club	Youth (11v11)	1	Good	0	0
87	Runwell Sports & Social Club	Youth (9v9)	1	Good	2.5	2.5
87	Runwell Sports & Social Club	Mini (7v7)	1	Good	5	5
88	Saltcoats Park	Adult	2	Poor	2	6
88	Saltcoats Park	Youth (11v11)	2	Poor	0	8
88	Saltcoats Park	Youth (9v9)	1	Poor	1	4
94	Springfield Hall Park	Adult	4	Poor	10.5	2.5
94	Springfield Hall Park	Youth (9v9)	2	Poor	3.5	2.5
94	Springfield Hall Park	Mini (7v7)	3	Poor	0	12
94	Springfield Hall Park	Mini (5v5)	4	Poor	2	18

Improving quality as set out in Table 4.5 above would create 24 equivalent sessions of additional capacity per week.

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The impact the improvements would have on the overall supply and demand balance is shown in Table 4.6. Note that Table 4.6 is presented on a peak time model, and therefore, improving sites in Table 4.5, may not necessarily generate capacity within the peak periods, albeit it will create an improved quality experience for users.

Based on improvements, shortfalls for adult and youth pitches would be reduced but still remain, whilst actual spare capacity would be established on the mini pitches.

Table 4.6: Impact on current supply and demand if quality improved at chosen sites

Pitch type	Current capacity	Potential capacity with improvements
Adult	13	5
Youth 11v11	18	15
Youth 9v9	6.5	2.5
Mini 7v7	-	4
Mini 5v5	-	5

As shown in Table 4.7, future shortfalls would remain on adult and youth pitches. Mini pitches would have overall spare capacity rather than a shortfall existing.

Table 4.7: Impact on future supply and demand if quality improved at chosen sites

Pitch type	Future capacity	Potential capacity with improvements
Adult	24	16
Youth 11v11	25	22
Youth 9v9	9	5
Mini 7v7	3.5	0.5
Mini 5v5	3.5	1.5

Loss of tenure at education sites

As highlighted in the Assessment Report, most community accessible pitches in the Chelmsford administrative area are managed by education providers. Table 4.8 below outlines the education sites which are accessed by community clubs.

Table 4.8: Demand taking place on grass pitches at education sites

School	Security of tenure	Club	Teams
Bedford Playing Fields	Unsecure	Chelmer Vets Over 45's	1 team
Boswells School	Unsecure	Springfield Youth FC	1 team
Kings Road Primary School	Unsecure	Allstar Youth FC	8 teams
St John Payne Catholic High School	Secure	Beaulieu Park Ravens Legends Ravens Royals Uplands Rangers Youth	5 teams
William De Ferrers School	Unsecure	South Woodham Ferrers United Youth	11 teams
Writtle University College Sports Ground	Secure	Longmeads Youth FC Old Chelmsfordians Saxons Salmons United Chelmsford Churches Writtle University College	9 teams

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In addition to the above table, Essex County FA state they are in the process of working with Great Baddow High School to mobilise their grass football pitches.

In instances where clubs do not have formal tenure agreements in place, clubs could theoretically be asked to vacate at any time which would result in each requiring alternate provision to service existing levels of demand.

There are 35 teams from 13 clubs accessing education sites. The impact of community access being removed is highlighted in Table 4.9 below. Please note the total does not include teams accessing 3G pitches at these sites.

Longmeads Youth FC, Old Chelmsfordians, Saxons Salmons, United Chelmsford Churches and Writtle University College are clubs which access the grass pitches at Writtle University College Sports Ground and Beaulieu Park, Ravens Legends, Ravens Royals and Uplands Rangers Youth access the grass pitches at St John Payne Catholic High School. Both of these sites have formal community use agreements in place with the sports clubs which use its facilities at the site. Therefore, tenure is already included and deemed to be secure and have been discounted from Table 4.8.

As shown in Table 4.9, if community access to all unsecure education sites was to be lost, shortfalls would be created on the mini pitches and exacerbated on adult, youth 11v11 and youth 9v9 pitches.

Table 4.9: Impact on current supply and demand if loss of access to sites without secure tenure

Pitch type	Current capacity	Potential total
Adult	13	13.5
Youth 11v11	18	22.5
Youth 9v9	6.5	9
Mini 7v7	-	2.5
Mini 5v5	-	0.5

As shown above, to avoid the risk of the supply and demand balance worsening, it is necessary to try and ensure that grass pitches at education sites continue to stay open to community use, given the reliance upon school sites across the Chelmsford administrative area.

Whilst not always possible, particularly at the secondary school sites listed in Table 4.8, formalising and securing community use agreements would ensure that demand continues to be accommodated in the long-term. Where there is external investment on sites e.g., by an NGB, Sport England, the Council or through s106 funding, there are opportunities to secure community use as part of the funding or approval agreement. This also applies to new schools or for existing schools seeking changes to provision that requires planning permission as, via planning consent, the Council can mandate the implementation of a community use agreement as part of the planning stipulations.

Further to the above, securing access to the grass pitches at Bedford Playing Fields (five pitches) would create a suitable site to accommodate football demand and would help to meet some of the current shortfalls identified.

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Bringing disused pitches back into use

Currently, there are two sites identified as being disused that previously provided football pitches in the Chelmsford administrative area. These are as follows:

- ◆ Chetwood Fields (one adult)
- ◆ Sandford Mill Lane (one adult)

Bringing back Chetwood Fields and Sandford Mill Lane into use for the sole benefit of adult football would add an additional one match equivalent session per week of peak time capacity to the overall supply and demand balance.

The impact of bringing back the provision would slightly lessen the overplay on adult pitches, but it would still remain. This is shown in Table 4.10.

Table 4.10: Current supply and demand if disused pitches were reinstated

Pitch type	Current capacity	Potential total
Adult	13	11
Youth 11v11	18	18
Youth 9v9	6.5	6.5
Mini 7v7	-	-
Mini 5v5	-	-

Notwithstanding the above, as neither site has any supporting ancillary provision and only has one pitch each (unless further pitches could be marked out), further feasibility should be considered to judge the value in re-instating the pitches at both sites as ultimately each resembles a poor quality sporting offer in their existing states.

Linked to the above, re-configuring the adult pitches into mini pitches could be considered as a potential option, which would only need limited ancillary provision. Again, further feasibility will need to be undertaken.

Accommodating exported demand

Currently, there are seven teams across six clubs identified as exporting demand from the Chelmsford administrative area to play in neighbouring authorities. This is from the following clubs:

- ◆ Bethel Christian Fellowship FC (Chelmsford).
- ◆ Essex County FA Representative Women.
- ◆ Essex Royal FC.
- ◆ South Cestos FC.
- ◆ Stock United.
- ◆ Wickford & Runwell United Reserves.

Whilst many of these are playing at nearby sites and do not have demand to return to the Authority, some are displaced due to a lack of capacity and/or poor quality and would therefore transfer back if possible. Furthermore, there is no guarantee that all the clubs will remain provided for outside of the Chelmsford administrative area, even if they wish for this to be the case.

Therefore, the impact of all demand returning is shown in Table 4.11 with only exported demand from adult teams identified, the shortfall for this pitch type increases to 20 match equivalent sessions per week.

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Table 4.11: Current supply and demand if all exported demand returned to the Authority

Pitch type	Current capacity	Potential total
Adult	13	20
Youth 11v11	18	18
Youth 9v9	6.5	6.5
Mini 7v7	-	-
Mini 5v5	-	-

The above illustrates a key reason as to why such a significant level of exported demand exists as there is simply no current capacity to accommodate it. As such, shortfalls need to be alleviated and spare capacity needs to be created, as set out within the other scenarios (e.g., via quality improvements and securing community use). Additionally, the creation of additional 11v11 3G pitches will also assist as this will enable the transfer of demand from grass pitches, thus creating further spare capacity.

Implications of relocating South Woodham Ferrers RUFC to new sports ground

South Woodham RUFC currently accesses Saltcoats Park via a lease agreement from the Council, with 12 years remaining on its current lease agreement which is inhibiting the Club from applying for funding. Consultation with the Club raises several issues regarding pitch quality and balancing football and cricket demand from South Woodham Ferrers United, South Woodham & Burnham CC and rugby demand at the site.

As identified in the Assessment Report, a residential housing development is being developed and has planning permission subject to the S106 agreement (21/01961/OUT and 22/00311/OUT). As part of this, there is potential for South Woodham Ferrers RUFC will be relocated to the new sports ground which is set to be provided as part of the housing development.

South Woodham Ferrers RUFC currently fields two senior teams, three junior teams and five mini teams. This equates to 4.5 match equivalent sessions per week of demand for match play and increasing to seven match equivalent sessions per week when incorporating training demand.

In terms of football demand, South Woodham Ferrers United access two adult, two youth 11v11 and one youth 9v9 pitch at Saltcoats Park, which are assessed as poor quality. The Club fields four youth 11v11 teams. Across the pitches, the adult and youth 9v9 pitches have spare capacity discounted due to quality issues whilst the youth 11v11 pitches are played to capacity.

With the relocation of South Woodham RUFC to the new sports ground, this help to create additional capacity for the football pitches. Therefore, it has the capacity to establish spare capacity if quality is improved at the site, with this equating to two match equivalent sessions on the adult pitches and one match equivalent session per week on the youth 9v9 pitch in the peak period.

Linked to the above, South Woodham Ferrers United also access the grass pitches at Compass Gardens Recreation Ground, which is located adjacent to Saltcoats Park. The site provides one adult, one youth 9v9, one mini 7v7 and one mini 5v5 pitch. The adult and youth 9v9 pitch is overplayed by one match equivalent session for the former and 0.5 for the latter. As displayed in Table 4.1, improving the pitches to good quality would create actual spare capacity, with this equating to one MES for the adult pitch and 2.5 MES for the youth 9v9 pitch.

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Summary of scenarios

Although there is value in improving quality, bringing back disused pitches back into use and securing community use, capacity improvements may not offer significant capacity gains in the peak period to meet all shortfalls expressed. A strategic solution is considered to be necessary involving new pitches to address this scale of shortfall. In particular, there is a need for more pitches to meet future demand, given the significant shortfalls on adult and youth pitches.

An alternative option is increased access to 3G pitches for match play purposes to also help alleviate some shortfalls. In effect, a multi-phased approach is required in the Chelmsford administrative area to alleviate identified shortfalls. Future demand should be monitored through Stage E.

As well as Chelmsford Garden Communities and South Woodham Ferrers, additional football pitch provision is expected in the Beaulieu development (short term) and Warren Farm and Hammonds Farm developments (long term). Part 7: Housing Growth Scenarios further sets out the needs in relation to these developments.

Recommendations

- ✦ Protect existing pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- ✦ Ensure that Local Plan strategic allocation sites provide adequate new provision to meet the new demand as directed in Part 7: Housing Growth Scenarios.
- ✦ Improve pitch quality with a focus on overplayed pitches and pitches assessed as poor quality and utilise the Football Foundation's PitchPower app to assist in the improvement and ongoing maintenance of provision.
- ✦ Support eligible organisations to access funding to improve pitches at their sites, such as through the Football Foundation's Grass Pitch Maintenance Fund (GPMF).
- ✦ Explore opportunities for more club-led management and maintenance models and subsequent opportunities to access external funding to improve facilities.
- ✦ Work with education sites to provide secured community use, with a focus on those currently in use by clubs.
- ✦ Work with education sites to encourage secured community access to sites not currently available, particularly where large quantities of pitches are provided such as William De Ferrers School and Kings Road Primary School where multiple teams play.
- ✦ Consider bringing disused pitches back into use, particularly when they reside in areas with existing shortfalls, such as at Chetwood Fields and Sandford Mill Lane, subject to a sustainable programme of use and appropriate quality being developed.
- ✦ Improve ancillary facilities where there is a demand to do so and where it can benefit the wider footballing offer, with a particular focus on multi-pitch sites and key sites for the growth of female and adult participation.
- ✦ Work with Essex County FA and the Football Foundation to update the current Chelmsford LFFP with priority sites for improvement.
- ✦ Work towards transferring some match play to new 3G pitches and new strategic football sites (as part of the Local Plan strategic allocation sites) to provide space for expansion for meeting current needs as well as the needs of the growth.
- ✦ Support plans to relocate South Woodham Ferrers RUFC to the new sports ground as part of the residential housing development to increase the capacity for football pitches at Saltcoats Park.
- ✦ Consider the need for allocating land for new pitches outside of the residential housing allocations in the growth areas (See Part 7 for further information).

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PLAYING PITCH & OUTDOOR SPORTS STRATEGY

Third generation turf (3G) pitches

Assessment Report summary

3G – supply and demand summary

- There is a clear shortfall of 3G provision to meet requirements, as evidenced through the unmet demand identified, particularly in respect of football.
- The FA training model suggest a current shortfall of 7.75 11v11 3G pitches, increasing to 9.75 when factoring in future demand (based on population growth).
- It must be noted that the degree of future demand has the potential to be greater than that identified via population growth (to 2041), especially if participation rates continue to rise on a similar trajectory to what has occurred in the previous eight years. This will be explored in more detail in the proceeding Strategy & Action Plan document.
- Future demand ambitions expressed by nine clubs equates to the growth of 62 football teams. If this club ambition growth was to be achieved there would be a total of 530 teams playing within the Authority. This will be explored in more detail in the proceeding Strategy & Action Plan document.
- For rugby union, the creation of World Rugby compliant 3G provision may provide a solution to the identified overplay of grass pitches as a result of high levels of training activity. Willowbrook Sports & Social Club (Billericay RUFC) and at Coronation Park (Chelmsford RUFC) experience the highest level of training demand amounting to 5 match equivalent sessions for the former and 5.5 match equivalent sessions for the latter. There is currently 10.25 match equivalent sessions currently and 12.25 match equivalent sessions when factoring in future demand from population growth), the creation of World Rugby compliant provision would be warranted as a means to reducing the shortfalls.
- No demand for access to 3G provision has been identified from any other sports in the Chelmsford administrative area, suggesting that no other demand currently requires consideration.
- The situation above does not currently account for the potential for future demand to be higher than the team generation rates suggest if participation rates continue to rise as they done since the previous PPOSS.

3G – supply summary

- In total, there are four 11v11 and 11 smaller size 3G pitches identified in the Chelmsford administrative area, all of which are available for community use.
- All four of the 11v11 3G pitches are serviced by sports lighting.
- The Chelmsford LFFP has six outstanding projects for the creation of new 11v11 3G pitches, whilst aspirations also exist across several other sites.
- Plans and/or aspirations exists regarding establishing provision at Moulsham High School and Writtle University College Sports Ground.
- All four of the 11v11 3G pitches are either FA or FIFA certified and can therefore be used to host competitive matches. Of the smaller sized pitches, only Great Baddow High School is on the FA pitch register.
- No pitches in Chelmsford administrative area are World Rugby compliant.
- For the 11v11 3G pitches, three are assessed as standard quality (Melbourne Park, Moulsham High School and South Woodham Ferrers Leisure Centre and the pitch at Chelmer Valley High School as good quality.
- Six of the 13 smaller size pitches have exceeded their recommended lifespans and have been assessed as poor quality.
- The ancillary provision at Melbourne Park is reported as being in poor condition, due to being outdated and not fit for purpose. Therefore, some form of refurbishment may be required in the near future.

3G – demand summary

- The 3G pitches currently servicing the Chelmsford administrative area are reported to be operating at or close to capacity at peak times, especially during winter months.
- This applies not only to midweek capacity but also to weekend capacity on account of all four of the 11v11 3G pitches being FIFA/FA approved to host competitive matches.

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- It is considered that all community activity is football related, with no other sporting usage identified outside of some internal rugby union demand at New Hall School.
- Demand is received from football clubs not only for training demand but also for match play, with 78 teams currently using 3G provision for this purpose.
- Small-sided commercial football leagues operate at several venues including Chelmer Valley High School, Great Baddow High School, South Woodham Ferrers Leisure Centre and Writtle Sports & Social Club.
- Unmet demand for 3G provision is expressed, with seven responding football clubs (158 teams) as well as Chelmsford RUFC identifying that their training requirements are not currently being met.
- Several football clubs also currently export some training demand outside of the Chelmsford administrative area, primarily due to a lack of capacity on the 3G pitches within the Authority.
- If future demand predications are realised, this will further increase 3G requirements for both football and rugby union. There is a clear shortfall of 3G provision to meet requirements, as evidenced through the unmet demand identified, particularly in respect of football.

Scenarios

Accommodating football training demand

In order to satisfy current football training demand (based on the FA's scenario of one 11v11 3G pitch equivalent being able to cater for 38 community football teams) there is a theoretical need for 12 11v11 equivalent 3G pitches resulting in a shortfall of 7.75 11v11 equivalent 3G pitches to accommodate all football training demand in Chelmsford administrative area, as seen in Table 4.12.

Table 4.12: Current demand for 3G pitches in the Chelmsford administrative area (based on 38 teams per pitch)

Analysis area	Current demand	Current 3G requirement ⁴	Current number of 11v11 3G pitch equivalents	Current shortfall
City Centre	105	3	2	1
Rural North	8	-	-	-
Rural South	77	2	-	2
Rural West	2	-	-	-
South Woodham Ferrers	70	2	1	1
Urban Areas	206	5	1.25	3.75
TOTAL	468	12	4.25	7.75

With 468 teams affiliated to clubs based in the Chelmsford administrative area there is an overall need for 12 11v11 size 3G pitches. With 4.25 pitches currently provided and contributing to community use need, this leaves a shortfall of 7.75 pitches. This not only identifies where the potential need may exist across the Chelmsford administrative area, but it can also be used to guide which areas should be targeted for new provision.

As shown in Table 4.12, four of the six analysis areas show a current shortfall of provision, with shortfalls most apparent in the Urban Areas Analysis Area (3.75). As such there is the need to develop additional 11v11 pitches to better support the training needs of clubs across the Chelmsford administrative area.

⁴ Rounded to the nearest whole number

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Accommodating future demand

When factoring in future demand of 55 teams (from projecting population growth to 2041), the requirement could increase to a total of 9.25 11v11 3G pitches. This is shown in Table 4.13 below.

However, future demand ambitions expressed by nine clubs equates to the growth of 62 football teams. If this club ambition growth was to be achieved there would be a total of 530 teams playing within the Authority. As seen in Table 4.13 below, the total potential future shortfall equates to 9.75 11v11 3G pitches, based on club aspirations.

Table 4.13: Potential football training demand for 3G pitches incorporating club aspirations

Analysis area	Potential future demand	Future 11v11 3G pitch requirement ⁵	Current number of 11v11 3G pitch equivalents	Future 11v11 3G pitch shortfall
City Centre	111	3	2	1
Rural North	11	-	-	-
Rural South	79	2	-	2
Rural West	2	-	-	-
South Woodham Ferrers	73	2	1	1
Urban Areas	254	7	1.25	5.75
TOTAL	530	14	4.25	9.75

As noted above, participation increases through club aspirations follows a similar pattern to population growth. Therefore, if this is instead considered, the shortfalls will increase much more significantly, as evidenced in Table 4.13 above. Such aspirations have previously been discounted as they are considered to be more aspirational and therefore not necessarily realistic.

For future shortfalls based on club aspirations, this is made up of a shortfall of one each in the City Centre and South Woodham Ferrers Analysis areas, two in the Rural South Analysis Area and 5.75 in the Urban Areas Analysis Area.

Forecasted growth through trend based analysis using historic affiliation data for the Chelmsford administrative area and over a five year period, this would equate to an additional 93 teams and 46.5 match equivalent sessions per week. If this predicted growth were to be achieved there would be a total of 561 teams within the Chelmsford administrative area over a five year period. This would lead to a theoretical need for 15 pitches resulting in a shortfall of 10.75 11v11 3G pitches based on the growth trends and FA modelling. This is shown in Table 4.14.

Table 4.14: Impact of future demand positions for the overall 3G position in the Chelmsford administrative area

Future demand positions	Future number of teams	11v11 3G requirement ⁶	Current number of 11v11 3G pitch equivalents	Future shortfall
Population growth (to 2041)	523	14	4.25	9.75
Club aspirations (over the next five years)	530	14	4.25	9.75

⁵ Rounded to the nearest whole number

⁶ Rounded to the nearest whole number

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Future demand positions	Future number of teams	11v11 3G requirement ⁶	Current number of 11v11 3G pitch equivalents	Future shortfall
Trend based growth (over the next five years)	561	15	4.25	10.75

As seen in Table 4.14 above, future demand positions of population growth and participation increases present a similar picture with the same future shortfall of 9.75 11v11 3G pitches. However, future demand through trend based affiliation growth demonstrates a larger increase in teams amounting to 561 teams (increase of 93 teams over the next five years). This would lead to a theoretical requirement of 15 11v11 3G pitches and a slighter larger shortfall of 10.75.

The creation of a 11v11 3G pitch at Great Baddow High School has had a planning application submitted. This would reduce the shortfall in the Urban Areas Analysis Area to 4.75 11v11 3G pitches if successful. Similarly, a smaller size 3G pitch at Runwell Sports & Social Club has had planning permission granted. This reduces the shortfall in the Rural South Analysis Area to 1.75 11v11 3G pitches, as the pitch is considered to contribute the equivalent of quarter of a 11v11 3G pitch (0.25 pitches) as it is only big enough to service mini training demand.

The above facilities link to Table 4.14 and assess the impact of establishing the 11v11 3G pitch at Great Baddow High School and the smaller size 3G pitch at Runwell Sports & Social Club and how they can contribute to reducing the existing shortfalls in the relevant analysis areas.

New site options

Table 4.15 identifies potential sites which could, in theory, may be suitable for future development to meet known shortfalls for 3G pitches. For the development of any 3G pitch at the sites below (and any other suggested sites in the future) there is a need to ensure that NPPF and Sport England's Playing Field Policy is adhered to if there is any loss of grass provision. The sites listed have been identified by a combination of the findings from the Assessment Report, the 2023 Chelmsford LFFP and the basic feasibility for installing a pitch due to having the available land and on-site management options.

Each of these sites will require a full feasibility to be undertaken to determine if they are suitable in meeting known need. Such a full feasibility would include a range of matters including site characteristics, sports, financial, planning and other issues. This should be done in consultation with Essex County FA, RFU and the Football Foundation as well as Sport England and other relevant NGBs. It is crucial to recognise that this list is a starting point for discussion and should be updated as part of the Stage – E process.

Table 4.15: Potential 3G pitch site options in the Chelmsford administrative area

Analysis area	Current shortfall	Site ID	Site name	Comments
City Centre	1	13	Boswells School	Site provides four youth 11v11 and one youth 9v9 pitch, which are assessed as standard quality. As it is based at a school it has on site management.

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Analysis area	Current shortfall	Site ID	Site name	Comments
City Centre	1	31	Coronation Park	Site provides three senior rugby pitches and is heavily accessed by Chelmsford RUFC. There are aspirations to install a full size WR Reg 22 compliant 3G pitch which will replace one of the grass rugby pitches and will field all of Chelmsford RUFC's training demand. It should be acknowledged that any proposal on this site would need to protect/replace any cricket pitches that would be affected.
City Centre	1	66	Melbourne Park	Site provides eight adult pitches that are accessed by 17 clubs. All clubs have long term lease agreements in place at the site. Across the clubs, 31 teams are fielded. The site could benefit from an additional 3G pitch to better support the training pitches. Please note this would be on the grass pitches due to site constraints.
City Centre	1	68	Moulsham High School	Site provides two youth 11v11 and one youth 9v9 pitch, which have a mixture of standard and poor quality. The site could benefit from an additional 3G pitch to better support the training pitches. As it is based at a school it has on site management.
City Centre	1	94	Springfield Hall Park	Site provides 13 pitches of various sizes that are accessed by Springfield FC. A long term lease agreement would need to be drawn up to secure tenure of the site. The Club provides 67 teams and could use the 3G pitch to better support its training (pitches are currently assessed as poor quality). It has on-site management from the Council.
City Centre	1	96	St John Payne Catholic School	Site provides five grass pitches of varying scales, which are assessed as standard quality. As it is based at a school it has on site management.
Rural South	2	103	The Sandon School	Site provides four youth 11v11 and one mini 7v7 pitches, which are assessed as poor quality. As it is based at a school it has on site management.
South Woodham Ferrers	1	30/88	Compass Gardens Recreation Ground/ Saltcoats Park	Collectively, the sites provide 13 pitches across football and rugby union that are accessed by South Woodham Ferrers United FC and South Woodham Ferrers RUFC. Both clubs have long term lease agreements in place at the sites. The football club fields 11 teams across the two sites and the rugby union club fields 13 teams at Saltcoats Park. Either site would benefit from a 3G pitch to better support the training pitches.
Urban Areas	3.75	7	Beaulieu Park School	Site provides two youth 11v11, one youth 9v9, one mini 7v7 and one mini 5v5 pitch, which are assessed as poor quality. As it is based at a school it has on site management.

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Analysis area	Current shortfall	Site ID	Site name	Comments
Urban Areas	3.75	20	Chelmer Park	Site provides 10 grass pitches of varying scales and has on-site management. The site is accessed by Football Fitness Essex and Galleywood FC and field 43 teams collectively. Both clubs have on-site management from the Council. It should be acknowledged that any 3G pitch proposal on this site would need to protect/replace any cricket pitches that would be affected. A feasibility study would need to be undertaken to determine if a 11v11 3G pitch could be installed due to current constraints of the site.
Urban Areas	3.75	55	Hylands School	Site provides four mini 5v5 pitches, although they are currently not accessed by any football clubs.
Urban Areas	3.75	113	Writtle University College Sports Ground	Site provides seven grass pitches of varying scales and has on-site management. The Football Foundation note there is potential to provide two 11v11 3G pitches at this site.
Urban Areas	3.75	-	Warren Farm (new site)	Given the identified shortfalls there is the argument to support the development of a 3G pitch in the Urban Areas Analysis Area where shortfalls are most apparent.
Urban Areas	3.75	-	Dukes Wood (sports hub as part of the Chelmsford Garden Communities)	Sports hub proposed at Chelmsford Garden Communities and given the identified shortfalls and new population. There is also shortfalls in the Urban Areas Analysis Area.
Urban Areas	3.75	-	All Through School (as part of the Chelmsford Garden Communities)	The School has been identified as having the potential to accommodate two 11v11 3G pitches in addition to the 11v11 pitch at Dukes Wood.
Urban Areas	3.75	-	Hammonds Farm (sports hub as part of Hammonds Farm development)	Sports hub proposed at Hammonds Farm, if proposal in the local plan is adopted, and given the identified shortfalls and new population. There is also shortfalls in the Urban Areas Analysis Area.

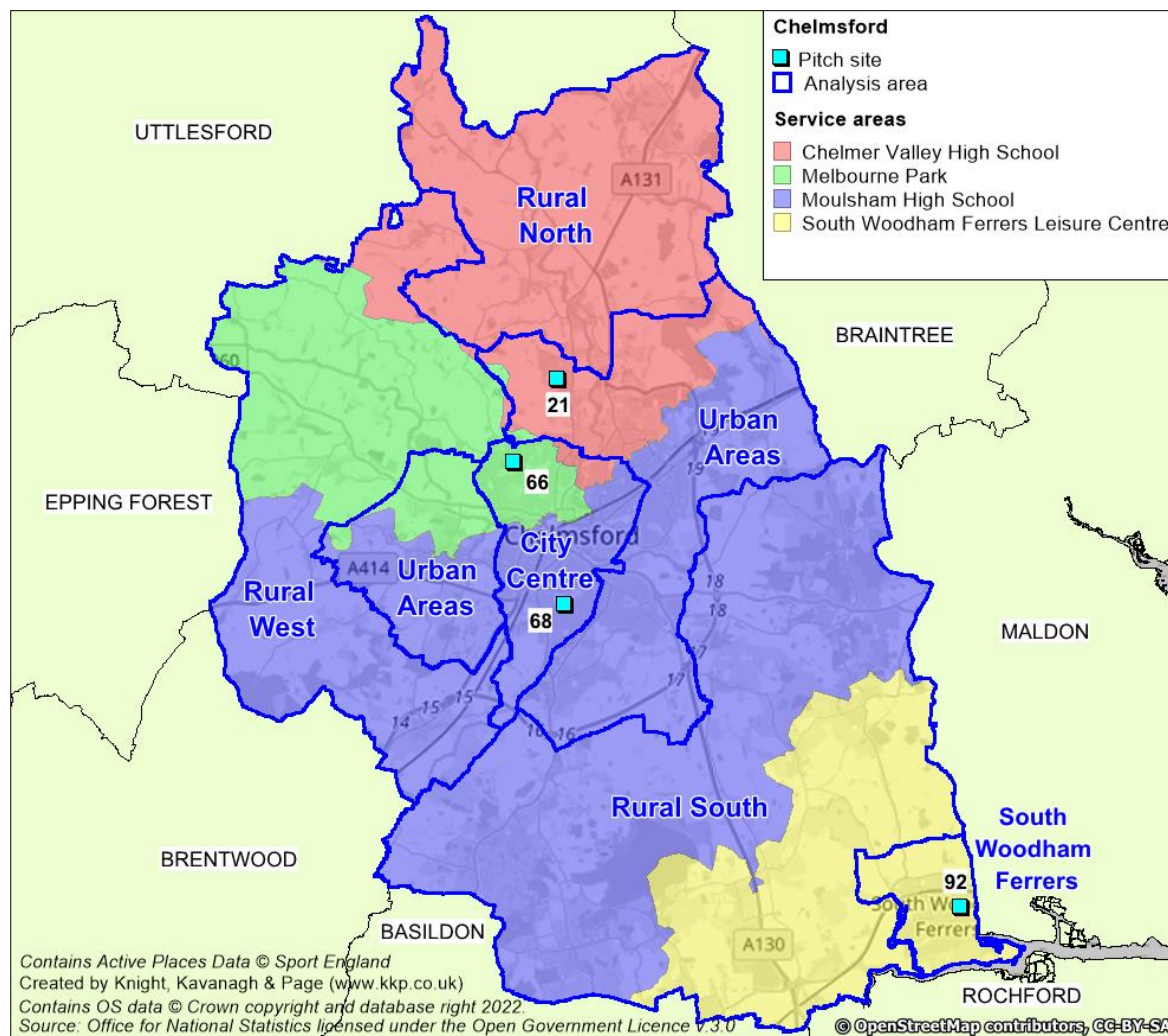
As identified in Part 7: Housing Growth Scenarios, there is a need for one 11v11 size 3G pitch to be provided as part of each of the Garden Communities. Any additional 3G pitches (as identified in the sports hubs in Table 4.15 above) will contribute to meeting the existing shortfalls.

Figure 4.2 below illustrates the service areas of all 11v11 size 3G pitches across the Chelmsford administrative area using the road network to present the catchment area for each pitch. This allows the steering group to visualise which locations should be prioritised for new 3G pitch developments. Full details of the pitches can be found in Table 3.1 of the Assessment Report.

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As can be seen the pitch at Melbourne Park (Site ID 66 in Figure 4.2) services a large catchment area and attracts demand from four of the six analysis areas in the Chelmsford administrative area (City Centre, Rural South, Rural West and Urban Areas). The pitch is predominantly accessed by Chelmsford City FC, meaning all remaining clubs in the City Centre Analysis Area have longer drive times to access suitable training provision.

Figure 4.2: Chelmsford administrative area 3G service area map



The recommended dimensions for an 11v11 3G artificial grass pitch for football are 100 x 64 metres. This extends to an area of 106 x 70 metres with the recommended minimum three metre run off area included. These dimensions allow for all age group match play to take place including adults, youth under 17/18 and younger age groups via overmarked pitches, e.g., the marking out of two 9v9 pitches for under 11/12s.

For rugby union, a 3G pitch must measure 106 x 68 metres for senior match play, with a 5-metre run off around the full perimeter.

If a new pitch is proposed to measure below the recommended dimensions, then justification must be provided for this in relation to the identified needs it will provide for and/or site constraints. In doing so, the impacts of a reduced pitch size in meeting current and future needs must be considered, e.g., a pitch not providing the recommended dimensions for adult match play and/or only being able to accommodate one rather than two overmarked 9v9 pitches. This justification needs to be included in the planning application details submitted to the relevant Local Planning Authority for the new pitch.

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Unless otherwise stated and justified for an individual pitch, proposals in this PPOSS for any new 3G artificial grass pitches are based on providing them to the recommended dimensions.

Moving football match play demand to 3G pitches

Moving match play to 3G pitches in addition to training demand is supported by the FA, which is particularly keen to work with local authorities to understand the potential demand for 11v11 3G pitches should all competitive matches that are presently played on council pitches be transferred. This is due to a recognition that councils often have budget restraints, with improving and maintaining pitches to an appropriate standard not always possible.

As set out in Table 4.16, within the Chelmsford administrative area, there are currently 181 teams playing at Council sites at peak time across the formats of play.

Table 4.16: Number of teams currently using council pitches in Chelmsford administrative area⁷

Pitch type	Pitch size	Peak period	No. of teams
Adult	11v11	Sunday AM	23
Youth	11v11	Sunday AM	75
Youth	9v9	Sunday AM	35
Mini	7v7	Sunday AM	35
Mini	5v5	Sunday AM	13
-	-	Total	181

The FA suggests an approach for estimating the number of 11v11 3G pitches required to accommodate the above demand for competitive matches, as seen Table 4.17 below.

Table 4.17: 11v11 3G pitches required for the transfer of council pitch demand

Format	No. of teams at peak time	No. of matches at peak time	No. of 3G units required per match ⁸	Total 3G units required	No. of 3G pitches required
Adult	23	11.5	32	368	5.75
Youth 11v11	75	37.5	32	1200	18.75
Youth 9v9	35	17.5	10	175	2.73
Mini 7v7	35	17.5	8	140	2.19
Mini 5v5	13	6.5	4	26	0.41

In total, 30 (rounded up from 29.83) 11v11 3G pitches would be required to accommodate all matches played on council pitches. However, as this is significantly more than the number of pitches required for training demand, it is not considered practical to provide this many pitches as sustainability would then become questionable. Pitches generally need high levels of midweek usage to be operationally viable.

⁷ Includes town and parish council pitches

⁸ Based on how pitches are split within a 11v11 3G pitch

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An alternative approach to consider is the transfer of all mini football from grass to 3G pitches. The FA has an ambition to transfer 50% of mini play on to 3G pitches nationally. Thus, a programme of play has been created for the Chelmsford administrative area to determine how many 3G pitches would be required to accommodate this. As such, table 4.18 below tests a scenario that would enable all mini 5v5 and mini 7v7 football to transfer based on a programme of play at current peak time (Sunday AM).

Table 4.18: Moving all mini matches to 3G pitches

Time	AGP	Total games/teams
9.30am – 10.30am	4 x 5v5	4/8
10.30am – 11.30am	2 x 7v7	2/4
11.30am – 12.30pm	2 x 7v7	2/4
12.30pm – 1.30pm	2 x 7v7	2/4

Based on the above programming and separate start times for the formats, the overall need is for six 11v11 3G pitches (rounded up from 5.66) to accommodate all current mini match play demand. This is calculated based on 68 teams playing 7v7 football and 39 teams playing 5v5 football at peak time.

As such, it is considered that to be able to transfer mini football onto 3G pitches, there is a need for the development of two (up from 1.75) additional 11v11 size 3G pitches, with a current supply of 4.25 pitches. Given there is currently a need for eight (up from 7.75) 3G pitches to accommodate football training demand, it is considered that the above can be achieved if the shortfall of 3G pitches were delivered.

World Rugby compliant 3G pitches

World Rugby produced the 'performance specification for artificial grass pitches for rugby', more commonly known as 'Regulation 22' that provides the necessary technical detail to produce pitch systems that are appropriate for rugby union. There are currently no World Rugby compliant 3G pitches in the Chelmsford administrative area, meaning no clubs are utilising the provision for training (or matches).

Given the level of shortfall on grass rugby union pitches in the Chelmsford administrative area (currently 10.25 match equivalent sessions currently and 12.25 match equivalent sessions when factoring in future demand from population growth), the creation of World Rugby compliant provision would be warranted as a means to reducing the shortfalls.

Where new pitches are to be sought, focus should therefore be placed on accommodating demand from sites with shortfalls such as Coronation Park (Chelmsford RUFC), Saltcoats Park (South Woodham Ferrers RUFC) and Willowbrook Sports & Social Club (Billericay RUFC). Pitches could be developed in situ for the host clubs, or nearby providing sufficient access was enabled. This is to improve the supply and not to enable the dispersal of existing pitches.

When establishing the creation of World Rugby compliant 3G pitch provision, this could be through developing provision primarily for rugby union. Alternatively, the provision could be established in conjunction with reducing 3G shortfalls for football, although this may necessitate the need for more pitches as the outcomes for football would be reduced.

Developing a World Rugby compliant 3G pitch would be welcomed from a multi-sport perspective. Across the overplayed grass pitches in the Chelmsford administrative area, 13 match equivalent sessions of training demand are current received that could be transferred to 3G provision to relieve grass pitch capacity issues.

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At Saltcoats Park, it is accessed by South Woodham Ferrers RUFC for rugby union activity as well as for football (South Woodham Ferrers United). For South Woodham Ferrers RUFC, its training demand equates to 2.5 match equivalent sessions per week. Although, there are potential plans to re-locate the club to a new sports ground as part of a new residential housing development, which is further explored as a scenario in the rugby union- grass pitches section.

Whilst for Billericay RUFC, five match equivalent sessions per week of training demand is received. As such, any 3G provision delivered at the sites would likely require this much rugby union capacity, as a minimum.

Existing 3G proposals at Coronation Park could potentially provide an opportunity to supply a full size WR Reg 22 compliant 3G pitch on site. This is due to the club's high usage of the grass pitch provision on site and the overplay identified. This equates to 5.5 match equivalent sessions of training demand a week. In addition, Chelmsford RUFC identify that the pitch could be used to transfer demand away from the grass football and rugby union pitches.

Alternatively, the installation of a hybrid pitch could be considered as a partial solution as well as the additional space from Essex Police College. However, a feasibility of the site would need to be undertaken if the hybrid pitch could be installed.

For the development of any 3G pitch at the sites above (and any other suggested sites in the future) there is a need to ensure that Sport England's Playing Field Policy is adhered to. Furthermore, it should be acknowledged that any 3G pitch proposal on this site would need to protect/replace any cricket pitches that would be affected.

Recommendations

- ◆ Protect current stock of 3G pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- ◆ Develop additional 3G pitches to alleviate identified shortfalls, with priority placed on establishing pitches in the Urban Areas Analysis Area.
- ◆ Explore creation of 3G pitches that are both football and rugby union compliant when alleviating shortfalls if they can cater for demand from Chelmsford RUFC or support the creation of additional 3G pitches above and beyond football training shortfalls if they can be sustainable.
- ◆ Carry out further feasibility work to identify suitable locations for new 3G pitches and ensure this is done in consultation with the relevant stakeholders including Sport England and the appropriate NGBs.
- ◆ Provision of 3G pitches should be a priority consideration for the Local Plan strategic allocation sites given these sites will provide opportunities for new sites such as secondary schools and sports hubs.
- ◆ Any proposals for new 3G pitches need to protect/replace any other pitches that would be affected given by the development, for example where cricket outfielders are affected.
- ◆ Any new 3G pitches should be based on the recommended dimensions for the sports that they will be established to cater for (as detailed earlier).
- ◆ Ensure that any new 3G pitches with external funding have community use agreements in place and seek to use this to also tie in access to grass pitch and other sporting provision, where relevant.
- ◆ Seek FIFA/FA testing of all existing and new 3G pitches and ensure they are on the FA 3G Pitch Register so that they can be used for competitive football matches and ensure re-testing is carried out when it is required.
- ◆ Ensure all current and future 3G providers have a sinking fund in place for long-term sustainability and seek to resurface provision when it is required.

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- ◀ Encourage more football match play demand to transfer to 3G pitches, where possible, particularly from council sites and for mini demand.
- ◀ For any pitches built to RFU specifications, seek World Rugby compliancy so that they can be used for full contact activity and ensure re-testing when it is required (every two years).

Rugby union - grass pitches

Assessment Report summary

Rugby union – supply and demand summary

- ◀ Only two pitches are considered to have actual spare capacity at peak time for an increase in senior rugby, with this totalling 2.5 match equivalent session per week.
- ◀ There are eight senior pitches across four sites that are overplayed by a total of 12.75 match equivalent sessions per week.
- ◀ There is a current shortfall of 10.25 match equivalent sessions currently and 12.25 match equivalent sessions when factoring in future demand from population growth), therefore the creation of World Rugby compliant provision would be warranted as a means to reducing the shortfalls.

Rugby union - supply summary

- ◀ There are 31 grass rugby union pitches identified across 14 sites, with 27 pitches available for community use across 13 sites.
- ◀ There are no disused sites that previously accommodated rugby union pitches, although several sites that are still active previously provided provision.
- ◀ Of the 31 pitches provided, 20 are operated by education providers, seven are operated by the Council and the remaining four are operated by sports clubs.
- ◀ All five clubs in the Chelmsford administrative area have secure site tenure either via direct ownership or being part of a wider entity that has ownership or a long-term lease agreement.
- ◀ Of pitches that are available for community use in Chelmsford administrative area, there are six assessed as good quality, 16 as standard and five as poor.
- ◀ Poor quality pitches are provided at Great Baddow High School, The Sandon School and William De Ferrers School.
- ◀ The poor quality ancillary facilities are identified at Runwell Sports & Social Club and Writtle Sports & Social Club.
- ◀ Chelmsford, South Woodham Ferrers and Writtle Wanderers rugby clubs all report development plans or issues with their changing and/or wider ancillary facilities.

Rugby union - demand summary

- ◀ There are five rugby clubs considered to be based in Chelmsford administrative area, collectively providing a total of 48 teams (11 senior men's, one senior women's, 12 age grade boys', one age grade girls' and 21 age grade mixed teams).
- ◀ Since the 2016 study, Billericay RUFC is now included in the study as the Club is based at Willowbrook Sports & Social Club. Between the other four other clubs, 10 additional teams are now registered, with a particular increase at youth and mini level. There are four additional age grade boys' and one age grade girls' teams and seven additional age grade mixed teams.
- ◀ All five clubs currently use match pitches to accommodate training demand.
- ◀ Writtle Wanderers RUFC reports latent demand in that they could field more teams if it had access to increased pitch provision. Chelmsford RUFC also reports latent demand, expressing that it has an aspiration to obtain the land at Essex Police College as well as using the space to expand its car parking and is exploring the feasibility of this. The latter links this to its need for a 3G pitch for training activity.
- ◀ Four clubs (Billericay, Chelmsford, Runwell Wyverns and South Woodham Ferrers rugby clubs) report future aspirations for additional teams, whilst population projections predict a growth of one senior men's, one age grade boys' and two age grade mixed teams.

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Scenarios

Improving pitch quality

Maintenance and drainage solutions are an integral method in improving pitch quality at rugby union sites, ensuring that pitches can accommodate demand throughout the season. Locally, there are four sites which are identified as being overplayed and the following scenario explores what impact improving both the level of maintenance and installation of drainage solutions would have on the capacity of provision. It would alleviate overplay on four of the eight overplayed pitches across the Chelmsford administrative area.

Table 4.19 illustrates the RFU pitch quality scoring methodology which ascertains the capacity of pitches based on the scoring criteria.

Table 4.19: Pitch capacity (matches per week) based on quality assessments

Drainage	Maintenance Poor (M0)	Maintenance Adequate (M1)	Maintenance Good (M2)
Natural Inadequate (D0)	0.5	1.5	2
Natural Adequate or Pipe Drained (D1)	1.5	2	3
Pipe Drained (D2)	1.75	2.5	3.25
Pipe and Slit Drained (D3)	2	3	3.5

Table 4.20 below looks at what capacity benefits would be ascertained through improvement of both maintenance and drainage solutions to good quality (M2/D3) improvements to both drainage and maintenance to explore maximum benefits.

Table 4.20: Capacity of overplayed pitches if quality was maximised (M2/D3)

Site ID	Site name	Pitch type	No. of pitches	Current quality	Sports-lit?	Current capacity rating (match equivalent sessions)	Good quality rating (match equivalent sessions)
31	Coronation Park	Senior	1	Poor	Yes	4.5	2.5
31	Coronation Park	Senior	1	Standard	No	2.25	0.75
88	Saltcoats Park	Age grade	1	Standard	No	1	0.5
107	William De Ferrers School	Senior	3	Poor	No	1.5	5.5
108	Willowbrook Sports & Social Club	Senior	2	Good	Yes	3.5	2.5

Overall, as shown in Table 4.21, this would reduce current shortfalls from 10.25 match equivalent sessions to 2.25 match equivalent sessions per week across the Chelmsford administrative area as a whole, whilst reducing future shortfalls from 12.25 match equivalent sessions to 4.25 match equivalent sessions per week.

Table 4.21: Supply and demand balance with quality improvements

Demand	Current capacity balance	Potential total
Current	10.25	2.25
Future	12.25	4.25

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Pitches located at Coronation Park (Chelmsford RUFC) and Willowbrook Sports & Social Club (Billericay RUFC) would remain overplayed even if quality was maximised, although at reduced levels. This is predominately due to high levels of training demand on the provision. Therefore, there is a need to provide additional provision as a means of reducing overplay.

Increasing access to training provision (sports-lit grass pitches)

Of the pitches that would remain overplayed despite quality improvements, those at Willowbrook Sports & Social Club and Coronation Park are already serviced by sports lighting and used to accommodate training demand. As such, there is no onsite solution for the overplay; however, the shortfalls at Coronation Park could be eradicated through providing additional sports lighting on the other pitches on site as this would enable training demand to be more dispersed. With quality improvements, shortfalls would still remain on one of the non-lit pitches (the other non-lit pitch has actual spare capacity with 0.5 match equivalent sessions without quality improvements), whilst 2.5 match equivalent sessions of overplay remains on the sports-lit pitch.

Increasing pitch stock

In addition to maximising pitch quality and sports lighting, additional pitch provision is required to fully alleviate identified shortfalls at Coronation Park and Willowbrook Sports & Social Club. Table 4.22 below therefore explores how many pitches are needed.

At both sites, one additional pitch would each need to be provided to a good quality to meet demand from Chelmsford RUFC and Billericay RUFC.

Table 4.22: Number of new pitches required to alleviate overplay

Site ID	Site name	Current capacity rating (MES)	Good quality rating (MES)	Club users	No. of pitches required
31	Coronation Park	6.75	3.25	Chelmsford RUFC	1
108	Willowbrook Sports & Social Club	3.5	2.5	Billericay RUFC	1

As seen, one additional pitch is required for Billericay RUFC, providing it is established at a good quality (and that existing pitches are also improved).

In addition, if quality improvements and/or increased sports lighting is not possible at Coronation Park used by Chelmsford RUFC (based on previous demand levels), each of these would also require one additional pitch to eradicate existing overplay.

An alternative to creating new pitches is the creation of World Rugby compliant 3G pitches, as previously set out. Similarly, although shortfalls could be alleviated via improving quality and establishing additional sports lighting, a full size WR Reg 22 compliant 3G pitch is also being proposed at Coronation Park. Providing this is World Rugby compliant (in addition to supporting football use) will lessen the need for other solutions at the site and help enable the Club's growth.

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Implications of relocating South Woodham Ferrers RUFC to new sports ground as part of the new housing development

South Woodham RUFC currently accesses Saltcoats Park via a lease agreement from the Council, with 12 years remaining on it which is inhibiting the Club from applying for funding. Consultation with the Club raises several issues regarding pitch quality and balancing football and cricket demand from South Woodham Ferrers United, South Woodham & Burnham CC and rugby demand at the site.

As identified in the Assessment Report, a residential housing development is being developed and has planning permission subject to the S106 agreement (21/01961/OUT and 22/00311/OUT). As part of this, there is potential for South Woodham Ferrers RUFC will be relocated to the new sports ground which is set to be provided as part of the housing development.

With South Woodham Ferrers RUFC fielding two senior, three junior and five mini teams, there is a need for 4.5 match equivalent sessions per week of demand to be accommodated at the new sports ground. This increases seven match equivalent sessions per week to incorporate its current training demand. This is displayed in Table 4.23.

Table 4.23: South Woodham Ferrers RUFC's demand (match equivalent sessions)

Current match play demand	Current training demand	Current demand total	Future demand	Current future total
4.5	2.5	7	2.25	9.25

To provide for this level of demand without any resultant shortfalls, three good quality senior pitches are required at a minimum quality of M2/D2 (9.75 match equivalent sessions per week). In addition, to accommodate training demand, at least two of these will need to be floodlit.

Alternatively, a World Rugby compliant 3G pitch could be provided. With this able to accommodate all training demand in addition to some match play demand, it will reduce the number of grass pitches required to one and will lessen the quality requirements (one pitch at M2/D2 or two pitches at M1/D1 could accommodate the identified match play demand).

In addition to its pitch requirements, it is imperative that the Club is provided with adequate ancillary facilities as part of any relocation, with particular consideration for its aspirations to establish women's and girl's teams for increased income generation.

Accommodating future demand from club aspirations

Future demand expressed through club aspirations and by the RFU based on its own targets projects the number of rugby union teams to grow by 11 teams across the Chelmsford administrative area, which broken down equates to five teams in the South Woodham Ferrers, four in the Rural South Analysis Area and two teams in the City Centre Analysis Area. This has previously been discounted from calculations as it is considered to be more aspirational than future demand predicted via population growth; however, if such demand is realised, it will increase shortfalls throughout the Authority as shown in Table 4.24.

Future demand expressed through club aspirations and by the RFU based on its own targets projects the number of rugby union teams to grow by 11 teams across Chelmsford, which broken down equates to five teams in the South Woodham Ferrers, four in the Rural South Analysis Area and two teams in the City Centre Analysis Area.

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This has previously been discounted from calculations as it is considered to be more aspirational than future demand predicted via population growth; however, if such demand is realised, it will increase shortfalls throughout the Authority as shown in Table 4.24.

Table 4.24: Supply and demand balance with future demand aspirations accounted for

Analysis area	Current supply/ demand balance (MES)	Future supply/ demand balance (MES)
City Centre	5.25	6.25
Rural North	0	0
Rural South	6.5	8.5
Rural West	0	0
South Woodham Ferrers	0.5	3
Urban Areas	0.5	0.5
Total	8.75	15.25

This growth would further amplify the need to action other scenarios presented and the need for additional pitches and/or access to World Rugby compliant 3G pitch provision.

In addition, especially for clubs with future demand for women's and girls' activity, it is imperative that the accompanying ancillary facilities are adequate in quality and inclusive. All rugby clubs which have a target to create female teams are currently serviced by only standard quality or poor quality provision.

Table 4.25 explores the impact of the future demand on a club-by-club basis and how it can be sufficiently accommodated.

Table 4.25: Summary of provision required to accommodate future demand aspirations

Club	Future team aspirations	Future demand (MES)	Comments
Billericay RUFC	1 x senior men's 1 x senior women's 1 x age grade boys	1.5	To accommodate current demand, the Club needs to improve its current pitch stock and access an additional pitch. This future demand would therefore entail a further pitch being required.
Chelmsford RUFC	1 x senior men's 1 x senior women's	1	To accommodate current demand, the Club needs to improve its current pitch stock and access an additional pitch. This future demand would entail a further pitch being required (or access to a World Rugby compliant 3G pitch).
Runwell Wyverns RUFC	1 x senior men's	0.5	This demand could be accommodated on existing stock.
South Woodham Ferrers RUFC	1 x senior women's 1 x age grade boys 2 x age grade girls 1 x age grade mixed	2.25	To accommodate current demand, the Club needs to improve its current pitch stock and access an additional pitch.

World Rugby (WR) complaint 3G pitches

There is an aspiration to install a full size WR Reg 22 compliant 3G pitch at Coronation Park to support training demand from Chelmsford RUFC. The pitch will be used to alleviate overplay on the grass rugby union pitches on site. The site currently shows 6.75 match equivalent sessions of overplay per week, despite maximizing quality improvements overplay would still remain. The Club currently concentrates all its training on the sports-lit pitch which contributes to the overplay. It has been reported that the 3G pitch will accommodate all of the Club's training demand and therefore alleviate overplay on the grass pitches.

Recommendations

- ✦ Protect existing pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- ✦ Ensure that Local Plan strategic allocation sites provide adequate new provision to meet the new demand as directed in Part 7: Housing Growth Scenarios.
- ✦ Improve pitch quality at sites used by clubs through improved maintenance and/or the installation of drainage systems, with a focus on those currently overplayed, such as at Willowbrook Sports & Social Club and Saltcoats Park (Chelmsford RUFC has been invited onto the GPMF as a result of its PP report findings).
- ✦ Support clubs in taking part in the GMA pitch advisory service to explore technical requirements to improve pitch quality to address overplay.
- ✦ Increase the level of sports lighting available to clubs with overplayed pitches, particularly those where a shortfall would remain following quality improvements.
- ✦ Explore the creation of a full size WR Reg 22 compliant 3G pitch at Coronation Park that is both football and rugby union compliant when alleviating shortfalls if they can cater for demand from Chelmsford RUFC. It should be acknowledged that any proposal on this site would need to protect/replace any cricket pitches that would be affected.
- ✦ Where pitch quality improvements and increased sports lighting cannot fully alleviate overplay, explore opportunities to supply affected clubs with increased pitch provision and/or World Rugby compliant 3G provision.
- ✦ Where World Rugby compliant 3G provision is provided, seek the transfer of demand from overplayed grass pitches.
- ✦ Ensure future demand can be adequately accommodated, particularly in regard to women's and girls' demand.
- ✦ Improve the ancillary facilities servicing the clubs and ensure facilities are inclusive and have appropriate segregation.
- ✦ Seek to provide increased security of tenure for clubs at their home grounds where it is required.
- ✦ Support the relocation of South Woodham Ferrers RUFC to the new sports ground and ensure the club is adequately provided for, with at least three senior grass pitches (two serviced by sports lighting) or a World Rugby compliant 3G pitch and one senior grass pitch required.

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Hockey - artificial grass pitches

Assessment Report summary

Hockey – supply and demand summary

- Although there appears to be a sufficient current supply of hockey suitable AGPs in the Chelmsford administrative area, some capacity pressures coupled with quality issues means there are significant issues to be resolved to adequately cater from existing demand.
- When factoring in future demand, a shortfall of provision will be established.
- In terms of training, capacity issues are identified for Chelmsford HC.

Hockey – supply summary

- There are five full size suitable AGPs in the Chelmsford administrative area across four sites (two are provided at New Hall School). Three of the pitches are available for community use and serviced by sports lighting.
- In addition to the full size AGPs, there are two smaller size hockey suitable pitches at Broomfield Village Hall and Chancellor Park. However, the pitches are not suitable for purposeful hockey demand.
- Three of the full size AGPs (those at Chelmsford County High School for Girls and New Hall School) are owned and managed by schools. The pitch at Chelmsford Hockey Club is managed by the club itself, whereas the remaining pitch at Chelmer Park is managed by the Council.
- Chelmsford HC is thought to have secure tenure on both of the pitches it accesses, with it owning the freehold on the pitch at Chelmsford Hockey Club and has a long term lease agreement in place on the pitch at Chelmer Park.
- Most pitches offer full availability during the peak period, however the pitches at New Hall School are not available for community use.
- Of the full size pitches, three are assessed as standard quality, one as poor quality (Chelmsford County High School for Girls) and the remaining pitch at New Hall School is assessed as good quality.
- Chelmsford HC reports it has an aspiration to upgrade its lighting to LED, however, it requires funding in order to do this. In addition, aspirations exists for the creation of a third full size pitch on site as between the pitches at Chelmsford Hockey Club and Chelmer Park, as they are operating at full capacity.

Hockey – demand summary

- Chelmsford HC is the only hockey club currently playing in the Authority. The Club consists of 37 teams, which equates to 10 senior men's, seven senior women's, 16 junior teams and two veterans' team.
- Since the 2016 study, County Wanderers HC have since folded. However, Chelmsford HC has seen an increase in its number of teams equating to two senior men's and eight junior teams.
- Chelmsford HC report plans to grow their demand in the future.
- Chelmsford HC reports latent/unmet demand in that current pitch capacity at Chelmsford Hockey Club and Chelmer Park is impacting on demand and potential growth.
- Based on current demand, pitches at Chelmsford Hockey Club and Chelmer Park do not have the capacity for an increase in demand, although the pitch at Chelmsford County High School for Girls does.

Scenarios

Accommodating match play demand

One full size hockey pitch with sports lighting is able to accommodate four match equivalent sessions on one day, which equates to one pitch being able to cater for eight 'home' teams at peak time based on them playing on a home and away basis (one team requires 0.5 match equivalent sessions per week on its 'home' pitch).

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Using the above calculations, on the basis that there are currently five full size hockey suitable pitches in the Chelmsford administrative area, this provides a theoretical opportunity to accommodate up to 20 matches and 40 senior teams at peak time across the Authority at peak time (on Saturdays).

However, the provision at New Hall School is discounted from this given the pitches are unavailable for community use and limited availability at Chelmsford County High School for Girls (CCHSfG) reduces the overall capacity further due to its poor quality. This results in the overall capacity in the Chelmsford administrative area being reduced to 20 teams and 10 match equivalent sessions per week as seen in Table 4.26 below.

Table 4.26: Summary of hockey pitch capacity for match play

Site ID	Site name	Analysis area	No. of pitches	Potential capacity (teams)	Actual capacity (teams)	Comments
20	Chelmer Park	Urban Areas	1	8	8	Full peak time availability at weekends
23	Chelmsford County High School for Girls	City Centre	1	8	4	Availability is slightly reduced due to poor quality and existing football usage.
25	Chelmsford Hockey Club (Chelmer Park)	Urban Areas	1	8	8	Full peak time availability at weekends
71	New Hall School	Urban Areas	2	16	0	Unavailable to the community
-	-	Totals	5	40	20	-

As seen, it is determined that current provision can potentially accommodate up to 20 senior teams on a Saturday, with this equating to 10 match equivalent sessions per week (where teams play on a home and away basis). With 20 senior teams (including Southend HC) currently provided (equating to 10 match equivalent sessions per week) and requiring access, the provision on Saturdays is used to capacity for match play demand. When factoring in future demand expressed by Chelmsford HC and the Club noting this cannot be accommodated on the pitches it currently accesses, this would suggest there is a future shortfall.

Accommodating training demand

In terms of capacity for training, most AGPs in the Chelmsford administrative area have high levels of existing usage, with spare capacity for growth minimal. This is exacerbated by additional usage from other sports, most predominately football, which further reduces availability for hockey clubs at desired times. Table 4.27 below summarises the existing position for clubs at the sites they currently access.

Table 4.27: Hockey pitch training capacity by club

Club	Site/s used	Capacity summary
Chelmsford HC	Chelmsford Hockey Club	No remaining spare capacity
Chelmsford HC	Chelmer Park	No remaining spare capacity

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Capacity issues are present for Chelmsford HC, despite it having access to two pitches (which are both operating at capacity).

This means that alternative venues may be required, either via utilising pitches not currently accessed (at which point quality improvements may be necessary), or through new provision.

As mentioned in the 3G pitch scenarios, Chelmer Park has been listed as potential site for the development of a 11v11 3G pitch. This would be beneficial for Chelmsford HC as the current football usage on the sand-based pitch at Chelmer Park could theoretically be transferred to the new pitch and could free up some capacity for hockey activity, particularly for midweek training.

To alleviate the shortfalls and increasing capacity pressures, an additional full size hockey suitable pitch is required. Furthermore, an increase in the number of 3G pitches in the Authority should be supported as this will enable the transfer of football demand from sand-based pitches, thus freeing up capacity for hockey. In addition, quality improvements are required regarding the existing stock, especially at Chelmsford County High School for Girls where the surface is poor.

Impact on capacity to meet current and future demand if the pitch at CCHSfG was improved and current football use moved to new 3G pitches

The pitch at CCHSfG currently has capacity for four senior teams on a Saturday, when accounting for the poor quality pitch and existing football usage (as detailed in Table 4.27).

If the pitch was resurfaced and, as such, improving the pitch quality to good as well as midweek football usage migrated to additional 3G pitches (outlined in Part 3 of this report) would increase the capacity to eight senior teams on a Saturday in the peak period. The pitch is currently utilised by Southend HC (imported demand) for match play on Saturday afternoons.

Obtaining access to the pitch at CCHSfG could provide a potential solution in alleviating its capacity issues for Chelmsford HC, whose two pitches at Chelmsford Hockey Club and Chelmer Park are currently operating at capacity. The Club could transfer some of its senior demand to the site, with this amounting to six teams and three match equivalent sessions.

Table 4.28 and 4.29 highlight current and future capacity of the AGP at CCHSfG on the basis that four match equivalent sessions per week of match play can be catered for within the peak period (Saturday 09:00-17:00). Whilst Table 4.30 highlights the impact if current midweek football training is migrated to additional 3G pitches.

Table 4.28: Summary of current capacity at peak time for senior hockey (Saturday) if pitch was resurfaced

Site ID	Site name	Peak time availability (Saturday)	Capacity (match equivalent sessions)	Capacity (teams)	Usage (match equivalent sessions)	Usage (teams)
23	Chelmsford County High School for Girls	09:00-17:00	2	4	1	2
Current capacity at peak time for senior hockey (Saturday) if pitch was resurfaced						
23	Chelmsford County High School for Girls	09:00-17:00	4	8	1	2

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Table 4.29: Summary of future capacity at peak time for senior hockey (Saturday) if pitch was resurfaced and football usage moved to new 3G pitches

Site ID	Site name	Peak time availability (Saturday)	Future capacity (match equivalent sessions)	Capacity (teams)	Usage (match equivalent sessions)	Usage (teams)
23	Chelmsford County High School for Girls	09:00-17:00	2	4	1	2
Future capacity at peak time for senior hockey (Saturday) if pitch was resurfaced						
23	Chelmsford County High School for Girls	09:00-17:00	4	8	0	0

Table 4.30: Summary of midweek training capacity if football training demand migrated to 3G pitches

Site ID	Site name	Midweek availability	Future capacity (match equivalent sessions)	Capacity (teams)	Usage (match equivalent sessions)	Usage (teams)
23	Chelmsford County High School for Girls	Monday- Thursday 18:00-21:00 Friday 18:00-20:00	2	4	4	8
Capacity at peak time for midweek training if football training demand migrated to 3G pitches						
23	Chelmsford County High School for Girls	09:00-17:00	4	8	1	2

As seen, the pitch at CCHSfG display current spare capacity, even if match play from Southend HC is included. However, future demand from Southend HC has been removed from Table 4.30 as there is an aspiration for the Club to return to Southend in the future, with EH confirming there are plans for a new pitch to be provided at Garon Park which would satisfy the Club's demand.

The pitch is currently accessed by Writtle University College HC on Monday evenings for midweek training but the majority of activity is taken up by football and is used to capacity. Therefore, there would be spare capacity for an increase in demand for midweek training by Chelmsford HC if the football usage migrated to 3G pitches.

Furthermore, the pitch is only available for 27 hours in the peak period (Monday- Thursday 18:00 to 21:00, Friday 18:00 to 20:00 and Saturday to Sunday 09:00 to 16:00). Therefore, increasing the number of hours the pitch is available would further increase the level of spare capacity.

To reiterate, if 3G pitches is increased in line with Part 3 of this report, this should free up additional midweek capacity on sand-based pitches for hockey demand. This is because some existing football users will likely transfer demand to the more preferential surface type.

Protecting sand-based AGPs for hockey

As all three of the full size pitches located in the Chelmsford administrative area are used extensively for hockey, these should not be considered for 3G pitch conversion unless a replacement pitch in a suitable location is provided. As such, all the pitches should be protected for future hockey usage and attempts should be made for this to be ensured through planning management e.g., through having permitted development rights removed (meaning planning permission would be required for a surface change).

Recommendations

- ◆ Protect the five full size pitches currently provided for continued hockey usage.
- ◆ Explore options to provide an additional pitch to alleviate current and future shortfalls.
- ◆ Encourage football users to transfer to 3G pitch provision as and when new 3G pitches are provided to free up capacity for hockey.
- ◆ Resurface the pitch at Chelmsford County High School for Girls as it has reached the end of its recommended lifespan.
- ◆ Ensure sinking funds are in place at all sites to ensure long-term sustainability.
- ◆ Look to improve security of tenure for Chelmsford HC through a long-term community use agreement at Chelmer Park.
- ◆ Improve ancillary facilities where required.
- ◆ Support upgrade of LED lighting of all multi-sport AGPs where necessary.
- ◆ Work in conjunction with football stakeholders to identify suitable locations for new 3G pitches as an option to alleviate
- ◆ and ensure this is done in consultation with the relevant stakeholders including Sport England and the appropriate NGBs.
- ◆ Work towards transferring football usage from the pitch at CCHSfG to new 3G pitches (as part of the Local Plan strategic allocation sites) to provide space for expansion for meeting current needs from Chelmsford HC as well as the needs of the growth.

Netball courts

Assessment Report summary

Netball – supply and demand summary

- ◆ Although the current supply of provision is generally sufficient in quantitative terms due to the large number of courts in place, improvements are needed to better meet demand and to ensure that the sport can continue to grow. Netball participation is extremely high in the area with one of the biggest leagues in County playing at sites in the Chelmsford administrative area.
- ◆ Investment into courts and better utilisation is required to adequately accommodate the demand that exists; this can be achieved via securing tenure at key sites, gaining access to a greater number of sites, improving quality and through installing sports lighting.

Netball – supply summary

- ◆ There are 82 netball courts have been identified in the Chelmsford administrative area across 18 sites. Of the courts, 56 at 14 sites are available for community use.
- ◆ Most outdoor netball courts in the Chelmsford administrative area are operated by education providers, with 71 courts falling under this management type. Of the remaining courts, nine are managed by the Council (at Chelmer Park, Oaklands Park, Melbourne Park). The remaining are managed by Parish Councils at Great Baddow Recreation Ground and South Woodham Playing Field.
- ◆ A total of three sites (Beaulieu Park School, Chelmer Park, William de Ferrers School) are reported as being in use for netball activity across the Authority.
- ◆ All but 16 of the outdoor netball courts in the Chelmsford administrative area have a macadam surface, with 66 being of this type and 45 (68%) being available for community use (the remaining 16 courts have a polymeric surface).
- ◆ 45 (52%) are serviced by sports lighting across nine sites.

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- ◀ All 82 courts are overmarked with no dedicated netball courts evident in the Authority.
- ◀ Of the courts in the Chelmsford administrative area, 26 are assessed as good quality, 24 as standard quality and 32 as poor quality. Of those available to the community, 18 courts are assessed as good quality, 20 are standard quality and 20 are poor quality.

Netball – demand summary

- ◀ The Chelmsford & District Netball League is a heavily participated in league structure in Chelmsford administrative area, with both winter and summer leagues in operation. All activity is via a central venue format (rather than clubs and teams organising home venues and playing on a home and away basis).
- ◀ The League runs from September to April and currently caters for over 100 teams across 11 divisions, with fixtures arranged between Monday and Thursday evenings. All matches are played at Beaulieu Park School.
- ◀ Chelmsford & District Junior Netball League consists of 11 divisions, with a total of 101 teams playing competitive matches. Matches are held at central venue (as opposed to teams playing home and away and arranging their own venue) at Beaulieu Park School. All summer fixtures (April to July) are played outdoors, whilst winter activity (September to April) is played indoors.
- ◀ Several clubs also hire out provision for training demand.
- ◀ There is one commercial netball league operating in the Chelmsford administrative area. Play Netball operates a league at Chelmer Valley High School on the outdoor courts on Monday and Tuesday evenings between 19:00 and 21:00 and with a total of 24 teams across five divisions currently catered for.
- ◀ Several clubs also hire out provision for training demand and whilst indoor provision is predominately used, this is likely to be in part due to a lack of outdoor courts with sports lighting.
- ◀ England Netball initiatives such as Walking Netball are being operated at Chelmsford Sport & Athletics Centre.
- ◀ Whilst some exported demand is identified due to the use of central venues in Basildon by leagues operating outside of the Chelmsford administrative area, more imported demand is considered likely due to the popularity of leagues such as the Chelmsford & District Netball League.
- ◀ Potential latent/unmet demand is identified by the Chelmsford & District Netball League due to capacity issues, with this likely to also impact on club specific growth plans.

Scenarios

Securing tenure

The outdoor courts at the following sites are currently used by the community for netball:

- ◀ Beaulieu Park School.
- ◀ Chelmer Park.
- ◀ South Woodham Ferrers Leisure Centre.
- ◀ Writtle University College Sports Ground.

None of these sites currently have a long-term usage agreement in place for any of the netball users, therefore, securing access should be a focus to ensure that netball demand can continue to be provided for. Furthermore, given Beaulieu Park School provides a central venue for both Chelmsford & District Netball League and Chelmsford & District Junior Netball League, establishing a secure community use agreement is important to ensure access can be granted.

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Increasing sports-lit provision

The presence of sports lighting is considered to be key for outdoor netball court access as it can provide additional capacity, especially during winter months. Of the sites currently used, the following are not serviced:

- ✦ Great Baddow High School.
- ✦ King Edward VI Grammar School.
- ✦ Melbourne Park.
- ✦ William de Ferrers School.
- ✦ Writtle University College Sports Ground.

Providing sports lighting at these venues would better accommodate demand and potentially encourage more usage, particularly in terms of midweek training and commercial league activity.

New provision

The new secondary school at Chelmsford Garden Communities is expected to include a floodlit multi-court MUGA that would cater for netball as well as other sports. This provides a potential opportunity to meet future needs for netball which should be explored further.

Recommendations

- ✦ Protect existing courts in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- ✦ Secure community use at sites that are currently in use or that could be used in the future.
- ✦ Improve court quality at sites assessed as poor or standard quality and sustain quality at sites assessed as good, especially at sites in use by clubs and for England Netball initiatives.
- ✦ Consider establishing additional sports lighting at venues in use for netball or at venues that could attract netball demand following installation.
- ✦ Further explore opportunity for provision of a floodlit multi-court MUGA at Chelmsford Garden Communities to help meet future demand for netball.

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PLAYING PITCH & OUTDOOR SPORTS STRATEGY

Cricket squares

Assessment Report summary

Cricket – supply and demand summary

- Actual spare capacity is identified at peak time for senior men's cricket (Sunday) and midweek cricket. This amounts to 72 match equivalent sessions on a Sunday and 159 match equivalent sessions exist midweek.
- In total, 11 sites are overplayed by a total of 159 match equivalent sessions a season, which is significant. Of these, six are overplayed by 20 or more match equivalent sessions, predominately due to the amount of play on the squares but also on some sites this is coupled with poor/standard quality.
- The shortfall for Saturday cricket equates to 159 match equivalent sessions and 87 match equivalent sessions for Sunday cricket.
- Overall, there is currently an insufficient supply of cricket squares in the Chelmsford administrative area to cater for Saturday and Sunday cricket.

Cricket – supply summary

- In total, there are 31 grass wicket squares in the Chelmsford administrative area across 23 sites. All squares are available for community use other than the provision at New Hall School which services curricular demand only and Essex County Cricket Ground which is used by Essex County Cricket Club.
- In addition to the grass wicket supply, there are 12 NTPs across the Chelmsford administrative area. Of these, three accompany grass wicket squares and the remaining nine are standalone wickets.
- Marconi Sports and Social Club previously accommodated a grass wicket square with eight wickets that was last active circa 2017. The square is no longer maintained but the site is still used for football.
- Similarly, Sandon Sports Club previously provided an eight grass wicket square but is no longer maintained by the club, although the site is still utilised for football.
- Little Waltham Cricket Club previously accommodated an eight wicket grass square; however, upon non-technical assessments, the provision seems not to have been actively maintained or used for an extended period of time.
- Widford Lodge Preparatory School previously accommodated a grass square with eight wickets circa 2018.
- Future provision could be established as part of the North East Chelmsford Garden Community and in South Woodham Ferrers.
- The audit of community available grass wicket squares in the Chelmsford administrative area found 12 (46%) to be good quality, 13 (50%) to be standard and one (4%) as poor quality.
- Most community available grass wicket squares in the Chelmsford administrative area are serviced by pavilions although quality varies. The provision servicing nine (35%) squares is assessed as standard quality and nine (35%) as good quality whilst the remaining eight (31%) are rated as having poor quality provision.
- There are 11 sites supplying 26 net bays, whilst 10 clubs report demand for new, improved and/or additional training facilities.

Cricket – demand summary

- There are 22 clubs in the Chelmsford administrative area which collectively provide 152 teams. This equates to 71 senior men's, six senior women's and 75 junior teams (including 13 dedicated junior girls' teams).
- There has been a large increase in demand over recent years with some clubs seeing significant participation increases.
- It must be noted that the ECB has recently established a target of trebling the number of girls' teams across the Country by 2026/2027, with this therefore likely to further increase in demand in the Chelmsford administrative area. This will be further tested as a scenario in the Strategy.

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- ◆ A total of nine clubs undertake All Stars cricket, whilst six undertake Dynamo's and six have women's softball demand.
- ◆ Two cricket hubs (Super 1 Hub and a female only Super 1s Hub) have been set up in the Chelmsford administrative area to offer free disability cricket sessions, with these taking place with Chelmsford CC at Chelmer Park. Sessions take place at this site on Friday evenings.
- ◆ Future demand from population forecasts equates to the predicted growth of 12 senior men's, one senior women's, six junior boys' and one junior girls' teams (up to 2041), whereas 11 clubs indicate aspirations to increase levels of participation amounting to a total predicted growth of 14 teams.

Scenarios

Improving quality/addressing overplay

Although a regular, sufficient maintenance regime can sustain sites with minimal levels of overplay (e.g., at Beaulieu Park) a reduction in play is recommended to ensure there is no detrimental effect on quality over time.

As such, attempts should be made to reduce identified overplay, although it is recognised that many clubs do not necessarily believe that there are capacity issues and are able to accommodate such excess demand. This means that they are not always open to potential solutions (e.g., NTP installation).

In the Chelmsford administrative area, overplay is identified at 10 sites across 11 squares. The scenario below looks at the impacts of quality improvements as a solution to reducing or alleviating overplay. As a reminder, for good quality squares, capacity is five matches per grass wicket per season, whilst for a standard quality square, capacity is four matches per wicket per season. For poor quality squares, no capacity is considered to exist as such provision is not deemed safe for play. Only the square at Boreham Recreation Ground is assessed as poor quality.

As noted in the Assessment Report, the square at Boreham Recreation Ground has now had significant post season work undertaken, which was funded by Essex Cricket. However, at the time of the non-technical assessments being undertaken was poor quality.

Please note PitchPower assessments have now been introduced for cricket and as such these technical assessments will start to replace/update the non-technical assessments carried out within this PPOSS and should be added/reviewed as part of the Stage E process.

Of the overplayed squares, three are already good quality, which means the position will not improve without a transfer of demand. The impact of improving quality at all the remaining sites, to good, where each wicket has a theoretical capacity of five match equivalent sessions per season is considered in Table 4.31 below.

Table 4.31: Overplay if all squares were good quality (match equivalent sessions)

Site ID	Site name	Club	No. of squares	Current quality	Current capacity rating	Good quality capacity rating
6	Beaulieu Park	Beaulieu CC	1	Standard	8	4
12	Boreham Recreation Ground	Boreham Royals CC	1	Poor	24	16
14	Broomfield Cricket Club	Broomfield CC	1	Good	12	12

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Site ID	Site name	Club	No. of squares	Current quality	Current capacity rating	Good quality capacity rating
28	Clarks Field	Galleywood CC	1	Good	28	28
31	Coronation Park (Chelmsford)	Springfield CC	1	Good	1	1
31	Coronation Park (Chelmsford)	Springfield CC	1	Good	4	4
47	Great Baddow Recreation Ground	Great Baddow CC	1	Standard	20	8
75	Old Chelmsfordians Sports & Social Club	Old Chelmsfordians CC	1	Good	13	13
108	Willowbrook Sports & Social Club	St John's Billericay CC	1	Standard	11	2
113	Writtle University College Sports Ground	Chelmsford Superkings CC	1	Good	20	20
123	Great Waltham Cricket Club	Great Waltham CC	1	Good	18	18

As seen in Table 4.31, several squares are already good quality and would continue to be overplayed as there is no opportunity to increase capacity.

The squares at Great Baddow Recreation Ground (standard) and Willowbrook Sports & Social Club (standard) would also remain overplayed albeit with shortfalls slightly reducing, which may then be more manageable if the squares are good quality.

By increasing quality, Beaulieu Park and Boreham Recreation Ground would see overplay eradicated and spare capacity of 12 match equivalent sessions per season created for the former and 40 match equivalent sessions per season for the latter.

The poor quality square at Boreham Recreation Ground is contributing to 24 match equivalent sessions of overplay per season, which would be removed if quality was improved. Therefore, this would be an achievable recommendation and should be prioritised.

As shown in Table 4.32, in total, 73 match equivalent sessions of overplay would be alleviated. This would reduce current shortfalls for Saturday and Sunday cricket, although a deficit would still remain. Whilst 73 match equivalent sessions of spare capacity per season would be established for midweek cricket.

Table 4.32: Current supply and demand balance if overplayed squares improved to good

Playing format	Current capacity	Potential total
Saturday	159	86
Sunday	87	14
Midweek	0	73

Although improving quality can have a positive impact, the potential capacity created will not necessarily be in the peak period and therefore may not fully meet demand. It should also be noted that if quality was improved, for this to be sustained over a long term period, this will likely require existing maintenance budgets to be maintained or enhanced.

It would also reduce future shortfalls for Saturday and Sunday cricket, as shown in Table 4.33. Whilst 31 match equivalent sessions of spare capacity would be established for midweek cricket.

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Table 4.33: Future supply and demand balance if overplayed squares improved to good

Playing format	Future total	Potential total
Saturday	303	217
Sunday	99	26
Midweek	42	31

Cricket squares can be accompanied by non-turf pitches (NTPs), made of a synthetic material that allows users to play on a usable wicket all year round whilst not contributing towards playing demand on natural turf wickets (grass wickets). By the nature of its design, an NTP is able to accommodate significantly more demand than a natural cricket wicket, meaning it can contribute towards addressing overplay issues on grass cricket squares.

Most of the overplayed sites do not have an NTP, and thus could theoretically benefit from such provision as a way of reducing identified overplay and allow the transfer of junior demand away from the grass wickets, providing sufficient space exists (further investigation is required to determine suitability).

The following overplayed sites are without an NTP:

- ◆ Beaulieu Park.
- ◆ Boreham Recreation Ground.
- ◆ Broomfield Cricket Club.
- ◆ Clarks Field.
- ◆ Coronation Park (one square).
- ◆ Great Baddow Recreation Ground.
- ◆ Great Waltham Cricket Club.
- ◆ Old Chelmsfordians Sports & Social Club.
- ◆ Willowbrook Sports & Social Club.
- ◆ Writtle University College Sports Ground.

Only one of the squares at Coronation Park (Chelmsford) has recorded overplay with an existing NTP. Therefore, greater utilisation of the artificial provision should be encouraged for junior teams as to reduce overplay. For the remaining above sites, installing NTPs to enable the transfer of demand from the grass wickets could therefore further relieve any capacity issues.

The ECB highlights that non-turf pitches which follow its TS6⁹ guidance on performance standards are suitable for high level, senior play and are considered able to take 60 matches per season, although this may include training sessions via the use of mobile nets. Typically, however, play would be more suited to junior teams as senior leagues typically stipulate the use of natural turf wickets.

Notwithstanding the above, please note that for NTPs to reduce the level of overplay set out above, this could be subject to league rules allowing usage, particularly for senior fixtures where play is generally not allowed. They can, however, potentially be used lower league matches as well as junior cricket.

⁹ <http://www.cag.org.uk/docs/ecb-non-turf-pitches-ts6-final-328.pdf>

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Hybrid wickets

A hybrid wicket combines natural turf grass with less the 5% of uniquely engineered, soft polyethylene yarn, which has already been used to improve golf tees, tennis courts and pitch surrounds. These wickets are to offer a greater capacity in addition to reducing time on repair works with a faster recovery time. Reports found that hybrid wickets improve surface stability, reduced wear, reduced bowler foot holes and significantly extended hours of playing time.

Ideally, once these become more readily available for community cricket clubs and have gone through the required testing, they could act as a way to increase levels of playing capacity on overplayed squares. This would be particularly beneficial for those sites which are limited on space and cannot create additional wickets due to restrictions things such as boundary length or ball strike.

Although it is difficult at this stage to understand what impact hybrid wickets could have on each site's capacity, it is suggested that it could potentially alleviate all the overplay at sites such as Broomfield Cricket Club, Clarks Field (Galleywood CC), Old Chelmsfordians Sports & Social Club and Great Waltham Cricket Club. This assumes that more senior demand can take place on the hybrid wickets allowing for the outer senior wickets to be used/converted for junior demand. It should also be noted that this approach is currently a rather expensive means of reducing overplay and can only be installed on wickets that are already good quality.

Establishing new provision

Given the extent of the existing shortfalls across the Chelmsford administrative area, there is likely to be a need for additional grass wicket squares given that it may not be feasible to undertake all the quality improvements and NTP installations required (and with this likely to have minimal impact at some sites). Table 4.34 below therefore explores exactly how many squares would be needed within each analysis area to fully address shortfalls, based on no other scenarios being undertaken and based on a site being able to provide an average of 10 good quality wickets.

This would also build in capacity that could be used to meet the identified future shortfalls that would remain despite undertaking the other scenarios.

Table 4.34: Number of squares potentially required to alleviate shortfalls

Analysis area	Current shortfall (match equivalent sessions)	No. of squares potentially required to meet shortfall
City Centre	5	1
Rural North	-	-
Rural South	39	1
Rural West	18	1
South Woodham Ferrers	-	-
Urban Areas	97	2
Total	159	5

A residential housing scheme is being developed at Warren Farm (21/01545/OUT) and is also expected to provide future grass pitch provision. This includes a new sports ground that could indicatively accommodate a grass wicket square. Chelmsford Superkings and Writtle cricket clubs are the closest in the vicinity to the proposed development, and therefore could benefit from access to an additional square to reduce overplay at their home grounds.

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In addition, in the Urban Areas Analysis Area, there is planned provision of two new squares as part of the Chelmsford Garden Communities via the sporting hubs. This would meet the current shortfall in the area without the need to bring disused provision back into use (see below). However, it must be noted that this is related to significant housing growth and that this may result in a level of increased demand that could entail the need for both the new provision and bringing back into use the disused provision.

Both of the above housing developments will be discussed in further detail in Part 7: Housing Growth Scenarios.

Where new squares are required, bringing disused grass wicket squares back into use could also be an option, as set out in Table 4.35, with four identified across the Chelmsford administrative area, with these provided at Marconi Sports and Social Club, Sandon Sports Club, Little Waltham Cricket Club and Widford Lodge Preparatory School.

However, Sandon Sports Club is not considered to be suitable for re-instatement as grass football pitches have taken over the site and is not big enough for cricket activity. Whilst Widford Lodge Preparatory School is not thought to be feasible due to being located on an education site and the facilities are not available for community use.

The re-instatement of the grass wicket squares could impact on the other pitch sports played at the sites (including football) as the outfield would be used. This is the case at Marconi Sports Club, where other pitches are already overplayed. As such, any re-instatement would need to be carefully managed, particularly when seasons overlap, and an adequate maintenance regime would need to be put into place.

The next step would be to determine which of the disused squares are feasible options to be brought back into use in terms of their current condition and the demand that would be received (e.g., their location in relation to clubs). Where fine turf wickets cannot be provided, NTPs offer an alternative and would be more affordable to deliver.

The most feasible option would be the square at Little Waltham Cricket Club, which has been suggested as a priority by Essex Cricket to try and work with Little Waltham Parish Council to re-instate the grass wicket square.

Table 4.35: Impact of bringing disused squares back into use

Analysis area	Current shortfall (match equivalent sessions)	No. of squares potentially required to meet shortfall	No. of disused squares	New requirements
City Centre	5	1	-	1
Rural North	-	-	1	-
Rural South	39	1	-	1
Rural West	18	1	-	1
South Woodham Ferrers	-	-	-	-
Urban Areas	97	2	1	-
Total	159	5	2	3

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Implications of relocating South Woodham Ferrers RUFC to new sports ground

South Woodham RUFC currently accesses Saltcoats Park via a lease agreement from the Council, with 12 years remaining on it which is inhibiting the Club from applying for funding. Consultation with the Club raises several issues regarding pitch quality and balancing football and cricket demand from South Woodham Ferrers United, South Woodham & Burnham CC and rugby demand at the site.

As identified in the Assessment Report, a residential housing development is being developed and has planning permission subject to the S106 agreement (21/01961/OUT and 22/00311/OUT). As part of this, there is potential for South Woodham Ferrers RUFC to be relocated to the new sports ground which is set to be provided as part of the housing development.

South Woodham Ferrers RUFC currently fields two senior teams, three junior teams and five mini teams. This equates to 4.5 match equivalent sessions per week of demand for match play and increasing to seven match equivalent sessions per week when incorporating training demand.

In terms of cricket demand, South Woodham & Burnham CC access the grass wicket square at Saltcoats Park, which is assessed as standard quality. The Club fields two senior men's and two junior boys' teams. The square has no actual spare capacity for Saturday, Sunday or midweek cricket, with only two match equivalent sessions per season of spare capacity (12 match equivalent sessions of spare capacity are required for an additional senior team to be accommodated).

With the relocation of South Woodham RUFC to the new sports ground, this would help to increase capacity for the grass wicket square. Therefore, it has the capacity to establish spare capacity in the peak period, if quality is improved to good. If this was to take place, nine match equivalent sessions of actual spare capacity would exist. This is shown in Table 4.36 below.

Table 4.36: Capacity rating of the grass wicket square at Saltcoats Park if improved to good quality

Site ID	Site name	Club	No. of squares	Current quality	Current capacity rating	Good quality capacity rating
88	Saltcoats Park	South Woodham & Burnham CC	1	Standard	2	9

However, as stated above, 12 match equivalent sessions of spare capacity are required for an additional senior team to be accommodated.

Accommodating exported demand

There are currently several clubs that field teams outside the Chelmsford administrative area each week as demand cannot be accommodated on existing provision due to the lack of peak time capacity. This applies to three senior teams from Chelmsford Titans CC, two senior teams from South Woodham & Burnham CC and one senior team each from East Hanningfield & Great Burstead and Great Baddow cricket clubs. The impact of accommodating this within the Chelmsford administrative area is evidenced in Table 4.37 below.

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Table 4.37: Supply and demand balance if exported demand returned to the Authority

Playing format	Current capacity	Potential total
Saturday	159	229
Sunday	87	87
Midweek	0	0

As seen, shortfalls would significantly increase, and there is no clear means to accommodating all the demand without improving access to sites (e.g., schools), without establishing new provision or bringing disused squares back into use. In total, four squares are required based on seven senior teams needing to be accommodated at peak time (on a Saturday).

Accommodating future demand

Population growth over the Local Plan period to 2041 is expected to see the population in the Authority rise from 183,678 (2022 housing led data) to 218,366. This will lead to the creation of 12 senior men's, one senior women's, six junior boys' and one junior girls' team.

This future demand cannot be attributed to any one analysis area or club but is important to understand how this can be accommodated across the Chelmsford administrative area.

The Assessment Report shows that this demand could not be accommodated as midweek cricket is operating at capacity. The position for senior men's cricket on a Saturday is showing a shortfall of 159 match equivalent sessions. This will be exacerbated to a shortfall of 303 match equivalent sessions per season if all future demand is realised.

Dependent on where demand aligns itself to (i.e. club specific and analysis area specific) there may well be instances of pressure at certain clubs which have high levels of existing demand (i.e. Great Waltham Cricket Club). Sunday is also showing a shortfall of 75 match equivalent sessions which increases to 87 match equivalent sessions per season when accounting for future demand.

In total, 10 cricket clubs in the Chelmsford administrative area express future demand, which if realised will further exacerbate existing shortfalls for all formats of play. Table 4.38 below therefore studies the future demand on a club-by-club basis to better understand what can and cannot be accommodated on the existing level of supply.

Table 4.38: Accommodating future demand

Club	Senior men's	Senior women's	Junior	Comments
Beaulieu Park CC	1	-	-	Existing site is overplayed so demand cannot be accommodated.
Boreham & Roxwell CC	-	-	1	Existing site is overplayed so demand cannot be accommodated.
Boreham Royals CC	2	-	2	Existing site is overplayed so demand cannot be accommodated.
Broomfield CC	-	-	1	Existing site is overplayed so demand cannot be accommodated.
Chelmsford CC	-	1	-	Spare capacity exists on Sunday so demand can be accommodated.
Chelmsford Superkings CC	-	1	-	Existing site is overplayed so demand cannot be accommodated.

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Club	Senior men's	Senior women's	Junior	Comments
Chignal CC	1	-	-	Spare capacity exists on a Saturday so demand can be accommodated
Galleywood CC	-	-	1	Existing site is overplayed so demand cannot be accommodated.
Great Baddow CC	-	1	-	Existing site is overplayed so demand cannot be accommodated.
St John's Billericay CC	-	-	1	Existing site is overplayed so demand cannot be accommodated.
Writtle CC	-	-	1	Spare capacity exists midweek so demand can be accommodated.

As seen, three of the clubs (Chelmsford CC, Chignal CC and Writtle CC) could accommodate future demand at the sites they currently use. Although this would only be the case for women's cricket (Sunday) and midweek cricket and none of the sites have sufficient capacity for an increase in the peak period (Saturday). For the remaining sites, they are overplayed so future demand cannot be accommodated. Therefore, increased provision is required, again through accessing currently unavailable or through new pitches being established.

Accommodating girls' demand

The Assessment Report has accounted for future demand by using team generation rates applying population projections to 2041. It identifies that there shall be the growth of 12 senior men's teams, one senior women's, six junior boys' and one junior girls' team.

As demand figures are not currently as high for women's and girls, the team generation rate method of measuring future demand does not capture the anticipated growth that is expected to take place over the next five years.

The ECB has recently established a target of trebling the number of female teams across the Country by 2026/2027, with this therefore likely to further increase in demand across the Authority. To quantify this, with 13 junior girl's teams fielded in the Authority, with this coming from Chelmsford, Galleywood and St John's Billericay cricket clubs. This will increase to 39 teams by 2026/2027.

As girls' demand commonly takes place either Sunday or midweek, the sites listed below showing spare capacity for Sunday demand should be prioritised for accommodating additional fixtures:

- ◆ Chignal Cricket Club.
- ◆ Margaretting Village Playing Field.
- ◆ Roxwell Recreation Ground.
- ◆ The Common (Stock Cricket Club).
- ◆ Little Baddow Sports Ground.
- ◆ Rettendon Cricket Club.

Alternatively, the below listed sites showing spare capacity for midweek demand can be used to accommodate anticipated girls' demand:

- ◆ Admirals Park.
- ◆ Chelmer Park.
- ◆ Chignal Cricket Club.
- ◆ Margaretting Village Hall Playing Field.

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- ✦ Roxwell Recreation Ground.
- ✦ The Common (Stock Cricket Club).
- ✦ Writtle Sports and Social Club.
- ✦ Little Baddow Sports Ground.
- ✦ Rettendon Cricket Club.
- ✦ East Hanningfield & Great Burstead Cricket Club.

This will place further pressure on the shortfalls, particularly for Sunday cricket and a shortfall for midweek could be established, as this is when girl's demand commonly takes place. Therefore, without improvements to existing provision or via the establishment of new provision this level of demand cannot currently be accommodated.

Improving ancillary provision

For girls' cricket to grow further in Chelmsford the Chelmsford administrative area, it is imperative that existing provision adapts to better accommodate this demand. For example, no site in the Authority currently provides dedicated female changing facilities, which will negate any future demand that may exist. Many existing clubhouses are dated and provide unsegregated changing areas as well as communal showers that are unsuitable for mixed gender access.

This could affect the growth of girl's cricket moving forward if it is not addressed. Therefore, it is imperative that existing provision adapts to better accommodate girls' demand.

Table 4.39 below outlines eight sites which are serviced by poor quality ancillary provision.

Chelmsford Superkings CC fields five senior men's teams. It utilises Writtle University College for home fixtures and the ancillary provision is reported to be in poor condition due to the age of the building. It has been modified and improvement work has been carried out in recent years, but aspirations remain for a new clubhouse to be provided in order to establish good quality facilities.

Great Baddow CC is a large club with a large senior and junior sections and delivers women's and girls' softball sessions. The Club does not have access to a clubhouse at Great Baddow Recreation Ground, although it does have access to two changing rooms and toilets. However, these are in poor condition and are outdated and need refurbishing. Given the multisport use of the pavilion the site should also be prioritised for enhancement.

Of the remaining sites listed below, only cricket clubs field more than two senior men's teams. Both clubs have a strong junior boys' and girls' section meaning its sites are regularly accessed throughout the week.

If funding is to be invested into ancillary provision, improvements to poor quality sites such as Great Baddow Recreation Ground and Writtle Sports and Social Club would be appropriate priority projects given these sites accommodate a greater level of demand.

Table 4.39: Poor quality ancillary provision within the Chelmsford administrative area

Site ID	Site	Club	Analysis area	Ancillary provision quality
6	Beaulieu Park	Beaulieu CC	Urban Areas	Poor
8	Bedford Playing Fields	Old Chelmsfordians CC	Urban Areas	Poor
12	Boreham Recreation Ground	Boreham Royals CC	Urban Areas	Poor

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Site ID	Site	Club	Analysis area	Ancillary provision quality
47	Great Baddow Recreation Ground	Great Baddow CC	Urban Areas	Poor
63	Margaretting Village Playing Field	Galleywood CC	Rural West	Poor
85	Roxwell Recreation Ground	Boreham & Roxwell CC	Rural West	Poor
112	Writtle Sports & Social Club	Writtle CC	Urban Areas	Poor
113	Writtle University College Sports Ground	Chelmsford Superkings CC	Urban Areas	Poor

Recommendations

- Protect existing quantity of cricket squares.
- Ensure that Local Plan strategic allocation sites provide adequate new provision to meet the demand as directed in Part 7: Housing Growth Scenarios.
- Improve quality at sites assessed as poor and standard quality and ensure quality is sustained at sites assessed as good through partnership working with Essex Cricket.
- Consider additional NTPs to accompany grass wicket squares (where space allows), particularly where overplay is present and where it cannot be eradicated via quality improvements and to support the recreational and informal game.
- Consider the need for hybrid wickets to further support providing additional capacity.
- Explore creation of additional squares could be co-ordinated with providing additional grass football pitches as both sports can co-exist in principle on the same site and contribute towards its sustainability.
- Encourage facility operators to provide improved security of tenure for clubs without ownership or a long-term lease arrangement in place such as Great Baddow CC.
- Consider bringing disused squares in instances where demand is present for this, at sites such as Little Waltham Cricket Club and Marconi Sports Club.
- Continue to support ECB initiatives such as All Stars and Dynamos and ensure unaffiliated demand and recreational cricket is provided for.
- Continue to support the growth of women's and girl's cricket, which includes the new partnership between the ECB and Metro Bank with the purpose of increasing participation nationally by 2,000 clubs and 6,000 teams.
- Improve the changing facilities where there is a need to do so, with sites such as Beaulieu Park, Great Baddow Recreation Ground and Writtle Sports and Social Club.
- Consider options to increase and improve stock of suitable practice facilities where demand exists to do so and consider the creation of additional practice nets at publicly open sites (e.g., parks and recreation grounds) to encourage and increase recreational demand.
- Ensure that any large housing developments are provided for and assess the need for new pitch provision through master planning (i.e. via a sports needs assessment/feasibility study/assessment of need) on an individual basis.
- Where a development is not of a size to justify on-site cricket provision, or if sufficient demand cannot be attracted, consider using contributions to improve existing sites within the locality.
- Ensure that any developments nearby to existing cricket sites do not prejudice the use of the provision (e.g. through ball-strike issues).
- Review changes in participation over Stage E in case some of the recommendations need revising to account for growth in the women and girls' game.
- Support plans to relocate South Woodham Ferrers RUFC to the new sports ground as part of the residential housing development to increase the capacity for the cricket square at Saltcoats Park.
- Consider the need for allocating land for new pitches outside of the residential housing allocations in the growth areas (See Part 7 for further information).

Tennis courts

Assessment Report summary

Tennis – supply and demand summary

- For club-based tennis, there is a perceived shortfall of provision in the Chelmsford administrative area. However, no clubs report any capacity issues, suggesting that there is no requirement for additional court space. Therefore, the importance of retaining existing provision is important despite no immediate obvious need for more provision. This should, however, be closely monitored, and improvements to the existing stock should be sought to ensure it remains the case. In addition, the potential installation of covered courts could also be considered to allow year-round play.
- For non-club activity, the Chelmsford administrative area is seemingly well placed given recent improvements to park courts and the supporting infrastructure and technology that is in place. However, there is scope to incorporate more sites into this. In addition, a lack of sports lighting and covered courts at venues presents a clear problem as this will be limiting demand, especially outside of summer months.
- In terms of padel provision, Great Baddow Recreation Ground provides two padel courts and reports aspirations to develop more provision. Given the growing popularity of the format, it is likely that there will be further demand moving forward as it is thought that take-up would be considerable were additional provision to be established.
- LTA report 8% of total tennis demand across the Chelmsford administrative area potentially would like to play padel, with this equating to 2,800 people and therefore a minimum of 14 courts. LTA state this is a good ballpark figure for strategic planning but is conservative and based on padel being an emerging sport, and all likelihood is that further court provision could be sustained. The above figure is based on the current population in Chelmsford administrative area and the current data that the LTA holds rather than a future projection.

Tennis – supply summary

- A total of 142 traditional tennis courts are identified in the Chelmsford administrative area across 30 sites.
- Of the courts, 121 are categorised as being available for community use at 26 sites compared to 21 that are unavailable at four sites.
- Of the courts, 35 are operated by sports clubs, 23 by the Council, 77 by education providers and four are ran by Parish councils.
- All clubs have security of tenure, either via freehold for their sites or long term lease agreements.
- Most outdoor tennis courts have a macadam surface; there are 123 of this type compared to 17 artificial courts and two artificial clay courts.
- 83 courts are serviced by sports lighting, with 76 of these are available for community use.
- 78 are assessed as good quality, 21 as standard quality and 43 as poor quality and included within the good quality stock are courts at Chelmer Park following recent improvements.
- The Parks Investment Project has currently taken place in the Chelmsford administrative area, with courts at Chelmer Park, Lionmede Park and Oaklands Park having been recently refurbished.

Tennis – demand summary

- There are nine tennis clubs in the Chelmsford administrative area, with membership equating to 1,829, where known through consultation.
- Club-based demand has seemingly increased in recent years, aligned to national trends.
- Informal and recreational tennis demand is relatively high and participation is aided through the implementation of LTA products (e.g., ClubSpark) at most local authority and park sites.
- Future demand is expressed by three clubs amounting to 140 potential additional members (75 senior and 65 junior).
- SFC indicates a requirement for an additional 4.56 courts, up to 2041.
The LTA also predicts future growth via its insight tools, with much of this demand likely to include participation outside of the club-environment.

Scenarios

Improving the recreational tennis offer

The LTA has developed a package of support for LAs to grow the use of park tennis courts by removing key barriers to participation. The three products are ClubSpark, LTA Play and Gate Access and can be used individually or in combination. The products are used to provide a remote booking and access system.

Through the use of the above products, alongside LTA support, Local Authorities are now seeking to deliver sustainable operational models at park tennis facilities, through a pay and play, annual pass and targeted free access model.

In the Chelmsford administrative area, the following local authority sites have now benefited from investment:

- ◆ Chelmer Park (four courts).
- ◆ Lionmede Park (four courts).
- ◆ Oaklands Park (five courts).

Based on the findings of this study, such investment has been welcomed in order to better provide for and increase recreational demand. However, it is also determined that additional work could take place across the sites. Quality requires improving across local authority sites such as Admirals Park, Andrews Park (Chelmsford) and Great Baddow Recreation Ground and sports lighting should be installed, where possible, given that only Chancellor Park and Chelmer Park are currently serviced. A lack of sports lighting is currently a significant barrier to participation.

Such investment could be replicated at other local authority sites, particularly where quality is poor, including at:

- ◆ Admirals Park (two courts).
- ◆ Andrews Park (two courts).
- ◆ Great Baddow Recreation Ground (five courts).

The LTA identifies that those sites with a minimum of three courts and suitable ancillary facilities are more likely to deliver a sustainable tennis programme.

Accommodating current and future club-based demand

The LTA suggests that a court without sports lighting can accommodate a maximum of 40 members, whereas a court with sports lighting can accommodate 60 members.

Based on this, as shown in Table 4.40, four clubs in the Chelmsford administrative area have current apparent capacity issues, with these being Danbury TC (at Danbury Tennis Club), Old Chelmsfordians TC (at Chelmsford Sports & Social Club), Stock TC (at Willowbrook Sports & Social Club) and Writtle TC (at Writtle Sports & Social Club).

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Table 4.40: Impact of providing sports lighting at sites with capacity issues

Site ID	Site name	No. of courts	Sports lighting?	Current Capacity rating (members)	Capacity rating with lit courts (members)
75	Old Chelmsfordians Sports and Social Club	3	Yes	29	29
108	Willowbrook Sports and Social Club	3	Yes	16	16
112	Writtle Sports & Social Club	4	Yes	80	80
131	Danbury Tennis Club	5	Yes	31	31

As the four clubs have sports lighting installed on their courts, the only way to fully alleviate capacity issues would be to provide them with access to additional provision. To that end, the following Table 4.41 explores the number of courts that could be required for each club.

Table 4.41: Additional provision required to satisfy current demand

Club name	Current capacity rating (members)	No. of additional courts required
Danbury TC	31	One additional court with or without sports lighting.
Old Chelmsfordians TC	29	One additional court with or without sports lighting
Stock TC	16	One additional court with or without sports lighting
Writtle TC	80	One additional court with sports lighting or two additional non-lit courts.

Where additional courts are required, this does not necessarily mean that new courts need to be established. Instead, enabling access to existing provision at local authority sites or at school sites could be explored.

New provision

The new secondary school at North East Chelmsford Garden Community is expected to include a floodlit multi-court MUGA that would cater for tennis as well as other sports. This provides a potential opportunity to meet future needs for tennis which should be explored further.

In addition, a floodlit multi-court MUGA is expected to be included in the Dukes Wood Sports Hub as part of the North East Chelmsford Garden Community.

Recommendations

- ◆ Protect existing quantity of courts.
- ◆ Improve court quality at sites assessed as poor or standard quality and sustain quality at sites assessed as good, especially at sites in use by clubs or that are (could be) well used for recreational demand.
- ◆ Linked to the above, improve park courts as a priority to create a year-round recreational tennis option to meet local demand.
- ◆ Explore options to further improve the recreational tennis offer via utilisation of technology provided by the LTA (e.g., Clubspark) to support the customer journey and through investment into facilities and accompanying ancillary provision.
- ◆ Consider development of additional courts for recreational demand, potentially through adding more courts to existing sites such as Admirals Park, Andrews Park and Great Baddow Recreation Ground.

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- ◀ Where local authority courts are improved/established, ensure the operation of the provision is sustainable and in line with other recommendations.
- ◀ Ensure sinking funds are put into place by operators for long-term sustainability.
- ◀ Explore installation of additional sports lighting at club-based venues, particularly at sites such as Pleshey Village Hall & Playing Field that are operating above the capacity guidance.
- ◀ Provide additional court space for clubs operating above the capacity guidance, where it is required, potentially via better utilisation of existing provision.
- ◀ Improve ancillary provision servicing courts where demand is, or could be, high.
- ◀ Support opportunities to provide padel courts at suitable sites given its growing demand (separate to existing tennis courts) and seek to maximise activity, providing no existing in-use traditional courts are lost as a result. The LTA has identified the need for a minimum of 14 courts, evidencing a minimum current shortfall of 12 padel courts.
- ◀ Linked to the above, ensure other sports such as netball and basketball which use multi-sports courts are protected as there is an increasing number of padel court proposals coming forward that would displace netball and basketball.
- ◀ Explore the feasibility of formalising community use of educational sites in order to increase capacity for informal/recreational demand.
- ◀ Further explore opportunity for provision of a floodlit multi-court MUGA and padel courts at Chelmsford Garden Communities to help meet future demand for tennis.
- ◀ As Chelmsford administrative area has been identified as a strategic location for covered/indoor tennis courts, explore the opportunity for future wider developments and/or enhancements to existing tennis provision across the Authority.

Bowling greens

Assessment Report summary

Bowls – supply and demand summary

- ◀ Nine clubs are operating at or above recommended capacity levels and therefore need to be monitored to ensure that supply remains adequate.
- ◀ Future demand expressed can be accommodated on existing greens. However, where future demand is expressed at sites which are already over capacity, these will need to be monitored as part of Stage E to ensure this position remains the same.

Bowls – supply summary

- ◀ There are 15 flat greens provided across 14 sites in the Chelmsford administrative area, all of which, are available for community use. The Urban Areas Analysis Area provides seven greens, whilst there is four greens in the City Centre, three in the Rural South and one in the South Woodham Ferrers analysis areas. There are no flat bowling greens in the Rural North or Rural West analysis areas.
- ◀ Most bowling greens are owned and managed by the Local Authority, parish council or respective sports club.
- ◀ Across the Chelmsford administrative area, all 15 greens are assessed as good quality, with none assessed as standard or poor.

Bowls – demand summary

- ◀ There are 14 bowling clubs identified as playing within the Chelmsford administrative area although only 11 have responded to consultation requests to date and given membership figures. Membership of the responsive clubs where known totals 994, resulting in an average membership of 91.
- ◀ The largest club by far is Falcon BC, with 200 members. However, it must be noted that this is in part due to it also having access to an indoor facility. Because of this, many of its members will also be members of the other clubs.
- ◀ The largest club without an indoor facility is Stock & Buttsbury BC with 150 members, whilst the smallest is Hall Street Methodist BC with only 20 members. Average club membership is 91 members if Falcon BC is included in the calculation and 63 members when it is discounted.
- ◀ Five greens are available for pay and play usage, although take-up is reportedly minimal.

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- ◀ Of responding clubs in the Chelmsford administrative area, five clubs highlight plans to increase membership. These aspirations total 79 additional members.

Impact of accommodating current and future demand

Bowls England does not have any specific guidance on bowling green capacity, stating that it can vary from site-to-site and from club-to-club. However, as a guide, it states that any green operating with a membership of over 60 may need additional resource to ensure that it is meeting its required level of demand.

In the Chelmsford administrative area, where membership is known, only two clubs (Boreham BC and Hall Street Methodist BC) are currently operating within a 'sustainable' capacity range within the Chelmsford administrative area. The remaining nine clubs, where membership is known, are potentially operating above the recommended capacity limit. However, these clubs didn't specifically mention a need for an additional bowling green to accommodate existing or further demand. As such, despite high levels of demand, there is no identified requirement for additional green space, although support is required to ensure that this remains the case.

Similarly, none of the other clubs report any capacity issues and none report any latent or unmet demand. As such, no action is currently required, other than to continue monitoring the clubs to ensure that their demand is met.

Recommendations

- ◀ Protect existing quantity of currently used greens and, as a minimum, sustain quality.
- ◀ Ensure that any proposed development of currently used greens is done in line with NPPF.
- ◀ Improve green quality at sites assessed as standard quality and sustain quality at sites assessed as good.
- ◀ Seek to improve ancillary facility quality where it is necessary e.g. at Danbury BC.
- ◀ Support clubs operating with a high membership to ensure demand continues to be met on their existing provision.
- ◀ Support the implementation of new products to increase participation within the Authority i.e., Bowls Bash (a shortened format) and Play Bowls (pay and play participation).

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Golf courses

Assessment Report summary

Golf – supply and demand summary

- ▶ With only three golf courses provided, there is a low level of supply servicing the Authority, as illustrated by each site having particularly high demand.
- ▶ Furthermore, there is also a distinct lack of variety in that every course currently provides standard hole provision at a relatively high price point and in the same area, with no affordable or shorter, less traditional offerings and with no provision to the south.
- ▶ No existing sites can be deemed surplus to requirements and avenues to improve the variety and spatial distribution of facilities should be explored in order to ensure that all types of golfers from across the Authority have somewhere suitable to play.

Golf – supply summary

- ▶ There are currently three golf sites in operation.
- ▶ Please note there is a 18-hole pitch and putt course at West Park but is not included as it is not considered to be traditional formats of the game and are not comparable offerings.
- ▶ Chelmsford Golf Club and Crondon Park Golf & Country Club provide one 18-hole course and Little Channels Golf provides one 9-hole course.
- ▶ There is one dedicated Par 3 course in the Chelmsford administrative area, located at Crondon Park Golf & Country Club and provides nine holes, which is common.
- ▶ Two of the three golf sites in the Chelmsford administrative area supply a traditional driving range, in addition to their standard hole courses, with 30 bays provided at Little Channels Golf and 13 bays provided at Crondon Park Golf & Country Club. Both sites are serviced by sports lighting and available for pay and play usage.
- ▶ In the Chelmsford administrative area, there is one members club, with this provided at Chelmsford Golf Club and two proprietary venues (Crondon Park Golf & Country Club and Little Channels Golf).
- ▶ Membership costs at Chelmsford Golf Club and Crondon Park Golf & Country Club are currently operating above the national average, with membership costing £1,845 for the former and £1,550 for the latter.
- ▶ Quality across the sites is good, with no issues reported.

Golf – demand summary

- ▶ The current average membership across the sites is 725, suggesting that demand is substantially higher than national rates (the average is 407).
- ▶ In line with a national trend of increasing membership, demand across the Chelmsford administrative area has increased significantly since 2015, despite a reduction in 2018 (no data was collected by England Golf from 2018 until 2022).
- ▶ Whilst pay and play usage is not known, it would be expected that demand would be higher at the municipal and propriety courses due to other on-site amenities and the operational structures in place.
- ▶ Cross-boundary demand is likely to be high given the location of some sites both in and out of the Chelmsford administrative area, whilst the lack of variety of the sites within the Authority is also likely to lead to higher than normal levels of exported demand.
- ▶ Unmet demand could also be high given the lack of variety in what is provided, particularly from those wanting or needing shorter provision or cheaper access.
- ▶ Unmet demand is also expressed by Chelmsford Golf Club, which has a waiting list in place.
- ▶ An England Golf mapping tool identifies significant potential demand for access to golf provision in the Authority.

Scenarios

No suitable scenarios have been identified, with the following recommendations instead considered necessary based on the supply and demand findings.

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Recommendations

- ◆ Protect existing golf provision, including the pitch and putt course at West Park.
- ◆ Sustain course and ancillary facility quality and seek improvements where necessary.
- ◆ Support clubs in membership retention and potential growth and encourage clubs and providers to work more collaboratively in terms of creating pathways for players.
- ◆ Explore opportunities to provide other forms of golf provision, such as Par 3 courses and standalone driving ranges.

Athletics

Assessment Report summary

Athletics – supply and demand summary

- ◆ There is considerable demand for athletics and running within the Chelmsford administrative area, although this is being met by the good quality facility at Chelmsford Sports and Athletics Centre.
- ◆ To ensure that demand can continue to be met, priority should be placed on protecting and improving provision.
- ◆ Away from track and field activity, emphasis should be placed on supporting the other activities identified (e.g., Parkrun), with a focus on retaining and increasing participation and growing the various initiatives that are in place.

Athletics – supply summary

- ◆ In the Chelmsford administrative area, there are two full size purpose built outdoor athletics tracks provided, located at Chelmsford Sports and Athletics Centre and New Hall School.
- ◆ The track at Chelmsford Sports and Athletics Centre is owned and managed by the Council. As such, it is fully available for community use. Whereas the pitch at New Hall School is managed internally but is currently unavailable for community use.
- ◆ The provision at New Hall School is assessed as standard quality, primarily due to the age of the surface and some signs of wear and tear evident as well as faded line markings noted. Consultation with the School state it has plans to resurface the track in the near future to improve quality for school competitions.
- ◆ Conversely, the track at Chelmsford Sports and Athletics Centre is assessed as good quality following recent renovation. The track was refurbished in summer 2023 as well as the new LED lighting installed in 2022.
- ◆ Chelmsford Sports and Athletics Centre has UKA TrackMark accreditation; New Hall School does not.

Athletics – demand summary

- ◆ There are two clubs in the Chelmsford administrative area affiliated to England Athletics.
- ◆ Chelmsford Athletics Club is a large athletics club with around 276 members based at Chelmsford Sports and Athletics Centre.
- ◆ Springfield Striders is a road running club that utilises the road network for all activity and therefore do not have demand for access to a purpose-built facility.
- ◆ In the Chelmsford administrative area, there is one Run Together group, known as South Woodham Runners.
- ◆ There is currently one Parkrun event held weekly in Chelmsford. This is held at Central Park. There have been 539 events.
- ◆ Other running events are held annually. This includes the Chelmsford Marathon and Half Marathon and the Trifarm 10K.
- ◆ No clubs express latent or unmet demand, suggesting that any latent or unmet demand that does exist is due to other barriers preventing participation, rather than a lack of club capacity.
- ◆ All clubs have aspirations to grow membership, whilst England Athletics also believes that demand for initiatives such as Parkrun is likely to increase.

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Scenarios

As there are substantial levels of future population growth proposed from the development at the Chelmsford Garden Communities, it is anticipated there will be a requirement for some form of athletics provision.

A proportion of demand from the Chelmsford Garden Communities will be catered for by the 400m track at Chelmsford Sport & Athletics Centre which means it is likely that there will only be a need for a compact facility within the development such as a compact track, mini track or active track.

It is suggested that any such provision is factored into the development of a secondary school or sporting hub site, particularly within the North East Chelmsford Garden Community. However, some provision could be provided as part of the East Chelmsford Garden Community (Hammonds Farm).

As identified in the Assessment Report, England Athletics is currently exploring alternative approaches in designing new athletics provision. Focus is on the development of new, innovative, entry level facilities such as mini tracks and endurance loops, particularly if they can be provided as part of sports-lit, multi-sport developments. As such, four alternative approaches have been developed in designing new athletics provision, with these presenting alternative approaches to development via more affordable and feasible means. The designs are known as Play Track, Compact Track, Mini Track and Active Track.

Track & Field (run/jump/throw)

- ✦ **Play Track:** The simple animation of dated playground surfaces using colourful painted lines and markings to (KS1 & KS2) – encouraging participation in run/jump/throw activities by creating challenging and inspiring environments.
- ✦ **CompactTrack:** A sports-lit, multiple lane, synthetic sprint straight with optional jumps and throws provision.
- ✦ **MiniTrack:** A sports-lit synthetic “mini” running oval, with sprint straight, multi-sport “infield” and optional jumps and throws provision.

Recreational running/endurance running/multi sport

- ✦ **Active Track:** A free to access, macadam running / cycling circuit designed to be sympathetic to the local environment and support the recreational needs of local communities.
- ✦ Ideally lit by low level lighting / solar columns, ActiveTracks can be introduced to existing parks, open spaces and playing fields or integrated into the masterplanning of new housing developments.
- ✦ Sport England Case Study: ActiveTrack: [Sowerby Sports Village](#).

Recommendations

- ✦ Protect existing formal athletics provision in the Chelmsford administrative area and consider further increasing provision to meet demand, specifically ‘Active Track’, particularly from the Chelmsford Garden Communities.
- ✦ Sustain quality and look to make improvements via resurfacing, when necessary to ensure demand can continue to be met and the track at Chelmsford Sport & Athletics Centre remains TrackMark accredited.
- ✦ Explore options of enabling community use access for the facility at New Hall School.
- ✦ Support clubs, running groups, events and England Athletics initiatives such as Parkrun and pursue increased participation, where possible.

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- ◆ Ensure all clubs/groups continue to have home bases to operate from and pursue improved security of tenure where it is required.
- ◆ As part of the Chelmsford Garden Communities developments, support the development of providing some form of alternative athletics provision, in line with England Athletics new generation of track products.

Cycling

Cycling – supply and demand summary

- ◆ The protection of provision at Baddow Pump Track requires protection to ensure demand can continue to be met.

Cycling – supply summary

- ◆ In the Chelmsford administrative area, there is one purpose built outdoor cycling facility at Baddow Pump Track and is assessed as standard quality.

Cycling – demand summary

- ◆ There are six prominent cycling clubs based in the Chelmsford administrative area.
- ◆ Chelmer Cycling Club is the largest club, catering for 250 members.
- ◆ Despite a BMX track in the Chelmsford administrative area, none of the clubs access the dedicated provision nor do they have demand to.
- ◆ Chelmer Cycling Club is an accredited Go-Ride Cycling Club
- ◆ Whilst levels of future and latent demand are identified, the nature of cycling means that most of this will not require space at a dedicated facility or within a club.

Scenarios

No suitable scenarios have been identified, with the following recommendations instead considered necessary based on the supply and demand findings.

Recommendations

- ◆ Protect existing provision.
- ◆ Ensure continued access to sites and routes used for formal cycling.
- ◆ Ensure all clubs/groups have home bases to operate from and pursue improved security of tenure where it is required.
- ◆ Consider creation of a Cycling Network that can link up with school and park sites.
- ◆ Support British Cycling initiatives and ensure appropriate infrastructure is in place to accommodate such demand.

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PLAYING PITCH & OUTDOOR SPORTS STRATEGY

Outdoor water sports

Assessment Report summary

Outdoor water sports – supply and demand summary

- ▶ The Chelmsford administrative area is well provided for when it comes to outdoor water sport facilities given its location, enabling the Authority to cater for a range of activities, which it does so via the four clubs and centres identified.
- ▶ To ensure that demand can continue to be met, some clubs report issues with ancillary facility quality which should be overcome.

Outdoor water sports – supply summary

- ▶ The Rivers Chelmer, Can, Wid, and Crouch are the key features in the Chelmsford administrative area and provide a large area for a wide range of water sports.
- ▶ Activities offered in the Authority includes bell boating, canoeing, dragon boating, kayaking, motor boating, rowing, sailing and stand-up paddle boarding.
- ▶ Chelmsford Canoe Club is serviced by a standard quality clubhouse; however, its boathouse is in very poor condition due to being dated, with the Club reporting that it plans on obtaining permission to refurbish the storage space and expand the area. It is the process of acquiring grants and donations from numerous sources to enable this. In addition, it has plans to invest in its changing facilities to make them more appropriate, especially for its junior members.
- ▶ South Woodham Ferrers Yacht Club is serviced by a good quality clubhouse that includes changing facilities and a kitchen/bar area, whilst its storage areas are adequate albeit slightly dated. It reports no major issues.
- ▶ Up River Yacht Club reports it has a good quality clubhouse on site and caters for the site's needs. The clubhouse encompasses a wide range of facilities including changing rooms, toilets, social areas and a gym.
- ▶ All clubs/centres have security of tenure of their facilities, either through freehold or a long-term agreement.

Outdoor water sports – demand summary

- ▶ There are currently five water sport clubs in the Chelmsford administrative area, all of which use the Rivers (Essex Slalom, Chelmsford Canoe Club, South Woodham Ferrers Yacht Club, Woodham Ferrers Water Ski Club and Up River Yacht Club).
- ▶ Across the five clubs, there are 800 members reportedly attached. There is also a good mix of adult male, adult female and junior members, showing that outdoor water sports are accessible to and attract a broad spectrum of users.
- ▶ Chelmsford Canoe Club which states that it does not currently have the capacity to expand.
- ▶ The remaining clubs report no capacity issues and state that they are all looking to grow demand in the future.
- ▶ The location of Chelmsford along the Rivers Chelmer, Can and Wid, and the River Crouch in South Woodham Ferrers likely means that an element of imported demand is received at some clubs, particularly from neighbouring authorities such as Maldon and Rochford.
- ▶ Conversely, some exported demand is also likely due to the close proximity of other clubs and centres.

Scenarios

No suitable scenarios have been identified, with the following recommendations instead considered necessary based on the supply and demand findings.

Recommendations

- ▶ Ensure existing provision is retained and supporting facilities remain of sufficient quality.
- ▶ Support clubs to maximise demand and fully utilise the facilities offered.

Other grass pitch sports

Assessment Report summary

Other grass pitch sports – supply and demand summary

- Supply for the remaining sports is adequate to meet current – or there is no identifiable local demand.
- Where sports are not currently catered for, it is imperative that any localised demand is signposted to neighbouring authorities to ensure that it can be accommodated.

Other grass pitch sports - supply summary

- There is one dedicated baseball pitch at Melbourne Park.
- There are no American football, rugby league or lacrosse pitches in the Authority. Provision for these sports is made in neighbouring authorities.

Other grass pitch sports - demand summary

- Essex Redback Baseball Club fields one senior men's team. It plays in the British Baseball Federation league structure and runs youth camps during the summer holidays. Through desk research, the Club state it is keen to expand and field another team with junior and senior women players joining recently.
- Through consultation it was highlighted that an informal group is looking to bring an American football team into the Chelmsford administrative area. Several training venues have been identified in the Authority to cement the team's place; however, it is struggling to find a suitable venue to host home games.
- There is no rugby league or lacrosse taking place in the Authority. Some residents are likely to be being accommodated in neighbouring authorities where clubs are present.

Scenarios

No suitable scenarios have been identified, with the following recommendations instead considered necessary based on the supply and demand findings.

Recommendations

- Ensure continued access to existing sites and pitches to enable continued access for all relevant sports.
- Given the potential future demand for an American football team in the Chelmsford administrative area, the creation of a dedicated American football pitch should be considered a priority in order to provide a dedicated space for activity and to ensure that the potential demand can be met.
- Improve ancillary facilities at Melbourne Park.
- Any demand that does exist for rugby league should be directed to clubs in neighbouring authorities such as Colchester to ensure that it is catered for (e.g., Eastern Rhinos Rugby Club).
- Any demand that does exist for lacrosse should be directed to clubs in neighbouring authorities to ensure it is catered for (e.g., Buckhurst Hill Lacrosse Club).

PART 5: STRATEGIC RECOMMENDATIONS

The strategic recommendations for the Strategy have been developed via the combination of information gathered during consultation, site visits and analysis which culminated in the production of an assessment report, as well as key drivers identified for the Strategy. They reflect overarching and common areas to be addressed, which apply across playing pitch and outdoor sport facilities and may not be specific to just one sport.

OBJECTIVE 1

To **protect** the existing supply of outdoor sport provision and ancillary facilities where it is needed for meeting current and future needs.

Recommendations:

- a) Ensure, through the use of the PPOSS, that playing pitches and outdoor sport facilities are protected through the implementation of local planning policy.
- b) Secure tenure and access to sites for high quality, development minded clubs, through a range of solutions and partnership agreements.
- c) Maximise community use of education facilities where needed.

Recommendation (a) – Ensure, through the use of the PPOSS, that playing pitches and outdoor sport facilities are protected through the implementation of local planning policy.

The PPOSS shows that all existing playing field and outdoor sport sites cannot be deemed surplus to requirements because of shortfalls now and in the future. As such, all provision requires protection or replacement until all identified shortfalls have been overcome. This includes disused (including any which may not have been identified in this document) underused and poor quality sites as there is a requirement for such provision to help meet and alleviate the identified shortfalls.

When shortfalls are evident, provision can only be permanently lost when the current picture changes to the extent that the site in question is no longer needed as a result of no shortfalls existing, or unless appropriate mitigation is provided and agreed upon by all stakeholders, in line with national planning policy. NPPF paragraph 103 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- ✦ An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- ✦ The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- ✦ The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

The PPOSS should be used to help inform development management decisions that affect existing or new playing pitch provision and accompanying ancillary facilities. All applications are assessed by the Local Planning Authority on a case-by-case basis taking into account site specific factors. In addition, Sport England is a statutory consultee on planning applications that affect or prejudice the use of playing field used within the last five years.

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They will use the PPOSS to help assess the planning application against its Playing Fields Policy.

Policy Exception E1:

'A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport'.

Where the PPOSS cannot demonstrate that the site, or part of a site, is clearly surplus to requirements then replacement of the site, or part of a site, will be required to comply with the remaining Sport England policy exceptions.

Policy Exception E2

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity and quality of playing pitches or otherwise adversely affect their use'.

Policy Exception E3:

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- ◆ Reduce the size of any playing pitch;
- ◆ Result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- ◆ Reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain quality;
- ◆ Result in the loss of other sporting provision or ancillary facilities on the site;
- ◆ Prejudice the use of any remaining areas of playing field on the site'.

Policy Exception E4:

'The playing field or fields to be lost as a result of the proposed development would be replaced, prior to the commencement of development, by a new playing field site or sites:

- ◆ of equivalent or better quality and
- ◆ of equivalent or greater quantity;
- ◆ in a suitable location and;
- ◆ subject to equivalent or better management arrangements.

Policy Exception E5:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice of use, of the area of playing field'.

Disused sites should also be protected from development or replaced in accordance with Sport England's policy exceptions as they currently provide a solution to reducing identified shortfalls. Disused playing fields are included within this Action Plan together with a recommendation in relation to bringing the site back into use or to mitigate the loss on a replacement site to address the shortfalls identified.

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It may be appropriate to consider rationalisation of certain low value playing pitch sites (i.e. one or two pitch sites with no changing provision) to generate investment and focus resources towards creating bigger and better quality venues (hub sites). Such sites could then be re-purposed to meet other recreational needs or, if appropriate and agreed could be developed for other uses. It is vital, however, that there is no net loss of facilities and that replacement provision is in place and available for use prior to existing provision being lost.

Disused sites

Disused sites that have been unused for more than five years should also be protected from development or replaced in accordance with Sport England's policy exceptions as they currently provide a solution to reducing identified shortfalls. As such, any disused sites are included within the Action Plan together with a recommendation in relation to bringing the site back into use or to mitigate permanent loss to address the shortfalls identified. This is despite Sport England not being a statutory consultee on such applications.

The lawful use of a disused playing field is still that of a playing field until such time as it is developed for a non-pitch sport use or its use is formally changed through the planning system. There is no positive obligation, under planning law, for a playing field to be actively used as such. The below lists known disused playing pitch sites currently within the Authority:

- ◆ Chetwood Fields (CM3 5ZX) - last marked out circa 2018.
- ◆ Meadowbank Park (SS11 7QU)- last marked out circa 2021.
- ◆ Sandford Mill Lane (CM2 7RT) - last marked out circa 2016.

For information regarding what was supplied across the sites, please see the Action Plan within this document.

In addition to above, there are some existing playing field sites which may be able to or have previously accommodated more pitches than are presently marked. There may also be sites which are no longer prepared and used for formal sport but that still serve another function, such as a public open space or park. These sites should therefore not be considered disused as they continue to operate as part of the green infrastructure typology.

Recommendation (b) – Secure tenure and access to sites through a range of solutions and partnership agreements.

Much like some authorities nationally, there is reliance on the education sector to provide for an element of demand for playing pitch and outdoor sport facilities. However, where this is the case, particularly for the likes of hockey, it is imperative that future opportunities to secure tenure for clubs is explored and progressed where possible. The schools set out in Table 5.1 provide community use to clubs for match play purposes.

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Table 5.1: Known use of education sites

School	Club	Security of tenure	Sport
Beaulieu Park School	Brookshaw Stuart NC Conquerors NC Chelmsford Black Magic NC Chelmsford NC Chelmsford Junior NC Dolphins NC Forme NC	Unsecure	Netball
Bedford Playing Fields	Old Chelmsfordians CC Chelmer Vets Over 45's	Unsecure	Cricket Football
Chelmer Valley High School	Evolution Girls Evolution Youth Springfield	Unsecure	Football Football (3G)
Chelmsford County High School for Girls	Southend HC (imported)	Unsecure	Hockey
Moulsham High School	Galleywood Youth Chelmsford City	Unsecure	Football Football (3G)
Boswells School	Springfield Youth	Unsecure	Football
Kings Road Primary School	Allstar Youth	Unsecure	Football
St John Payne Catholic School	Beaulieu Park Ravens Legends Ravens Royals Uplands Rangers Youth	Secure	Football
William De Ferrers School	South Woodham Ferrers United Youth	Unsecure	Football
Writtle University College Sports Ground	Chelmsford Superkings CC Old Chelmsfordians Saxons Salmons United Chelmsford Churches Writtle University College	Secure	Cricket Football

In instances where clubs do not have formal tenure agreements in place, clubs could theoretically be asked to vacate at any time which would result in each requiring alternate provision to service existing levels of demand.

Not having fully formalised usage presents a risk for those clubs using these sites as community use could technically be terminated at any time. Securing community use at such as will help to create additional pitch capacity and could help to address deficiencies as demonstrated within the Football Scenarios.

Further partnership working with NGBs should be carried out to encourage schools to put in place CUA's including access to changing provision where required.

For unsecure sites, NGBs, Sport England and other appropriate bodies such as England Hockey, FF, Essex County FA can often help to negotiate and engage with providers where the local authority may not have direct influence. This is particularly the case at sites that have received funding from these bodies or are going to receive funding in the future as community access can be a condition of any agreement. It is increasingly important for the Council to work with voluntary sector organisations to enable them to take greater levels of ownership and support the wider development and maintenance of facilities.

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To facilitate this, where practical, the Council should support and enable clubs to generate sufficient funds, providing this is to the benefit of sport.

In the context of the which announced significant public spending cuts, it is increasingly important for the Council to work with voluntary sector organisations to enable them to take greater levels of ownership and support the wider development and maintenance of facilities. To facilitate this, where practical, the Council should support and enable clubs to generate sufficient funds, providing this is to the benefit of sport.

The Council (including parish and town councils) and private landlords (as relevant) should further explore opportunities where security of tenure could be granted via lease agreements (minimum 25 years as recommended by Sport England and NGBs) so that clubs are in a position to apply for external funding. This is particularly the case at poor quality sites, possibly with inadequate or no ancillary facilities, so that quality can be improved and sites developed.

Local sports clubs should continue to be supported by partners including the Council (where relevant) and NGBs to achieve sustainability across a range of areas including management, membership, funding, facilities, volunteers and partnership work. For example, club development should be support and clubs should be encouraged to develop evidence of business and sports development plans to generate income via their facilities.

All clubs could be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)¹⁰. They should also be encouraged to work with partners locally, such as volunteer support agencies or local businesses.

Each club interested in leasing a council site (including those from parish and town councils) should be required to meet service and/or strategic recommendations. An additional set of criteria should also be considered, which takes into account club quality, aligned to its long-term development objectives and sustainability, as seen in Table 5.2 below.

Table 5.2: Recommended criteria for lease of sport sites to clubs/organisations

Club	Site
<p>Clubs should have Clubmark/NGBs accreditation award.</p> <p>Clubs commit to meeting demonstrable local demand and show pro-active commitment to developing school-club links.</p> <p>Clubs are sustainable, both in a financial sense and via their internal management structures in relation to recruitment and retention policy for both players and volunteers.</p> <p>Ideally, clubs should have already identified any match funding required for initial capital investment identified.</p> <p>Clubs have processes in place to maintain sites to the existing or better standards.</p>	<p>Sites should be those identified as 'Local Sites' (recommendation d) for new clubs (i.e., not those with a City-wide significance) but that offer development potential.</p> <p>For established clubs which have proven success in terms of self-management 'Key Centres' are also appropriate.</p> <p>As a priority, sites should acquire capital investment to improve (which can be attributed to the presence of an accreditation award).</p> <p>Sites should be leased with the intention that investment can be sourced to contribute towards the improvement of the site.</p>

¹⁰ <http://www.cascinfo.co.uk/cascbenefits>

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Furthermore, the Council could establish a series of core outcomes to derive from clubs taking on a lease arrangement to ensure that the most appropriate clubs are assigned to sites. As an example, outcomes may include:

- ✦ Increasing participation, particularly in target areas such as women's and girls' activity.
- ✦ Supporting the development of coaches and volunteers.
- ✦ Commitment to quality standards.
- ✦ Improvements (where required) to facilities, or as a minimum retaining existing standards.

In addition, clubs should be made fully aware of the associated responsibilities/liabilities when considering leases of multi-use public playing fields. It is important in these instances that the sites remain available for other purposes and for other users.

For clubs with lease arrangements already in place, these should be reviewed when fewer than 25 years remain to improve security of tenure and aid the attraction of funding; clubs with fewer than 25 years remaining on a lease agreement are unlikely to be eligible for external funding.

Recommendation (c) - Maximise community use of education facilities where needed

To maximise community use of education facilities more coherent, structured relationship with schools is recommended. The ability to access good facilities within the local community is vital to any sports organisation, yet many clubs struggle to find good quality places to play and train. In the Chelmsford administrative area, pricing policies at facilities can be a barrier to access at some education sites but physical access, poor quality and resistance from providers to open up provision is also an issue, especially at academies and independent schools.

A large number of sporting facilities are located on education sites and making these available to sports clubs can offer significant benefits to both the schools and local clubs, as well helping to reduce identified shortfalls. It is, however, common for school provision not to be fully maximised for community use, even on established community use sites.

In some instances, facilities are unavailable for community use due to poor quality and therefore remedial works will be required before it can be established (e.g., some grass pitches at Beaulieu Park School). The low carrying capacity of these facilities sometimes leads to them being played to capacity or overplayed simply due to curricular and extra-curricular use, meaning they cannot accommodate any additional use by the community.

Whilst community sport should ultimately be sought at all educational sites, priority should be placed on firstly exploring community use options at larger venues offering several pitches (e.g., at New Hall School). Securing access to this site will significantly reduce shortfalls throughout the Urban Areas Analysis Area, in which the school is located within. However, it is also noted that smaller sites and particularly primary schools can also serve a significant purpose as they can be at the heart of local communities, particularly in more rural areas.

Although there are a growing number of academies over which the Council has little or no control, it is still important to understand the significance of such sites and attempt to work with the providers where there are opportunities for community use. In addition, relevant NGBs have a role to play in supporting the Council to deliver upon this recommendation and communicating with schools where necessary to address shortfalls in provision.

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Where new schools are provided in major new residential developments, such as the Chelmsford Garden Communities, they should be designed and scaled to facilitate community access, with opportunities for meeting the community's outdoor sports needs explored at the outset to maximise the potential for facility provision to be made within the developments, if appropriate. An example of this is ensuring the provision of adult and/or youth 11v11 grass football pitches, 11v11 size 3G pitches or multi-use provision such as sports lit courts that can accommodate both tennis and netball activity given current shortfalls and their suitability for the playing format of students.

As detailed earlier, NGBs, Sport England, Active Essex and other funding bodies can often help to negotiate and engage with providers where the local authority may have limited direct influence. This is particularly the case at sites that have received funding from the relevant organisations or are going to receive investment in the future as community access can be a condition of the funding agreement.

OBJECTIVE 2

To enhance outdoor sport provision and ancillary facilities through improving quality and management of sites

Recommendations:

- d) Improve quality
- e) Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites.
- f) Work in partnership with stakeholders to secure funding.
- g) Secure developer contributions.

Recommendation (d) – Improve quality

There are several ways in which it is possible to increase pitch quality and these are explored below.

Pitch Advisory Service (PAS)

With quality of grass pitches becoming one of the biggest influences on participation, the Pitch Advisory Service (PAS, formerly the Grounds and Natural Turf Improvement Programme) was launched in 2014 and is funded by the GMA and its partners; the Football Foundation, Sport England, FA, ECB, RFU and RFL.

Its aim is to raise the standards of sports surfaces as well as the understanding of sports turf management practices among grassroots clubs across England and Wales. The PAS provides an enhanced network of support and expertise available to those maintaining natural turf pitches, particularly at a local level.

The service can be utilised by grassroots clubs, organisations and local authorities with the simple aim of improving the quality of grass pitches. The key principles behind the service are to provide members of the programme with advice/practical solutions via a report which will also identify the key enhanced maintenance works required along with machinery requirements.

Pitch providers are encouraged to complete a self-assessment of pitches using the Football Foundation PitchPower app. In August 2022, PitchPower was re-launched, with enhanced capability to support use beyond football pitches and is now accessible for the assessment of natural turf pitches for cricket, rugby league and rugby union.

In relation to cricket specifically, maintaining high pitch quality is the most important aspect of the sport. If the wicket is poor, it can affect the quality of the game and, in some instances, become dangerous. The ECB recommends full technical assessments of wickets and pitches available through a Performance Quality Standard (PQS) assessment. The Performance Quality Standard Assessment assesses a cricket square to ascertain whether it meets the standards that are benchmarked by the Ground Management Association.

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Football Foundation PitchPower Assessment

The Premier League, The FA and the 1 are increasing efforts to improve the quality of grass pitches in England with the launch of the PitchPower app. Launched in 2020 alongside the Football Foundation Pitch Preparation Fund, The app is a new digital self-assessment tool to allow reports and recommendations to be made more quickly and easily once submitted for review by GMA regional pitch advisors.

The tool across mobile app and desktop is open to access by all providers, for example clubs, schools and local authorities. Following a PitchPower Assessment Report, organisations can work towards the recommended dedicated maintenance regime identified to improve the quality of their pitches.

In addition to non-technical assessments, clubs and education sites across the Chelmsford administrative area continue to undertake PitchPower assessments as a means of improving the quality of provision. Consequently, it should be recommended through the PPOSS process for the local authority to support delivering any improvement to new sites that undertake PitchPower assessments.

Football Foundation Grass Pitch Maintenance Fund (GPMF)

Eligible clubs and organisations can also utilise the report as an evidence base to acquire potential funding streams, for example, to obtain the required maintenance equipment. If a PitchPower assessment categorises pitches as 'poor' or 'basic' they are then eligible to apply for funding through the Football Foundation through the Grass Pitch Maintenance Fund¹¹, a fund offering six-year tapered grants to help clubs enhance or sustain the quality of their grass pitches. The fund is a key part of the Football Foundation's Grass Pitch Improvement Programme - an ambition to deliver 20,000 good quality grass pitches by 2030. Clubs with good or standard quality pitches can also apply for a lower level of funding to improve and sustain quality.

All applicants must have the required security of tenure and have received a PitchPower Pitch Assessment Report, with the fund currently open to football clubs, leagues, town and parish councils, education sites and charities. Local authorities are not currently eligible applicants, however, clubs, leagues and charitable organisations using local authority sites can apply provided they have permission from the landowner. Applicants are not required to have security of tenure to secure GPMF.

The Local Authority is not presently eligible to access the GPMF as an applicant, however, can undertake technical assessment of pitches using the PitchPower app. Opportunities to access the fund to support presently Council managed sites include establishment of a service level agreement with a resident club for maintenance responsibilities, or transfer of long-term management to the club/organisation through leasehold or CAT, both enabling the club/organisation to apply to the fund.

Furthermore, the Football Foundation also launched a new Groundskeeping Community online platform in 2019 which provides a resource of expert advice for grounds staff, enabling them to connect with peers, discover new tips and tricks and share advice on best industry practice. Users can seek guidance from the GMA regional pitch advisors, who are available to answer questions and update members on changes to industry standards.

¹¹ <https://footballfoundation.org.uk/grant/grass-pitch-maintenance-fund>

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Addressing overplay

In order to improve the overall quality of the outdoor facility stock; it is necessary to ensure that provision is not overplayed beyond recommended carrying capacity. This is determined by assessing quality (via a non-technical site assessment) and allocating a match limit to each (daily for hockey, weekly for football and rugby union and seasonal for cricket).

The FA, RFU, RFL, ECB and EH all recommend a number of matches that pitches should take based on quality, as seen in Table 5.3 below. For other grass pitch sports, no guidelines are set by the NGBs although it can be assumed that a similar trend should be followed.

Table 5.3: Capacity of pitches

Sport	Pitch type	No. of matches (Good quality)	No. of matches (Standard quality)	No. of matches (Poor quality)
Football	Adult pitches	3 per week	2 per week	1 per week
Football	Youth pitches	4 per week	2 per week	1 per week
Football	Mini pitches	6 per week	4 per week	2 per week
Rugby union	Natural Inadequate (D0)	2 per week	1.5 per week	0.5 per week
Rugby union	Natural Adequate (D1)	3 per week	2 per week	1.5 per week
Rugby union	Pipe Drained (D2)	3.25 per week	2.5 per week	1.75 per week
Rugby union	Pipe and Slit Drained (D3)	3.5 per week	3 per week	2 per week
Cricket	1 grass wicket 1 synthetic wicket	5 per season 60 per season	4 per season	0 per season
Hockey	Full size AGP	4 per day	4 per day	4 per day

With pressures on budgets, any wide-ranging direct investment into quality is unlikely and other options for improvements should be considered. This could be via clubs leasing/managing sites as highlighted in Objective 1, with clubs taking on maintenance, whilst other options may include the use of equipment banks and the pooling of resources for maintenance.

It is imperative to engage with clubs to ensure that sites are not played beyond their capacity. Where overplay is identified, play should be encouraged, to transfer to alternative venues that are not operating at capacity. Alternatively quality, should be improved to increase capacity to appropriate levels. Where play is transferred, this may include transferring play to 3G pitches or to sites not currently available for community use but which may be in the future.

For non-pitch sports, capacity is not linked to the number of matches taking place but rather the number of members (and other users) attracted to a site. For example, for tennis, a hard court is said to have capacity for 60 members if it is serviced by sports lighting, whereas a non-lit has court has capacity for 40 members (this varies for grass courts). For bowls, a green is considered at capacity if it has over 80 members, whilst a membership of under 20 could be unsustainable.

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For cricket, an increase in the usage of NTPs (or hybrid wickets when suitable) is key to alleviating overplay as this allows for the transfer of junior demand from grass wickets. It also does not require any additional playing pitch space as NTPs can be installed adjacent to existing squares.

For rugby union, overplay can be reduced but not resolved through improvements to pitch maintenance or via capital drainage solutions and additional sports lighting. Two of the rugby clubs in the Chelmsford administrative area (Billericay RUFC and Chelmsford RUFC) have a need for options outside of enhancing existing provision.

Specifically for tennis, the LTA has secured a £22 million investment fund to be put into public tennis courts across Britain, together with an £8.5 million investment from the LTA. This will see thousands of public park tennis courts that are in poor or unplayable condition improved for the benefit of the local communities.

For the improvement/replacement of 3G and hockey provision, this is most commonly linked to age, with any surfaces older than 10 years generally requiring replacement. Where pitches are provided, sinking funds should be put into place to ensure that refurbishment can take place when it is required. This is a requirement of Football Foundation funded pitches, as per its terms and conditions.

As mentioned earlier, there are also sites that are poor quality that are not overplayed. These should not be overlooked as often poor-quality sites have less demand than others but demand could increase if the quality were improved. It does, however, work both ways as potential improvements may make sites more attractive and therefore more popular, which in the long run can lead again to them becoming poor quality pitches if not properly maintained.

Improving changing provision

There is a need to address changing provision at some sites in the Chelmsford administrative area, these are generally centred at either club or council managed sites.

Sites which predominantly accommodate adult and/or older junior age group sports should be prioritised for improvements, whilst there is a trend for younger junior age groups (particularly for football) not to require use of changing provision, with suitable male and female toilet provision for players and spectators considered to be of greater importance.

The following sites are identified locally as ones where improvements are needed:

- ◀ Beaulieu Park.
- ◀ Boreham Recreation Ground.
- ◀ Clarks Field.
- ◀ Great Baddow Recreation Ground.
- ◀ Lodge Road Playing Field.
- ◀ Margaretting Village Playing Field.
- ◀ Melbourne Park.
- ◀ Roxwell Recreation Ground.
- ◀ Writtle Sports & Social Club.
- ◀ Writtle University College Sports Ground.

Further to the above, Priory Fields does not provide any supporting ancillary provision.

It is worthy of note that providing dedicated facilities for one team clubs, unless competing at a high competitive level is not typically a worthwhile investment.

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In addition, without appropriate, fit for purpose ancillary facilities, good quality provision may be underutilised, especially by adults and female users who have more of a requirement. Changing facilities form the most essential part of this offer (although other provision can be key for income generation) and therefore key sites should be given priority for improvement. For the majority of sports, no senior league matches can take place without appropriate changing facilities and the same also applies to women's and girls' demand.

Recommendation (e) – Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites

To allow for facility developments to be programmed on a phased basis the Local Authority should adopt a tiered approach to the management and improvement of outdoor sport sites and associated facilities. Please refer to Part 6: Action Plan for the proposed hierarchy.

Recommendation (f) – Work in partnership with stakeholders to secure funding

Partners, in collaboration with the Council, should ensure that appropriate funding is secured for improved sports provision and directed to areas of need. This should be underpinned by a robust strategy for improvement in outdoor sport provision and accompanying ancillary facilities, with the PPOSS able to be used as an evidence base for attracting investment.

Furthermore, to address community need, target priority areas and reduce provision duplication, a coordinated approach to strategic investment is required. In delivering this recommendation, the Council should maintain a regular dialogue with local partners through the PPOSS Steering Group as well as with neighbouring local authorities. Cross-boundary developments can accommodate demand from within the Chelmsford administrative area (and vice versa) and lessen requirements within the Authority.

To attract investment, the Council should stay informed in relation to relevant and appropriate funding pots, both in regard to what it can directly attract as well as to what clubs could attract independently (with the Council able to assist with this process). This can also be helped through the PPOSS Steering Group signposting partners to what could be available.

Although some investment in new provision will not be made by the Council directly, it is important that the Steering Group seeks to direct and lead a strategic and co-ordinated approach to facility development. This includes delivery from education sites, NGBs, sports clubs and the commercial sector and can be informed via the Stage E process, with the Steering Group to continue to meet following adoption of this study (see Part 8 for further details).

One of sport's key contributions is its positive impact on public health. It is therefore important to lever in investment from other sectors such as, for example, health and wellbeing. Sport and physical activity can have a profound effect on peoples' lives, and plays a crucial role in improving community cohesion, educational attainment and self-confidence.

Recommendation (g) – Secure developer contributions

It is important that this strategy informs policies and supplementary planning documents by setting out the approach to securing sport and recreational facilities through new housing development contributions. For housing developments (including Chelmsford Garden Communities) and developer contributions, see Part 7: Housing Growth Scenarios for further information, which uses the increase in population derived from housing growth and gives the associated costs of supplying the increased pitch provision.

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For playing pitches, it is recommended the Council continue to use Sport England's Playing Pitch Calculator as a tool for helping to determine the additional demand for pitches and to estimate the likely developer contribution required linking to sites within the locality. This should form part of the Local Authority working with Sport England to develop a process and guidance for obtaining developer contributions.

The calculator uses the current number of teams by sports pitch type contained within the Assessment Report and calculates the percentage within each age group that play that sport. That percentage is then applied to the population growth. The additional teams likely to be generated are then converted into match equivalent sessions and associated pitch requirements in the peak period, with the associated costs (both for providing the pitch/facility and for its life cycle) then given. The calculator splits the requirement into peak time demand for natural turf pitches, training demand for artificial grass pitches, and the number of new changing rooms required.

For tennis, Sport England has been working with the LTA to add outdoor tennis courts to its Sports Facilities Calculator (SFC). The SFC helps quantify additional demand for community sports facilities generated by new growth populations, development, and regeneration areas. It is used to estimate facility needs for whole area populations but should not be applied for strategic gap analysis as it has no spatial dimension and does not take account of:

- ✦ Facility location compared to demand.
- ✦ Capacity and availability of facilities – opening hours.
- ✦ Cross boundary movement of demand.
- ✦ Travel networks and topography.
- ✦ Attractiveness of facilities.

The PPOSS should be used to help determine the likely impact of a new development on demand and the capacity of existing sites in the area, and whether there is a need for improvements to increase capacity of existing provision or if new provision is required.

Where a development is located within access of existing high-quality provision, this does not necessarily mean that there is no need for further provision or improvement to existing provision, as additional demand arising from the development is likely to result in increased usage (which can result in overplay or quality deterioration).

Where it is determined that new provision is required to accompany a development, priority should be placed on providing facilities that contribute towards alleviating existing shortfalls within the locality. To determine what supply of provision is provided, it is imperative that the PPOSS findings are taken into consideration and that for particularly large developments consultation takes place with the relevant NGBs and Sport England. This is due to the importance of ensuring that the stock of facilities provided is correct to avoid provision becoming unsustainable and unused. The preference is for multi-pitch and potentially multi-sport sites to be developed, supported by a clubhouse and adequate parking facilities which consider the potential for future AGP development. This is because single-pitch facilities are more likely to become under-used (or unused), unviable and unsustainable.

The preference from the Council, Sport England and the NGBs is generally for multi-pitch (or multi-facility) and potentially multi-sport sites to be developed, supported by a clubhouse and adequate parking facilities which consider the potential for further development in the future. This is because single pitches/facilities are more likely to become under-used (or unused), unviable and unsustainable, although it should be noted that there are certain circumstances in which they can be acceptable. An example of this is in rural areas whereby insufficient demand could exist to support a larger development.

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Where new provision is agreed as not appropriate but where contributions to existing sites are instead to be sought, the PPOSS Action Plan should be used to identify suitable sites within the locality that should receive the funding. This may involve directing investment into provision most likely to receive demand from the housing development, or into provision that is most in need (e.g., due to quality issues).

It is recognised that consultation cannot take place with NGBs for every development due to resource restrictions. Instead, it is recommended that such discussions take place within PPOSS Steering Group meetings (see Part 8 for further information). Instead, it is recommended that such discussions take place within PPOSS Steering Group meetings, which should take place regularly following adoption of the study as part of the ongoing monitoring and evaluation process. It is recommended that these take place every 6-12 months and inform the annual review/update (see Part 8 for further information).

The guidance should form the basis for negotiation with developers to secure contributions to include provision and/or enhancement of appropriate provision and subsequent maintenance. S106 contributions could also be used to improve the condition and of the pitches in order to increase pitch capacity to accommodate more matches.

Sport England recommends that a number of objectives should be implemented to enable the above to be delivered:

- ◀ Planning consent should include appropriate conditions and/or be subject to specific planning obligations. Where developer contributions are applicable, a S106 agreement or equivalent must be completed that should specify, when applied, the amount that will be linked to Sport England's Building Cost Information Service from the date of the permission and timing of the contribution/s to be made.
- ◀ Contributions should also be secured towards the first ten years of maintenance on new pitches (lifecycle costs), the cost of which is indicated by the Sport England Playing Pitch Calculator. NGBs and Sport England can provide further and up-to-date information on the associated costs.
- ◀ External funding should be sought/secured to achieve maximum benefit from the investment into appropriate facility enhancement, alongside other open space provision, and its subsequent maintenance.
- ◀ Where new provision is provided, appropriate changing rooms and associated car parking should be located on site.
- ◀ All new or improved outdoor sports facilities on school sites should be subject to community use agreements.

For further information, please see Part 7: Housing Growth Scenarios of this report.

OBJECTIVE 3

To provide new outdoor sport provision and ancillary facilities where there is current or future demand to do so

Recommendations:

- h) Rectify quantitative shortfalls through the current facility stock.
- i) Identify opportunities to increase to the overall stock to accommodate both current and future demand.

Recommendation (h) - Rectify quantitative shortfalls through the current stock

The Council and its partners should work to rectify identified inadequacies and meet identified shortfalls as outlined in the preceding Assessment Report and the sport-by-sport specific recommendations (Part 4) as well as the following Action Plan (Part 6).

It is important that the current levels of provision are protected, maintained and enhanced to secure provision both for now and in the future. Maximising use of existing provision through a combination of the following will help to reduce shortfalls and accommodate future demand:

- ✦ Improving quality in order to improve the capacity to accommodate more demand.
- ✦ Transferring demand from overplayed sites to sites with spare capacity.
- ✦ The re-designation of facilities e.g. converting an unused pitch (or pitch type) for one sport to instead cater for another sport (or another pitch type).
- ✦ Securing community use at school sites including those currently unavailable.
- ✦ Working with commercial and private providers to increase usage.
- ✦ Exploring lease/management arrangements with appropriate clubs/organisations.
- ✦ Establishing additional sports lighting.
- ✦ Installing artificial surfaces (e.g., 3G pitches and cricket NTPs).

Unmet demand, changes in sport participation and trends, and proposed housing growth should be recognised and factored into future facility planning. Assuming an increase in participation and housing growth occurs, it will impact on the future need for certain types of sports facilities. Sports development work also approximates unmet demand which cannot currently be quantified (i.e. it is not being suppressed by a lack of facilities) but is likely to occur.

Furthermore, retaining some spare capacity allows some pitches to be rested to protect overall pitch quality in the long-term. Therefore, whilst in some instances it may be appropriate to redesignate a senior pitch where there is low demand identified a holistic approach should be taken to re-designation for the reasons cited. The site-by-site action planning will seek to provide further clarification on where re-designation is suitable.

The PPOSS identifies priority sites that should be focused upon, including those that are presently overplayed and/or poor quality as well as unused and unsecure sites that are particularly large. It also advises how issues can be overcome, typically through pitch quality improvements to increase the carrying capacity of pitches, securing community use agreements for sites that do not provide security of tenure to ensure spare capacity can be fully utilised, and gaining access to unavailable sites to increase the pitch stock available to the community.

Recommendation (i) - Identify opportunities to add to the overall stock to accommodate both current and future demand

The Steering Group should use and regularly update the Action Plan within this Strategy. The Action Plan lists recommendations for each site, focused upon qualitative improvements. However, as evidenced in Part 4, although there is value in improving quality, installing additional sports lighting, improving ancillary facilities, and enabling access to existing unused provision, capacity improvements may not offer significant capacity gains in the peak period to meet all shortfalls expressed, particularly for football and cricket.

A strategic solution for football and cricket is considered to be necessary involving new pitches and a co-ordinated approach should be taken to both football and cricket given that these sports can share sites in order to address the scales of shortfalls.

However, for rugby union Table 4.20 shows that given the amount of demand at Coronation Park (Chelmsford RUFC) and Willowbrook Sports & Social Club (Billericay RUFC), if maximum level quality improvements were to take place, shortfalls at the site would still be present. In this instance, other methods of addressing overplay should be explored such as the installation of additional provision, increased sports lighting or the creation of WR 3G pitches to move training demand away from the grass pitches.

Notwithstanding the above, large scale housing developments such as the Chelmsford Garden Communities and the establishment of new schools may also necessitate the need for new provision. For housing developments (including Chelmsford Garden Communities) see Part 7: Housing Growth Scenarios for further information, which uses the increase in population derived from housing growth and gives the associated costs of supplying the increased pitch provision. Where new schools are developed, there is an opportunity to combine the building of the school to the development of a new multi-sport site that will be of a benefit to the school as well as the wider community, subject to any design issues and providing that long-term security of tenure can be provided.

Linked to the above, consideration should be given to seeking strategic scale developments to provide additional land for playing fields (as extensions to playing fields required for meeting the needs of the housing developments) to meet existing needs which would be funded by CIL/S106.

For housing developments, as outlined in Recommendation (g), Sport England's Playing Pitch Calculator can be used as a guide to inform requirements. See Part 7: Housing Growth Scenarios for further information, which uses the increase in population derived from housing growth and gives the associated costs of supplying the increased pitch provision.

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PART 6: ACTION PLAN

The site-by-site action plan seeks to address key issues identified in the preceding Assessment Report. It provides recommendations based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement. It is separated by analysis area and includes information pertaining to the sub sections below.

Site hierarchy

The Council should make it a high priority to work with NGBs and other partners to comprise a priority list of actions based on local priorities, NGB priorities and available funding. As stated in Recommendation (e) to allow for facility developments to be programmed within a phased approach, the Council should adopt a tiered approach to the management and improvement of playing pitch sites and associated facilities. This is done via classifying sites as hub sites, key centres or local sites, as set out in Table 6.1 below.

The identification of sites is based on their strategic importance in a regional context i.e., they accommodate the majority of demand, or the recommended action has the greatest impact on addressing shortfalls identified either on a sport-by-sport basis or across the Local Authority area as a whole.

Table 6.1: Proposed tiered site criteria

Criteria	Hub sites	Key centres	Local sites
Site location	Strategically located in the Authority. Priority sites for NGBs.	Strategically located within the analysis area.	Serves the local community.
Site layout	Accommodates three or more grass pitches, generally including provision of an AGP (or with the potential).	Accommodates two or more grass pitches.	Accommodates one or two pitches.
Type of sport	Multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.	Generally single sport provision but may cater for two.
Management	Management control allows for wide community use, i.e., through the local authority, a leisure operator or a school with a community use agreement.	Management control generally allows for wide community use but may include sites that are owned or leased by clubs/other organisations.	Management control can be via the local authority, schools, clubs and other providers such as town or parish councils
Maintenance regime	Maintenance regime aligns or could align with NGB guidelines.	Maintenance regime aligns or could align with NGB guidelines.	Standard maintenance regime or an in-house maintenance contract.
Ancillary facilities	Good quality ancillary facilities on site (or potential), with sufficient changing rooms and car parking to serve the number of pitches; may include wider social/function facilities.	Good quality ancillary facility on site (or potential), with sufficient changing rooms and car parking to serve the number of pitches.	Limited or no changing room access on site.

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Hub sites are of an Authority wide importance where users are willing to travel to access the range and high quality of facilities offered and are likely to be multi-sport. These have been identified on the basis of the impact that the site will have on addressing the issues identified in the assessment.

Key centres are more community focused, although some are still likely to service a wider analysis area (or slightly wider); however, there may be more of a focus on a specific sport i.e., a dedicated site.

It is considered that some financial investment may be necessary to improve the facilities at both hub sites and key sites. This could be to improve the provision, create additional provision (e.g., a 3G pitch) or to enhance the ancillary facilities in terms of access, flexibility (i.e., single-sex changing if necessary) and quality as well as ensuring that they meet the rules and regulations of local competitions.

Local sites refer to those sites offering minimal provision or that are of minimal value to the wider community. Primarily they are sites with one pitch/facility or a low number of pitches/facilities that service just one or two sports (e.g., bowling green sites).

For local sites, consideration should be given, on a site-by-site basis, to the feasibility of a club taking on a long-term lease (if not already present), in order that external funding can be sought. Such sites will require some level of investment, either to the outdoor sport facilities or ancillary facilities and it is anticipated that one of the conditions of offering a hire/lease is that the Club would be in a position to source external funding to improve/extend the provision.

Other sites considered in this tier may be primary school sites or secondary school sites that are not widely used by the community or that do not offer community availability.

Partners

The column indicating partners in the Action Plans below refers to the main organisations that the Local Authority (or the relevant provider) would look to work with to support delivery of the actions.

Given the extent of potential actions, it is reasonable to assume that partners will not necessarily be able to support all the actions identified but where the action is a priority and resource is available the partner will endeavour to assist.

As all sites sit within the local authority area, the Local Authority is considered to be a partner for each identified action (as the column indicates partners for the Local Authority) and is therefore not included. However, it is acknowledged that it will take on more of a leading role for some specific sites and some specific actions (e.g., at council venues).

Priority

Although hub sites are mostly likely to have a **high** level actions, as they have wide importance, high priority sites have been identified on the basis of the impact that the site will have on addressing the key issues identified in the assessment. Therefore, some key centres and local sites are also identified as having a high priority level. It is these projects/sites which should generally, if possible, be addressed within the short term (1-2 years).

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The majority of key centres have **medium** priority actions. These have analysis area importance and are identified on the basis of the impact that they will have on addressing the issues identified in the assessment, although not to the same extent as high priority actions.

The **low** priority actions tend to be for single pitch or single sport sites and often club or education sites with local specific importance but that may also contribute to addressing the issues identified in the assessment for specific users. Whilst low priority, there may be opportunities to action some of the recommendations made against such sites relatively quickly e.g., through S106 funding.

Costs

The strategic actions have also been ranked as low, medium, or high based on cost. The brackets are:

- ◀ (L) - Low - less than £150k
- ◀ (M) - Medium - £150k-£750k
- ◀ (H) - High £750k and above

These are based on Sport England's estimated facility costs which can be found at: [Facility cost guidance | Sport England](#)

Timescales

The Action Plan has been created to be delivered over a ten-year period and the information within the Assessment Report, Strategy and Action Plan will require updating as developments occur. The indicative timescales relate to delivery times and are not priority based:

- ◀ (S) -Short (1-2 years)
- ◀ (M) - Medium (3-5 years)
- ◀ (L) - Long (6+ years)

Aim

Each action seeks to meet at least one of the three Sport England aims of the Strategy; **Enhance, Provide, Protect.**

The site-by-site action plan seeks to address key issues identified in the preceding Assessment Report. It provides recommendations based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement. It is separated by analysis area and includes information pertaining to the sub sections below.

Please note the Action Plan recommends a number of priority projects relating to sports provision which should be realised over the Local Plan period. As such, many of the objectives and actions within this document need to be delivered and implemented by a wide range of bodies such as NGBs, sports organisations and education establishments. In many instances, Chelmsford City Council will not be the organisation which delivers these actions or recommendations as the PPOSS is not solely just for the Local Authority to act upon. It applies to/for all the stakeholders and partners involved.

CHELMSFORD CITY COUNCIL

PLAYING PITCH & OUTDOOR SPORTS STRATEGY

CITY CENTRE ANALYSIS AREA

Summary pitch sports (City Centre Analysis Area)

Analysis area	Pitch type	Current capacity total in MES per week ^[1]	Future capacity total in MES per week (2041) ^[2]
Football – grass pitches	-	-	-
City Centre	Adult	Shortfall of 7.5	Shortfall of 10.5
City Centre	Youth 11v11	Played to capacity	Shortfall of 2
City Centre	Youth 9v9	Shortfall of 2.5	Shortfall of 3
City Centre	Mini 7v7	Played to capacity	Shortfall of 1
City Centre	Mini 5v5	Played to capacity	Shortfall of 0.5
TOTAL	Adult	Shortfall of 13	Shortfall of 24
TOTAL	Youth 11v11	Shortfall of 18	Shortfall of 25
TOTAL	Youth 9v9	Shortfall of 6.5	Shortfall of 9
TOTAL	Mini 7v7	Played to capacity	Shortfall of 3.5
TOTAL	Mini 5v5	Played to capacity	Shortfall of 3.5
Football – 3G pitches	-	-	-
City Centre	11v11, floodlit	Shortfall of 1 pitch	-
TOTAL	11v11, floodlit	Shortfall of 8 pitches	Shortfall of 9.5 pitches
Rugby union	-	-	-
City Centre	Senior	Shortfall of 5.25	-
TOTAL	Senior	Shortfall of 8.75	Shortfall of 10.75
Hockey	-	-	-
TOTAL	Full size, floodlit	Played to capacity	Played to capacity
Cricket pitches	-	-	-
City Centre	-	-	-
City Centre	Saturday	Shortfall of 5	-
City Centre	Sunday	Shortfall of 5	-
City Centre	Midweek	Actual spare capacity of 3	-
TOTAL	Saturday	Shortfall of 159	Shortfall of 303
TOTAL	Sunday	Shortfall of 87	Shortfall of 99
TOTAL	Midweek	Played to capacity	Shortfall of 42

Area recommendations

Sport	Headline findings
Football	<ul style="list-style-type: none"> Protect provision. Improve pitch quality to reduce/alleviate overplay at sites (e.g. at Springfield Hall Park). Improve ancillary facilities where required and at key sites for the growth of female and adult participation (e.g. at Melbourne Park). Seek to provide security of tenure for clubs, enabling actual spare capacity.

^[1] MES – match equivalent sessions per week (per season for cricket)

^[2] Future demand (2041) is determined via Local Plan forecasts and club aspirations identified in PPOSS Assessment Report (2024).

CHELMSFORD CITY COUNCIL PLAYING PITCH & OUTDOOR SPORTS STRATEGY

Sport	Headline findings
3G pitches	<ul style="list-style-type: none"> Protect provision. Ensure sinking funds are in place for long-term sustainability and pitch resurfacing when required (e.g. at Melbourne Park and Moulsham High School). Explore creation of 3G pitches that are both football and rugby compliant when alleviating shortfalls (e.g. Chelmsford RUFC).
Rugby union	<ul style="list-style-type: none"> Protect provision.
Hockey	<ul style="list-style-type: none"> Protect provision. Encourage football users to transfer to 3G pitch provision as and when new 3G pitches are provided to free up capacity for hockey (e.g. at Chelmer Park) Resurface pitch at Chelmsford County High School for Girls to improve quality and ensure sinking fund is in place for long-term sustainability.
Cricket	<ul style="list-style-type: none"> Protect provision. Sustain quality of squares through dedicated maintenance regimes. Reduce overplay at Coronation Park. Improve changing facilities where required.
Netball	<ul style="list-style-type: none"> Protect provision. Improve changing facilities where required.
Tennis	<ul style="list-style-type: none"> Protect provision. Seek to improve park courts such as Admirals Park.
Bowls	<ul style="list-style-type: none"> Protect provision and sustain quality to adequately meet demand.
Golf	<ul style="list-style-type: none"> Protect provision.
Athletics	<ul style="list-style-type: none"> Protect provision.
Cycling	<ul style="list-style-type: none"> N/A
Outdoor water sports	<ul style="list-style-type: none"> N/A
Other grass pitch sports	<ul style="list-style-type: none"> Protect provision.

CHELMSFORD CITY COUNCIL

PLAYING PITCH & OUTDOOR SPORT STRATEGY

CITY CENTRE ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
1	Admirals Park	CM1 2PD	Football	Local Authority	One good quality youth 9v9 and one poor quality mini 7v7 pitch. Actual spare capacity exists on the adult pitch.	Improve pitch quality and utilise capacity via the transfer of demand form overplayed sites or through future demand.	FA FF	Local	M	S	L	Protect Provide
1	Admirals Park	CM1 2PD	Cricket	Local Authority	One standard quality grass wicket square, accessed by Old Chelmsfordians CC and Springfield CC. It has eight match equivalent sessions of spare capacity. Accompanied by standard quality ancillary facilities.	Improve pitch quality and utilise capacity via the transfer of demand form overplayed sites or through future demand. Improve quality of ancillary facilities.	ECB Essex Cricket	Local	M	S	L	Protect Provide
2	Andrews Park (Chelmsford)	CM1 4BX	Tennis	Council	Two poor quality macadam courts, which are available for community use, but not sports lit.	Improve court quality to better accommodate demand and explore providing sports lighting to better accommodate recreational demand and to increase capacity.	LTA	Local	M	S	M	Protect Enhance
13	Boswells School	CM1 6LY	Football	Education	Three youth 11v11 and one youth 9v9 pitches and are assessed as standard quality. Spare capacity discounted due to unsecure tenure.	Seek to establish a community use agreement for club users to provide security of tenure.	Education FA FF	Local	L	S	L	Protect Provide
13	Boswells School	CM1 6LY	3G	Education	Potential option to install a 11v11 3G pitch on site.	Explore feasibility of 3G pitch installation given local shortfalls.	Education FA FF	Local	M	M	H	Protect Provide Enhance
13	Boswells School	CM1 6LY	Rugby union	Education	One standard quality senior pitch, which is available for community but not serviced by sports lighting. Actual spare capacity discounted due to unsecure tenure.	Retain as community available should club demand exist in the future.	Education RFU	Local	L	L	L	Protect Provide
13	Boswells School	CM1 6LY	Cricket	Education	One standalone NTP, which is available for community use but unused.	Sustain for curricular use.	Education ECB Essex Cricket	Key centre	L	L	L	Protect
13	Boswells School	CM1 6LY	Netball	Education	Six standard quality macadam courts, which are available for community use and serviced by sports lighting.	Improve quality to better accommodate demand.	Education EN	Local	L	L	L	Protect Provide
13	Boswells School	CM1 6LY	Tennis	Education	Eight standard quality macadam court, which are available for community use and sports lit.	Improve quality to better accommodate demand.	Education LTA	Local	L	L	L	Protect Provide
22	Chelmsford BC	CM1 2PP	Bowls	Sports Club	One good quality bowling green, accessed by Chelmsford BC.	Sustain green quality.	Club Bowls England	Local	L	L	L	Protect
23	Chelmsford County High School for Girls	CM1 1RW	Netball	Education	Four good quality macadam courts, which are available for community use and serviced by sports lighting.	Sustain quality for continued curricular usage.	Education EN	Key centre	M	L	L	Protect Provide

CHELMSFORD CITY COUNCIL
PLAYING PITCH & OUTDOOR SPORT STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
23	Chelmsford County High School for Girls	CM1 1RW	Hockey	Education	One sand-dressed poor quality pitch, which is available for community use and serviced by sports lighting. Used by Southend HC (imported demand).	Resurface pitch for hockey usage and ensure a sinking fund is place for long-term sustainability. Ensure community use agreement is secured for club users to continue to provide security of tenure.	Education EH	Key centre	M	L	H	Protect Provide
23	Chelmsford County High School for Girls	CM1 1RW	Tennis	Education	Five good quality macadam courts, which are available for community and sports lit.	Sustain quality for continued curricular usage.	Education EN	Key centre	M	L	L	Protect Provide
26	Chelmsford Sports & Athletics Centre	CM1 2EH	Football	Local Authority	One good quality adult pitch, which has actual spare capacity. However, the site is home to Chelmsford City FC (Step 1) which has aspirations to enter the EFL. The Club has been looking at opportunities for a new stadia development in Chelmsford. Serviced by standard quality ancillary facilities.	Sustain pitch quality. The Club should be supported with improving the stadia site to meet the stadium to meet FA Ground Grading requirements should also be supported to allow its progression in the football pyramid. In the long term, the Club should be supported, where opportunities are available, to explore the transfer away from the site and into a new purpose built stadia offer.	Club FA FF	Hub site	H	S	H	Protect Provide Enhance
26	Chelmsford Sports & Athletics Centre	CM1 2EH	Athletics	Local Authority	One eight lane 400-metre track assessed as good quality and serviced by sports lighting, following recent refurbishment. Used by Chelmsford AC. The main track and field provision in the Authority and used as a competition venue.	Sustain quality.	EA	Key centre	H	L	M	Protect Enhance
31	Coronation Park (Chelmsford)	CM2 6AG	Rugby union	Local Authority	One standard quality senior and two good quality senior pitches. Only the standard quality pitch is serviced by sports lighting. The standard and one of the good quality pitches is overplayed, whilst the other good quality pitch is played to capacity at peak time.	Improve quality to reduce overplay and consider the installation of additional sports lighting to further alleviate it.	RFU	Hub site	H	L	M	Protect Provide Enhance
31	Coronation Park (Chelmsford)	CM2 6AG	-	Local Authority	Chelmsford RUFC reports an aspiration to obtain the land currently owned by Essex Police and utilise the land as an overspill venue to provide additional pitch space and expand the level of car parking on site. An adult football pitch is currently marked out but is unused and they have plans to sell the land.	To fully eradicate overplay, explore options for additional pitch space or access to a World Rugby compliant 3G pitch.	RFU FF	Hub site	H	L	H	Protect Provide Enhance

CHELMSFORD CITY COUNCIL
PLAYING PITCH & OUTDOOR SPORT STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
31	Coronation Park (Chelmsford)	CM2 6AG	3G	Local Authority	Existing 3G proposals at Coronation Park could potentially provide an opportunity to supply a full size WR Reg 22 compliant 3G pitch on site. This is due to the club's high usage of the grass pitch provision on site and the overplay identified.	Explore the feasibility of a full size WR Reg 22 compliant 3G pitch installation given shortfalls on site and when considered against other options in the area. It should be acknowledged that any proposal on this site would need to protect/replace any rugby or cricket pitches that would be affected.	FA FF	Hub site	H	M-L	H	Protect Enhance
31	Coronation Park (Chelmsford)	CM2 6AG	Cricket	Local Authority	Two good quality grass wicket squares, used by Springfield CC with an NTP accompanying one of the squares. Both squares are overplayed. Serviced by good quality ancillary facilities.	Consider the installation of an NTP on the second square to eradicate overplay through the transfer of demand away from the grass wickets. Alternatively (or additionally), explore creation of hybrid provision on site. Sustain quality of ancillary facilities.	ECB Essex Cricket	Hub site	H	M-L	H	Protect Enhance
37	Essex County Cricket Ground	CM2 0PG	Cricket	Private	A good quality square. Accessed by Essex County Cricket Club.	Sustain quality.	ECB Essex Cricket	Local	L	L	L	Protect
38	Essex Police Field	CM2 6BT	Football	Private	One standard quality adult pitch, which is unavailable for community use. The site is at risk of being disused or promoted for development.	Ensure protection of the playing fields and look to establish community use community use. The site has an important role to play in offering a solution for addressing overplay at Chelmsford RUFC. Site could provide overspill venue to provide additional pitch space and expand the level of car parking on site.	FA FF	Key centre	H	S-M	H	Protect Provide
50	Grove Lawn Tennis Club	CM2 9QA	Tennis	Sports Club	Six good quality artificial courts, which are available for community use and sports lit.	Sustain court quality.	Club LTA	Key centre	M	L	L	Protect
53	HMP Chelmsford	CM2 6LQ	3G	Private	One poor quality smaller sized 3G pitch, which is neither available for community nor serviced by sports lighting.	Retain for continued private use.	FA FF	Local	L	L	L	Protect
56	King Edward VI Grammar School	CM1 3SX	Netball	Education	Four good quality macadam courts, which are available for community use but not serviced by sports lighting.	Sustain court quality and consider providing sports lighting to better accommodate demand.	Education EN	Local	L	S	M	Protect Provide
56	King Edward VI Grammar School	CM1 3SX	Tennis	Education	Four standard quality macadam courts which are available for community use, but not serviced by sports lighting.	Improve quality and explore options of installing sports lighting to increase capacity and attract demand.	Education LTA	Local	L	S	M	Protect Enhance

CHELMSFORD CITY COUNCIL
PLAYING PITCH & OUTDOOR SPORT STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
57	Kings Road Primary School	CM1 2BB	Football	Education	One youth 11v11 and one mini 7v7 pitch, both assessed as standard quality and available for community use. The youth 11v11 pitch is overplayed whilst spare capacity is discounted due to unsecure tenure on mini 7v7 pitch.	Improve quality to eradicate overplay and ensure long term security of tenure is provided to users via a community use agreement.	Education FA FF	Local	M	S	M	Protect Enhance
58	Lionmede Park	CM2 6DQ	Tennis	Local Authority	Four poor quality macadam courts, which are available for community, but not sports lit. Courts are in the process of being refurbished, as of August 2024.	Explore options of installing sports lighting to increase capacity and attract demand.	LTA	Key site	H	L	L	Protect Enhance
58	Lionmede Park	CM2 6DQ	Bowls	Local Authority	One good quality bowling green, accessed by Lionmede BC.	Sustain green quality.	Bowls England	Key site	L	L	L	Protect
66	Melbourne Park	CM1 2EH	Football	Local Authority	Nine good quality adult pitches and are played to capacity at peak time. Identified for grass improvements in the LFFP. Serviced by poor quality ancillary facilities.	Sustain pitch quality. Remove from updated LFFP for improvements given existing good facilities. Improve quality of ancillary facilities.	FA FF	Hub site	H	M	M	Protect Provide Enhance
66	Melbourne Park	CM1 2EH	3G	Local Authority	One good quality 11v11 3G pitch, which is available for community use, serviced by sports lighting and FA approved. The pitch was last resurfaced in 2017. Potential option to install a second 11v11 3G pitch on site.	Ensure quality is sustained and that a sinking fund is in place for long-term sustainability. Also ensure FA testing takes place every three years so that it can continue to be used for match play. Explore feasibility of 3G pitch installation given local shortfalls.	FA FF	Hub site	H	M	H	Protect Provide Enhance
66	Melbourne Park	CM1 2EH	Netball	Local Authority	Three macadam courts, two are assessed as standard and one as poor quality. None of the courts are serviced by sports lighting.	Improve court quality and explore the option of providing sports lighting to increase capacity and attract community demand	EN	Hub site	M	L	M	Protect Provide Enhance
66	Melbourne Park	CM1 2EH	Tennis	Local Authority	Two standard quality macadam courts which are available for community use but not sports lit.	Improve court quality and explore the option of providing sports lighting to increase capacity and attract community demand	LTA	Hub site	M	M	M	Protect Provide Enhance
66	Melbourne Park	CM1 2EH	Baseball	Local Authority	One dedicated baseball pitch which is assessed as good quality. Serviced by poor quality ancillary facilities.	Sustain quality to continue to accommodate demand. Improve quality of ancillary facilities so Essex Redback Baseball Club is able to utilise them.	BSUK	Hub site	M	S	M	Protect Enhance
68	Moulsham High School	CM2 9ES	Football	Education	Two standard quality youth 11v11 and one poor quality youth 9v9 pitch. All are available for community use. Pitches are played to capacity.	Improve pitch quality to create actual spare capacity.	Education FA FF	Key centre	M	S	L	Protect Enhance

CHELMSFORD CITY COUNCIL
PLAYING PITCH & OUTDOOR SPORT STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
68	Moulsham High School	CM2 9ES	3G	Education	One good quality 11v11 3G pitch, which is available for community use and serviced by sports lighting. One standard quality smaller sized 3G pitch which is available for community use and serviced by sports lighting. Potential option to install a second 11v11 3G pitch.	Sustain quality and ensure sinking funds are in place for long-term sustainability. Improve surface quality to better accommodate community demand. Explore feasibility of 3G pitch installation given local shortfalls.	Education FA FF	Key centre	M-H	M	M-H	Protect Enhance
68	Moulsham High School	CM2 9ES	Rugby union	Education	One poor quality senior pitch, which is available for community use but not serviced by sports lighting. Actual spare capacity discounted due to unsecure tenure	Improve pitch quality for curricular use and retain as community available should club demand exist in the future.	Education RFU	Key centre	L	L	L	Protect
68	Moulsham High School	CM2 9ES	Cricket	Education	One standalone NTP, which is unavailable for community use.	Sustain for curricular use.	Education ECB Essex Cricket	Key centre	L	L	L	Protect
68	Moulsham High School	CM2 9ES	Netball	Education	Six poor quality macadam courts, which are neither available for community use nor serviced by sports lighting.	Improve quality for curricular use and then explore community use options.	Education EN	Key centre	L	M	M	Protect Enhance
68	Moulsham High School	CM2 9ES	Tennis	Education	Six poor quality macadam courts, which are neither available for community use nor sports lit.	Improve quality for curricular use and then explore community use options.	Education LTA	Key centre	L	M	M	Protect Enhance
72	Newlands Spring Primary School	CM1 4UU	Football	Education	One poor quality mini 5v5 pitch, which is available for community use. The pitch is played to capacity at peak time.	Seek to utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.	Education FA FF	Local	L	S	L	Protect
74	Oaklands Park	CM2 9AQ	Tennis	Local Authority	Five good quality macadam courts, which are available for community use but not serviced by sports lighting.	Sustain court quality and explore the feasibility of providing sports lighting on site to better accommodate recreational demand.	LTA	Local	M	S	M	Protect Enhance
80	Princess Marie Louise Bowling Club	CM2 0BQ	Bowls	Sports Club	One good quality bowling green accessed by Princess Marie Louise BC.	Sustain green quality.	Club Bowls England	Local	L	L	L	Protect
84	RHP Bowls Club	CM1 2XW	Bowls	Sports Club	One good quality bowling green accessed by R.H.P (Chelmsford) BC.	Sustain green quality.	Club Bowls England	Local	L	L	L	Protect
94	Springfield Hall Park	CM1 7QE	Football	Local Authority	Four adult, two youth 9v9, three mini 7v7 and four mini 5v5 pitches. All are assessed as poor quality. The youth pitches are overplayed whilst spare capacity is discounted on mini 5v5 pitches due to poor quality. Identified for grass pitch improvements in the LFFP. Serviced by good quality ancillary facilities.	Improve pitch quality to reduce overplay and/or create actual spare capacity. Retain in updated LFFP given overplay. Sustain quality of ancillary facilities.	FA FF	Key centre	H	M	M	Protect Provide

CHELMSFORD CITY COUNCIL
PLAYING PITCH & OUTDOOR SPORT STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
94	Springfield Hall Park	CM1 7QE	3G	Local Authority	Potential option to install a 11v11 3G pitch on site.	Explore feasibility of 3G pitch installation given local shortfalls.	FA FF	Key centre	H	M	H	Protect Provide Enhance
96	St John Payne Catholic School	CM1 4BS	Football	Education	Two adult, one youth 9v9, one mini 7v7 and one mini 5v5 pitch and are assessed as standard quality. The pitches are available for community use with the adult and youth 11v11 pitches played to capacity at peak time and the mini pitches displaying actual spare capacity.	Seek to utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.	Education FA FF	Local	L	S	L	Protect
96	St John Payne Catholic School	CM1 4BS	3G	Education	Potential option to install a 11v11 3G pitch on site.	Explore feasibility of 3G pitch installation given local shortfalls.	Education FA FF	Local	M	M	H	Protect Provide Enhance
96	St John Payne Catholic School	CM1 4BS	Rugby union	Education	One standard quality senior pitch, which is available for community use but not serviced by sports lighting. Actual spare capacity discounted due to unsecure tenure.	Retain as community available should club demand exist in the future.	Education RFU	Local	L	L	L	Protect
96	St John Payne Catholic School	CM1 4BS	Cricket	Education	One standalone NTP, which is available for community use but unused.	Sustain for curricular use.	Education ECB Essex Cricket	Key centre	L	L	L	Protect
96	St John Payne Catholic School	CM1 4BS	Netball	Education	10 macadam courts, with eight of these assessed as poor quality and the remaining two as standard quality. All courts are available for community use with the poor quality courts only serviced by sports lighting.	Improve court quality and explore options of installing additional sports lighting to increase capacity and attract demand.	Education EN	Local	M	S	M	Protect Enhance
96	St John Payne Catholic School	CM1 4BS	Tennis	Education	Two standard quality macadam courts and five poor quality macadam courts. All are available for community use but not sports lit.	Improve quality and explore potential of installing sports lighting to increase capacity and to attract community demand.	Education LTA	Local	M	S	M	Protect Enhance
98	St Pius X Catholic Primary School	CM1 4HY	Football	Education	One poor quality mini 7v7 pitch which is unavailable for community use.	Improve pitch quality and explore community use options given local shortfalls.	Education FA FF	Local	L	S	L	Protect
106	Westlands Community Primary School	CM1 2SB	3G	Education	Two poor quality small size 3G pitches, which are neither available for community use nor serviced by sports lighting.	Improve surface quality for curricular use.	Education FA FF	Local	L	S	L	Protect
114	Waterhouse Lane Playing Field	CM1 2RL	Football	Local Authority	One standard quality adult pitch, which has actual spare capacity. Not serviced by ancillary provision.	Utilise capacity via the transfer of demand from overplayed sites or through future demand. Explore options of providing ancillary provision.	FA FF	Local	L	M	M	Protect Provide
115	Moulsham Junior School	CM2 9DG	3G	Education	One standard quality small size 3G pitch, which is neither available for community use nor serviced by sports lighting.	Retain for continued curricular use.	Education FA FF	Local	L	L	L	Protect

CHELMSFORD CITY COUNCIL
PLAYING PITCH & OUTDOOR SPORT STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
120	Maltese Road Primary School	CM1 2PA	Football	Education	One poor quality mini 7v7 pitch which is unavailable for community use.	Improve pitch quality and explore community use options given local shortfalls.	Education	Local	L	S	L	Protect
121	Perryfields Junior School	CM1 7PP	Football	Education	One poor quality mini 5v5 pitch which is unavailable for community use.	Improve pitch quality and explore community use options given local shortfalls.	FA	Local	L	S	L	Protect
129	Widford Lodge Preparatory School	CM2 9AN	Cricket (disused)	Education	One disused grass wicket square, which is no longer used or maintained.	Consider re-instating the grass wickets given local shortfalls.	Education ECB Essex Cricket	Local	L	L	L	Protect
129	Widford Lodge Preparatory School	CM2 9AN	Tennis	Education	One good quality macadam court, which is neither available for community nor sports lit.	Sustain quality and retain for continued curricular use.	Education LTA	Local	L	L	L	Protect
-	Chelmsford Canoe Club	CM2 0DE	Watersports	Sports Club	A canoeing, kayaking and paddleboarding club with standard quality ancillary facilities. However, its boathouse is in very poor condition due to being dated, with the Club reporting that it plans on obtaining permission to refurbish the storage space and expand the area.	Improve ancillary facilities and storage issues.	Club	Local	L	S	L	Protect

CHELMSFORD CITY COUNCIL

PLAYING PITCH & OUTDOOR SPORTS STRATEGY

RURAL NORTH ANALYSIS AREA

Summary pitch sports (Rural North Analysis Area)

Analysis area	Pitch type	Current capacity total in MES per week ^[1]	Future capacity total in MES per week (2041) ¹³
Football – grass pitches	-	-	-
Rural North	Adult	Played to capacity	Played to capacity
Rural North	Youth 11v11	Played to capacity	Played to capacity
Rural North	Youth 9v9	Shortfall 1	Shortfall of 1
Rural North	Mini 7v7	Played to capacity	Played to capacity
Rural North	Mini 5v5	Played to capacity	Played to capacity
TOTAL	Adult	Shortfall of 13	Shortfall of 24
TOTAL	Youth 11v11	Shortfall of 18	Shortfall of 25
TOTAL	Youth 9v9	Shortfall of 6.5	Shortfall of 9
TOTAL	Mini 7v7	Played to capacity	Shortfall of 3.5
TOTAL	Mini 5v5	Played to capacity	Shortfall of 3.5
Football – 3G pitches	-	-	-
Rural North	11v11, floodlit	Played to capacity	-
TOTAL	11v11, floodlit	Shortfall of 8 pitches	Shortfall of 9.5 pitches
Rugby union	-	-	-
Rural North	Senior	Played to capacity	-
TOTAL	Senior	Shortfall of 8.75	Shortfall of 10.75
Hockey	-	-	-
TOTAL	Full size, floodlit	Played to capacity	Played to capacity
Cricket pitches	-	-	-
Rural North	Saturday	Played to capacity	-
Rural North	Sunday	Played to capacity	-
Rural North	Midweek	Played to capacity	-
TOTAL	Saturday	Shortfall of 159	Shortfall of 303
TOTAL	Sunday	Shortfall of 87	Shortfall of 99
TOTAL	Midweek	Played to capacity	Shortfall of 42

Area recommendations

Sport	Headline findings
Football	<ul style="list-style-type: none"> Protect provision. Improve ancillary facilities at sites where to lack of changing facilities is affecting growth of clubs (e.g. at Great & Little Leighs Playing Field). Seek to provide community use for clubs, enabling actual spare capacity (e.g. at Great Leighs Primary School). Improve quality to establish actual spare capacity (e.g. at Ford End Playing Fields).
3G pitches	Protect provision.
Rugby union	N/A.
Hockey	N/A.

^[1] MES – match equivalent sessions per week (per season for cricket)

¹³ Future demand (2041) is determined via Local Plan forecasts and club aspirations identified in PPOSS Assessment Report (2024).

CHELMSFORD CITY COUNCIL PLAYING PITCH & OUTDOOR SPORTS STRATEGY

Sport	Headline findings
Cricket	◀ Provide new provision and explore options to reinstate lapsed pitches such as at Little Waltham Sports & Social Club.
Netball	◀ N/A
Tennis	◀ N/A.
Bowls	◀ N/A.
Golf	◀ Protect provision.
Athletics	◀ N/A.
Cycling	◀ N/A.
Outdoor water sports	◀ N/A.
Other grass pitch sports	◀ N/A.

CHELMSFORD CITY COUNCIL PLAYING PITCH & OUTDOOR SPORT STRATEGY

RURAL NORTH ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
41	Ford End Playing Field	CM3 1LF	Football	Parish Council	One poor quality adult pitch, which has spare capacity discounted due to poor quality.	Improve pitch quality to provide actual spare capacity.	FA FF	Local	M	S	L	Protect Provide
44	Great & Little Leighs Playing Field	CM3 1NH	Football	Parish Council	One adult and one youth 9v9 pitch and are assessed as poor quality. The youth 9v9 pitch is overplayed. Serviced by poor quality ancillary provision.	Improve pitch quality to alleviate overplay and provide actual spare capacity. Improve quality of ancillary provision.	FA FF	Local	M	S	M	Protect Enhance
44	Great & Little Leighs Playing Field	CM1 3HN	3G	Parish Council	One good quality smaller size 3G pitch, which is available for community use but not serviced by sports lighting.	Sustain surface quality and retain for continued recreational use.	FA FF	Local	L	L	L	Protect
48	Great Leighs Primary School	CM3 1RP	Football	Education	Two poor quality mini 7v7 pitches, which are unavailable for community use.	Explore community use options given local shortfalls.	Education FA FF	Local	L	S	L	Protect
49	Great Waltham Recreation Ground	CM3 1DF	Football	Parish Council	One poor quality adult pitch, which has spare capacity discounted due to poor quality.	Improve pitch quality to provide actual spare capacity.	FA FF	Local	L	S	L	Protect Provide
59	Little Channels Golf	CM3 3PR	Golf	Private	One standard 18-hole course.	Retain course and ensure quality is maintained appropriately.	England Golf	Local	L	L	L	Protect
60	Little Waltham Sports and Social Club	CM3 3NY	Football	Sports Club	One standard quality adult pitch, which is played to capacity at peak time.	Seek to utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.	Club FA FF	Local	L	S	L	Protect
60	Little Waltham Sports and Social Club	CM3 3NY	Cricket (disused)	Sports Club	One grass wicket square which is no longer provided or maintained.	Consider re-instating the grass wickets given shortfalls. However, it could impact on the quality of the football pitches.	Club ECB Essex Cricket	Local	M	S	M	Protect Provide

CHELMSFORD CITY COUNCIL

PLAYING PITCH & OUTDOOR SPORT STRATEGY

RURAL SOUTH ANALYSIS AREA

Summary pitch sports (Rural South Analysis Area)

Analysis area	Pitch type	Current capacity total in MES per week ^[1]	Future capacity total in MES per week (2041) ¹⁴
Football – grass pitches	-	-	-
Rural South	Adult	Shortfall of 2	Shortfall of 4
Rural South	Youth 11v11	Shortfall of 6	Shortfall of 7
Rural South	Youth 9v9	Played to capacity	Shortfall of 0.5
Rural South	Mini 7v7	Played to capacity	Shortfall of 0.5
Rural South	Mini 5v5	Played to capacity	Shortfall of 0.5
TOTAL	Adult	Shortfall of 13	Shortfall of 24
TOTAL	Youth 11v11	Shortfall of 18	Shortfall of 25
TOTAL	Youth 9v9	Shortfall of 6.5	Shortfall of 9
TOTAL	Mini 7v7	Played to capacity	Shortfall of 3.5
TOTAL	Mini 5v5	Played to capacity	Shortfall of 3.5
Football – 3G pitches	-	-	-
Rural South	11v11, floodlit	Shortfall of 2 pitches	-
TOTAL	11v11, floodlit	Shortfall of 8 pitches	Shortfall of 9.5 pitches
Rugby union	-	-	-
Rural South	Senior	Shortfall of 6.5	-
TOTAL	Senior	Shortfall of 8.75	Shortfall of 10.75
Hockey	-	-	-
TOTAL	Full size, floodlit	Played to capacity	Played to capacity
Cricket	-	-	-
Rural South	Saturday	Shortfall of 39	-
Rural South	Sunday	Shortfall of 3	-
Rural South	Midweek	Spare capacity of 27	-
TOTAL	Saturday	Shortfall of 159	Shortfall of 303
TOTAL	Sunday	Shortfall of 87	Shortfall of 99
TOTAL	Midweek	Played to capacity	Shortfall of 42

Area recommendations

Sport	Headline findings
Football	<ul style="list-style-type: none"> Protect provision. Improve pitch quality to reduce/alleviate overplay at sites (e.g. at Dawson Field). Seek to provide community use for clubs, enabling actual spare capacity (e.g. at Danbury Park Community Primary School). Improve quality to establish actual spare capacity (e.g. at Nursery Playing Fields). Improve ancillary facilities where required and at key sites for the growth of female and adult participation (e.g. at Lodge Road Playing Fields).

^[1] MES – match equivalent sessions per week (per season for cricket)

¹⁴ Future demand (2041) is determined via Local Plan forecasts and club aspirations identified in PPOSS Assessment Report (2024).

CHELMSFORD CITY COUNCIL PLAYING PITCH & OUTDOOR SPORT STRATEGY

Sport	Headline findings
3G pitches	<ul style="list-style-type: none"> Protect provision. Look to improve 3G pitches which has exceeded the recommended ten-year life span (e.g. at The Sandon School). Ensure sinking funds are in place for long-term sustainability at sites providing existing or new 3G pitches (e.g. at Runwell Sports & Social Club).
Rugby union	Protect provision.
Hockey	N/A
Cricket	Protect provision.
Netball	Protect provision.
Tennis	Protect provision.
Bowls	Protect provision.
Golf	Protect provision.
Athletics	N/A.
Cycling	N/A.
Outdoor water sports	N/A.

CHELMSFORD CITY COUNCIL PLAYING PITCH & OUTDOOR SPORT STRATEGY

RURAL SOUTH ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
10	Bell Playing Field (Rettendon)	CM3 8DY	Football	Parish Council	One poor quality adult pitch which has spare capacity discounted due to poor quality.	Improve pitch quality to create actual spare capacity.	FA FF	Local	M	S	M	Protect Enhance
32	Crondon Park Golf & Country Club	CM4 9DP	Golf	Private	One standard 18-hole course.	Retain course and ensure quality is maintained appropriately.	England Golf	Local	L	L	L	Protect
34	Dawsons Field (Danbury)	CM3 4NQ	Football	Parish Council	One standard quality adult pitch which is overplayed.	Improve quality to eradicate overplay.	FA FF	Local	L	S	M	Protect Enhance
34	Dawsons Field (Danbury)	CM3 4NQ	Cricket	Parish Council	One standard quality grass cricket wicket square. Used by Danbury CC and Oaklands CC. The square is playing to capacity. Serviced by good quality ancillary provision. The Club would like more practice nets.	Improve pitch quality to create actual spare capacity. Sustain quality of ancillary provision. Support aspirations for the creation of practice nets on site.	ECB Essex Cricket	Local	M	S	M	Protect Enhance
34	Dawsons Field (Danbury)	CM3 4NQ	Bowls	Parish Council	One good quality bowling green accessed by Danbury BC.	Sustain green quality.	Bowls England	Local	L	L	L	Protect
46	Great Baddow Tennis Club	CM2 7AE	Tennis	Sports Club	Six good quality artificial courts, which are available for community use and sports lit.	Sustain court quality for continued club usage.	Club LTA	Local	M	L	L	Protect
52	Hannas Field	CM3 8AE	Football	Parish Council	One poor quality adult pitch which is played to capacity.	Improve pitch quality to create actual spare capacity.	FA FF	Local	L	S	M	Protect Enhance
61	Lodge Road Playing Field (Bicknacre)	CM3 3HJ	Football	Parish Council	Two standard quality adult pitches which have actual spare capacity. Serviced by poor quality ancillary provision.	Utilise actual spare capacity through future demand or via the transfer of activity from an overplayed site. Improve quality of ancillary provision.	FA FF	Local	M	M	L	Protect Enhance
73	Nursery Playing Fields	CM11 1PU	Football	Parish Council	Two adult and one youth 11v11 pitch, assessed as poor quality. The pitches have spare capacity discounted due to poor quality.	Improve pitch quality to create actual spare capacity.	FA FF	Local	L	S	M	Protect Enhance
81	Priory Fields (Bicknacre)	CM3 4ES	Football	Parish Council	One poor quality youth 11v11 which is overplayed. Identified for grass improvements in the LFFP. Not serviced by any ancillary facilities.	Improve pitch quality to eradicate overplay. Retain in updated LFFP given overplay. Explore options of providing ancillary facilities.	FA FF	Local	M	M	M	Protect Provide
83	Rettendon Primary School	CM3 8DW	Football	Education	One poor quality mini 7v7 pitch which is unavailable for community use.	Explore community use options given local shortfalls.	Education FA, FF	Local	L	L	L	Protect
87	Runwell Sports & Social Club	SS11 7QA	Football	Sports Club	Four adult, one youth 11v11, one youth 9v9 and one mini 7v7 pitches. All are assessed as good quality with the exception of one of the adult pitches which is assessed as poor.	Improve pitch quality to create actual spare capacity. Utilise the actual spare capacity through future demand or via the transfer of activity from an overplayed site.	Club FA FF	Key centre	M	M	M	Protect Enhance

CHELMSFORD CITY COUNCIL
PLAYING PITCH & OUTDOOR SPORT STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					The good quality adult pitches have actual spare capacity whilst the remaining pitches are played to capacity. Identified for grass improvements in the LFFP.	Retain in LFFP recommendations given the poor quality adult pitch.						
87	Runwell Sports & Social Club	SS11 7QA	3G	Sports Club	One good quality smaller size 3G pitch, which has recently been installed (September 2024). The pitch is fully available for community use and serviced by sports lighting. The 3G pitch has been designed to allow expansion for a larger 3G if funding was available.	Sustain quality and retain for continued recreational demand. Consideration will need to be given whether extending this facility will be justified.	Club FA FF	Local	L	L	L	Protect
87	Runwell Sports & Social Club	SS11 7QA	Rugby union	Sports Club	One standard quality senior pitch, which is not serviced by sports lighting. It has actual spare capacity. Serviced by poor quality ancillary facilities.	Improve quality to increase actual spare capacity and consider installing sports lighting. Improve quality of ancillary facilities.	Club RFU	Key centre	M	M	M	Protect Provide
87	Runwell Sports & Social Club	SS11 7QA	Bowls	Sports Club	One good quality bowling green, accessed by Runwell Hospital BC.	Sustain green quality.	Club Bowls England	Key centre	L	L	L	Protect
90	Sandon Sports Club	CM2 7SQ	Football	Sports Club	One adult, one youth 9v9 and one mini 7v7 pitch and are assessed as good quality. Serviced by good quality ancillary provision.	Sustain pitch quality and sustain quality of ancillary provision.	Club FA FF	Key centre	M	L	L	Protect
90	Sandon Sports Club	CM2 7SQ	Cricket (disused)	Sports Club	One grass wicket square which is no longer provided or maintained.	Consider re-instating the grass wickets given shortfalls. However, it could impact on the quality of the football pitches.	Club ECB Essex Cricket	Local	M	S	M	Protect Provide
99	Stock & Buttsbury BC	CM4 9NF	Bowls	Sports Club	One good quality bowling green accessed by Stock & Buttsbury BC.	Sustain green quality.	Club Bowls England	Local	L	L	L	Protect
100	The Apps Field (Stock)	CM4 9RY	Football	Parish Council	One poor quality adult pitch which has spare capacity discounted due to poor quality.	Improve pitch quality to provide actual spare capacity.	FA FF	Local	L	S	M	Protect Enhance
101	The Common (Stock Cricket Club)	CM4 9NF	Cricket	Sports Club	One standard quality grass wicket square, which has 18 match equivalent sessions of spare capacity. Serviced by standard quality ancillary provision. The Club would like to install nets.	Seek to utilise actual spare capacity through the transfer of demand from overplayed sites. Improve quality of ancillary provision. Explore options to install nets.	Club ECB Essex Cricket	Local	L	M	L	Protect Enhance
102	The Hooe Playing Field (Bicknacre)	CM3 4XW	Football	Parish Council	One poor quality adult pitch which has spare capacity discounted due to poor quality.	Improve pitch quality to provide actual spare capacity.	FA FF	Local	L	S	M	Protect Enhance

CHELMSFORD CITY COUNCIL
PLAYING PITCH & OUTDOOR SPORT STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
103	The Sandon School	CM2 7AQ	Football	Education	Three standard quality youth 11v11 and one poor quality youth 11v11 pitch. All pitches are available for community use with the poor quality pitch overplayed.	Improve pitch quality to alleviate overplay and seek to establish a community use agreement for club users to provide secure tenure.	Education FA FF	Local	L	S	L	Protect Enhance
103	The Sandon School	CM2 7AQ	3G	Education	Two poor quality smaller size 3G pitches which are available for community use but not serviced by sports lighting. Potential option to install a 11v11 3G pitch on site.	Improve surface quality to better accommodate recreation and community demand. Explore feasibility of 3G pitch installation given local shortfalls.	Education FA FF	Local	L-M	M	L-H	Protect Provide Enhance
103	The Sandon School	CM2 7AQ	Netball	Education	Four poor quality macadam courts, which are neither available for community use nor serviced by sports lighting.	Improve court quality for curricular use.	Education EN	Local	L	S	L	Protect Enhance
103	The Sandon School	CM2 7AQ	Tennis	Education	Six poor quality macadam courts, which are available for community use, but not serviced by sports lighting.	Improve quality and explore options of installing sports lighting to increase capacity and attract demand.	Education LTA	Local	L	S	M	Protect Enhance
108	Willowbrook Sports & Social Club	CM4 9PQ	3G	Sports Club	Potential option to install a 11v11 3G pitch on site, with this thought to service residents from Chelmsford and Basildon.	Explore feasibility of 3G pitch installation given local shortfalls.	Club FA FF	Local	M	L	H	Protect Enhance
108	Willowbrook Sports & Social Club	CM4 9PQ	Rugby union	Sports Club	Two good quality senior pitches, with only one serviced by sports lighting. Pitches are accessed by Billericay RUFC and overplayed. Serviced by standard quality ancillary facilities.	Improve quality to reduce overplay and explore options to fully alleviate it (e.g., access to additional grass provision or the creation of a World Rugby compliant 3G pitch). Improve quality of the ancillary facilities.	Club RFU	Key centre	M	S	M	Protect Enhance
108	Willowbrook Sports & Social Club	CM4 9PQ	Cricket	Sports Club	One standard quality grass cricket square accessed by St John's Billericay CC. The square is overplayed by 11 match equivalent sessions. Serviced by standard quality ancillary provision. The club aspires for additional non-turf net facilities.	Improve pitch quality to reduce overplay and consider NTP installation to fully eradicate it. Improve quality of ancillary provision. Support aspirations to install non-turf net facilities.	Club ECB Essex Cricket	Key centre	M	S	M	Protect Enhance
118	Danbury Park Community Primary School	CM3 4AB	Football	Education	One standard quality mini 7v7 pitch, which are unavailable for community use.	Retain for curricular and extra-curricular use.	Education FA FF	Local	L	L	L	Protect
124	Little Baddow Sports Ground	CM3 4AU	Cricket	Sports Club	One standard quality grass cricket square, accessed by Little Baddow CC. The square has 31 match equivalent sessions of spare capacity. Serviced by good quality ancillary facilities.	Seek to utilise actual spare capacity through the transfer of demand from overplayed sites. Sustain quality of ancillary facilities.	Club ECB Essex Cricket	Local	L	M	L	Protect Enhance

CHELMSFORD CITY COUNCIL
PLAYING PITCH & OUTDOOR SPORT STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
125	Rettendon Cricket Club	CM3 8DP	Cricket	Sports Club	One standard quality grass cricket square, accessed by Rettendon CC. The square has 14 match equivalent sessions of spare capacity. Serviced by standard quality ancillary facilities.	Seek to utilise actual spare capacity through the transfer of demand from overplayed sites. Improve quality of ancillary facilities.	Club ECB Essex Cricket	Local	L	M	L	Protect Enhance
126	East Hanningfield & Great Burstead Cricket Club	CM3 8AL	Cricket	Sports Club	One standard quality grass cricket square, accessed by East Hanningfield & Great Burstead CC. The square has 10 match equivalent sessions of spare capacity. Serviced by standard quality ancillary facilities.	Seek to utilise actual spare capacity through the transfer of demand from overplayed sites. Improve quality of ancillary facilities.	Club ECB Essex Cricket	Local	L	M	L	Protect Enhance
130	South Hanningfield Tennis Club	CM11 1PZ	Tennis	Sports Club	Two good quality macadam courts, which are available for community use and sports lit.	Sustain court quality for continued club usage.	Club LTA	Local	M	L	L	Protect
131	Danbury Tennis Club	CM3 4NJ	Tennis	Sports Club	Three good quality macadam courts and two good quality clay courts, which are available for community use and sports lit.	Sustain court quality for continued club usage.	Club LTA	Local	M	L	L	Protect
-	Meadowbank Park	SS11 7QU	Disused (football)	Private	Disused site and under the threat of development.	Explore financial contributions towards improving local facilities may be more appropriate than seeking to re-establish given rural location and lack of supporting infrastructure.	FA FF	Local	L	M	M	Protect Provide

CHELMSFORD CITY COUNCIL

PLAYING PITCH & OUTDOOR SPORT STRATEGY

RURAL WEST ANALYSIS AREA

Summary pitch sports (Rural West Analysis Area)

Analysis area	Pitch type	Current capacity total in MES per week ^[1]	Future capacity total in MES per week (2041) ¹⁵
Football – grass pitches	-	-	-
Rural West	Adult	Actual spare capacity of 0.5 MES per week	Actual spare capacity of 0.5 MES per week
Rural West	Youth 11v11	Played to capacity	Played to capacity
Rural West	Youth 9v9	Played to capacity	Played to capacity
Rural West	Mini 7v7	Played to capacity	Played to capacity
Rural West	Mini 5v5	Played to capacity	Played to capacity
TOTAL	Adult	Shortfall of 13	Shortfall of 24
TOTAL	Youth 11v11	Shortfall of 18	Shortfall of 25
TOTAL	Youth 9v9	Shortfall of 6.5	Shortfall of 9
TOTAL	Mini 7v7	Played to capacity	Shortfall of 3.5
TOTAL	Mini 5v5	Played to capacity	Shortfall of 3.5
Football – 3G pitches	-	-	-
Rural West	11v11, floodlit	Played to capacity	-
TOTAL	11v11, floodlit	Shortfall of 8 pitches	Shortfall of 9.5 pitches
Rugby union	-	-	-
Rural West	Senior	Played to capacity	-
TOTAL	Senior	Shortfall of 8.75	Shortfall of 10.75
Hockey	-	-	-
TOTAL	Full size, floodlit	Played to capacity	Played to capacity
Cricket	-	-	-
Rural West	Saturday	Shortfall of 18	-
Rural West	Sunday	Spare capacity of 18	-
Rural West	Midweek	Spare capacity of 13	-
TOTAL	Saturday	Shortfall of 159	Shortfall of 303
TOTAL	Sunday	Shortfall of 87	Shortfall of 99
TOTAL	Midweek	Played to capacity	Shortfall of 42

Area recommendations

Sport	Headline findings
Football	<ul style="list-style-type: none"> Protect provision. Improve quality to establish actual spare capacity (e.g. at Good Easter Sports Field, Pleshey Village Hall & Playing Fields and Roxwell Recreation Ground).
3G pitches	<ul style="list-style-type: none"> N/A
Rugby union	<ul style="list-style-type: none"> N/A
Hockey	<ul style="list-style-type: none"> N/A
Cricket	<ul style="list-style-type: none"> Protect provision.

^[1] MES – match equivalent sessions per week (per season for cricket)

¹⁵ Future demand (2041) is determined via Local Plan forecasts and club aspirations identified in PPOSS Assessment Report (2024).

CHELMSFORD CITY COUNCIL PLAYING PITCH & OUTDOOR SPORT STRATEGY

Sport	Headline findings
	<ul style="list-style-type: none"> Improve quality of ancillary facilities (e.g. at Chignal Cricket Club and Margaretting Village Playing Field).
Netball	<ul style="list-style-type: none"> N/A.
Tennis	<ul style="list-style-type: none"> Protect provision.
Bowls	<ul style="list-style-type: none"> N/A.
Golf	<ul style="list-style-type: none"> Protect provision.
Athletics	<ul style="list-style-type: none"> N/A.
Cycling	<ul style="list-style-type: none"> N/A.
Outdoor water sports	<ul style="list-style-type: none"> N/A.
Other grass pitch sports	<ul style="list-style-type: none"> N/A.

CHELMSFORD CITY COUNCIL

PLAYING PITCH & OUTDOOR SPORT STRATEGY

RURAL WEST ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
27	Chignal Cricket Club	CM1 4TA	Cricket	Sports Club	One standard quality grass cricket wicket, accessed by Chignal CC. The square has 20 match equivalent sessions of spare capacity. Serviced by standard quality ancillary facilities. The club would like more practice nets due to current nets being insufficient.	Seek to utilise actual spare capacity through the transfer of demand from overplayed sites. Improve quality of ancillary facilities. Support the club to install more practice nets.	Club ECB Essex Cricket	Local	L	M	L	Protect Enhance
43	Good Easter Sports Field	CM1 4RR	Football	Parish Council	One poor quality mini 7v7 pitch, which has spare capacity discounted due to poor quality.	Improve pitch quality to provide actual spare capacity.	FA FF	Local	L	S	L	Protect Enhance
63	Margaretting Village Playing Field	CM4 0FP	Football	Parish Council	One standard quality adult pitch which has actual spare capacity.	Utilise capacity via the transfer of demand from overplayed sites or through future demand.	FA FF	Local	L	M	L	Protect
63	Margaretting Village Playing Field	CM4 0FP	Cricket	Parish Council	One standard quality grass cricket square, accessed by Galleywood CC. The square has 15 match equivalent sessions of spare capacity. Serviced by poor quality ancillary facilities.	Seek to utilise actual spare capacity through the transfer of demand from overplayed sites. Improve quality of ancillary facilities.	ECB Essex Cricket	Local	L	M	L	Protect Enhance
78	Pleshey Village Hall & Playing Fields	CM3 1HE	Football	Parish Council	One poor quality adult pitch, which has spare capacity discounted due to poor quality.	Improve pitch quality to provide actual spare capacity.	FA FF	Local	L	S	L	Protect Enhance
78	Pleshey Village Hall & Playing Fields	CM3 1HE	Tennis	Parish Council	Two good quality macadam courts, which are available for community use and serviced by sports lighting. Used by Pleshey TC.	Sustain court quality for continued club and recreational usage.	Club LTA	Local	M	L	L	Protect
85	Roxwell Recreation Ground	CM1 4NU	Football	Parish Council	One poor quality adult pitch, which has spare capacity discounted due to poor quality.	Improve pitch quality to provide actual spare capacity.	FA FF	Local	L	S	L	Protect Enhance
85	Roxwell Recreation Ground	CM1 4NU	Cricket	Parish Council	One standard quality grass cricket square, accessed by Boreham & Roxwell CC. The square has 16 match equivalent sessions of spare capacity. Serviced by poor quality ancillary facilities.	Seek to utilise actual spare capacity through the transfer of demand from overplayed sites. Improve quality of ancillary facilities.	ECB Essex Cricket	Local	L	M	L	Protect Enhance
123	Great Waltham Cricket Club	CM3 1AR	Cricket	Sports Club	One good quality grass cricket square, accessed by Great Waltham CC. The square is overplayed by 18 match equivalent sessions. Serviced by poor quality ancillary facilities. The club requires net facilities.	Consider the installation of an NTP to reduce overplay via the transfer of demand from grass wickets. Alternatively (or additionally), explore creation of hybrid provision on site. Improve quality of ancillary provision.	Club ECB Essex Cricket	Local	M	S	M	Protect Enhance

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
						Support aspirations to install net facilities.						

CHELMSFORD CITY COUNCIL

PLAYING PITCH & OUTDOOR SPORT STRATEGY

SOUTH WOODHAM FERRERS ANALYSIS AREA

Summary pitch sports (South Woodham Ferrers Analysis Area)

Analysis area	Pitch type	Current capacity total in MES ^[1]	Future capacity total in MES (2041) ¹⁶
Football – grass pitches	-	-	-
South Woodham Ferrers	Adult	Shortfall of 4.5	Shortfall of 5.5
South Woodham Ferrers	Youth 11v11	Shortfall of 8	Shortfall of 9
South Woodham Ferrers	Youth 9v9	Shortfall of 2.5	Shortfall of 3
South Woodham Ferrers	Mini 7v7	Played to capacity	Shortfall of 0.5
South Woodham Ferrers	Mini 5v5	Played to capacity	Shortfall of 1
TOTAL	Adult	Shortfall of 13	Shortfall of 24
TOTAL	Youth 11v11	Shortfall of 18	Shortfall of 25
TOTAL	Youth 9v9	Shortfall of 6.5	Shortfall of 9
TOTAL	Mini 7v7	Played to capacity	Shortfall of 3.5
TOTAL	Mini 5v5	Played to capacity	Shortfall of 3.5
Football – 3G pitches	-	-	-
South Woodham Ferrers	11v11, floodlit	Shortfall of 1 pitch	-
TOTAL	11v11, floodlit	Shortfall of 8 pitches	Shortfall of 9.5 pitches
Rugby union	-	-	-
South Woodham Ferrers	Senior	Shortfall of 0.5	-
TOTAL	Senior	Shortfall of 8.75	Shortfall of 10.75
Hockey	-	-	-
TOTAL	Full size, floodlit	Played to capacity	Played to capacity
Cricket	-	-	-
South Woodham Ferrers	Saturday	Played to capacity	-
South Woodham Ferrers	Sunday	Played to capacity	-
South Woodham Ferrers	Midweek	Played to capacity	-
TOTAL	Saturday	Shortfall of 159	Shortfall of 303
TOTAL	Sunday	Shortfall of 87	Shortfall of 99
TOTAL	Midweek	Played to capacity	Shortfall of 42

Area recommendations

Sport	Headline findings
Football	<ul style="list-style-type: none"> Protect provision. Improve quality to eradicate overplay (e.g. at Compass Gardens Recreation Ground, South Woodham Playing Field and William De Ferrers School). Support clubs in accessing changing provision particularly at key sites for the growth of women and girls football (e.g. at Saltcoats Park) Explore opportunities to bring lost provision back into use given local shortfalls, whilst as a minimum retaining the site as strategic reserve (e.g. at Chetwood Fields).

^[1] MES – match equivalent sessions per week (per season for cricket)

¹⁶ Future demand (2041) is determined via Local Plan forecasts and club aspirations identified in PPOSS Assessment Report (2024).

CHELMSFORD CITY COUNCIL PLAYING PITCH & OUTDOOR SPORT STRATEGY

Sport	Headline findings
3G pitches	<ul style="list-style-type: none"> Protect provision. Ensure a sinking fund is in place for long-term sustainability (e.g. at South Woodham Ferrers Leisure Centre).
Rugby union	<ul style="list-style-type: none"> Protect provision. Improve quality to reduce overplay and consider installing sports lighting to allow for training demand to be dispersed (e.g. at Saltcoats Park). Support the relocation of South Woodham Ferrers RUFC to the new sports ground, as proposed in the new housing development to increase capacity on the football and cricket pitches at Saltcoats Park.
Hockey	<ul style="list-style-type: none"> N/A
Cricket	<ul style="list-style-type: none"> Protect provision. Sustain quality of squares through dedicated maintenance regimes. Improve changing facilities where required (e.g. Saltcoats Park). Support plans to relocate South Woodham Ferrers RUFC to the new sports ground as part of the residential housing development to increase the capacity for the cricket square at Saltcoats Park.
Netball	<ul style="list-style-type: none"> Protect provision.
Tennis	<ul style="list-style-type: none"> Protect provision. Support William de Ferrers School to resurface its courts.
Bowls	<ul style="list-style-type: none"> Protect provision and sustain quality to adequately meet demand.
Golf	<ul style="list-style-type: none"> N/A.
Athletics	<ul style="list-style-type: none"> N/A.
Cycling	<ul style="list-style-type: none"> N/A.
Outdoor water sports	<ul style="list-style-type: none"> Protect provision.
Other grass pitch sports	<ul style="list-style-type: none"> N/A.

SOUTH WOODHAM FERRERS ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
30	Compass Gardens Recreation Ground	CM3 5GU	Football	Local Authority	One adult, one youth 9v9, one mini 7v7 and one mini 5v5 pitch. All are assessed as poor quality; the adult and youth pitches are overplayed whilst the mini pitches have spare capacity discounted due to poor quality. Identified for grass improvements in the LFFP.	Improve pitch quality to create actual spare capacity. Retain in updated LFFP improvements given overplay.	FA FF	Key centre	M	L	M	Protect Provide Enhance
88	Saltcoats Park	CM3 5WA	Football	Local Authority	Two adult, two youth 11v11 and one youth 9v9 pitch and are assessed as poor quality. The youth 11v11 pitch is played to capacity whilst the remaining pitches have spare capacity discounted due to poor quality. Identified for grass improvements in the LFFP. Serviced by standard quality ancillary provision.	Improve pitch quality to create actual spare capacity. Retain in updated LFFP improvements given overplay. Improve quality of ancillary provision. Support plans to relocate South Woodham Ferrers RUFC to the new sports ground as part of the residential housing development to increase the capacity for grass football pitches at Saltcoats Park.	FA FF	Key centre	M	M	M	Protect Enhance
88	Saltcoats Park	CM3 5WA	Rugby union	Local Authority	Three standard quality senior pitches and one standard quality age grade pitch. None of the pitches are serviced by sports lighting. Actual spare capacity exists on the senior pitches and overplay exists on the age grade pitch. Serviced by standard quality ancillary provision. As part of the proposed housing development, there is potential for South Woodham Ferrers RUFC to be relocated to the new sports ground.	Improve quality to reduce overplay and consider installing sports lighting to allow training demand to be dispersed. To fully eradicate overplay, explore alternative training arrangements (e.g., access to additional pitches or a 3G pitch). Support the relocation of South Woodham Ferrers RUFC to the new sports ground. To alleviate overplay, provide the Club with three good quality (M2/D3) pitches, with two serviced by sports lighting, or a World Rugby compliant 3G pitch. Ensure appropriate ancillary facilities are provided at the sports ground.	RFU	Key centre	M-H	S-M	M-H	Protect Enhance
88	Saltcoats Park	CM3 5WA	Cricket	Local Authority	One standard quality grass cricket square, accessed by South Woodham & Burnham CC. The square has 2 match equivalent sessions of spare capacity. Serviced by standard quality ancillary facilities.	Improve pitch quality and seek to utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand. Improve quality of ancillary facilities.	ECB Essex Cricket	Key centre	M	S	M	Protect Enhance

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
						Support plans to relocate South Woodham Ferrers RUFC to the new sports ground as part of the residential housing development to increase the capacity for the cricket square at Saltcoats Park.						
91	South Woodham Ferrers BC	CM3 5JL	Bowls	Sports Club	One good quality bowling green accessed by South Woodham Ferrers BC.	Sustain green quality.	Club Bowls England	Local	L	L	L	Protect
92	South Woodham Ferrers Leisure Centre	CM3 5JU	3G	Local Authority	One standard quality 11v11 3G pitch, which is available for community use and serviced by sports lighting. The pitch is FA approved for competitive matches and was last resurfaced in 2015.	Ensure sinking funds are in place for long term sustainability and that FA testing takes place every three years.	FA FF	Key centre	H	M	H	Protect Provide Enhance
93	South Woodham Playing Field	CM3 5PL	Football	Trust	One adult, one youth 11v11 and one youth 9v9 pitch and are assessed as poor quality. All pitches are overplayed. Serviced by standard quality ancillary facilities.	Improve pitch quality to reduce overplay. Sustain quality of ancillary facilities.	FA FF	Local	M	S	M	Protect Enhance
93	South Woodham Playing Field	CM3 5PL	Netball	Trust	One poor quality macadam court, which is available for community use but not serviced by sports lighting.	Improve court quality to better accommodate demand and explore the option of providing sports lighting to increase capacity.	EN	Local	L	S	M	Protect Enhance
107	William De Ferrers School	CM3 5JU	Football	Education	Two poor quality youth 11v11 pitches which are available for community use but overplayed.	Improve pitch quality to reduce overplay and seek to establish a community use agreement for club users to provide secure tenure.	Education FA FF	Local	L	S	L	Protect Enhance
107	William De Ferrers School	CM3 5JU	Rugby union	Education	Three poor quality senior pitches, which are available for community use but unused. The pitches are overplayed.	Improve quality to better accommodate curricular usage and retain as community available should club demand exist in the future.	Education RFU	Local	M	S	L	Protect Enhance
107	William De Ferrers School	CM3 5JU	Cricket	Education	One standalone NTP which is available for community use but unused.	Retain as community available should demand exist in the future.	Education ECB Essex Cricket	Key centre	L	L	L	Protect
107	William De Ferrers School	CM3 5JU	Netball	Education	Four poor quality macadam courts, which are available for community use but not serviced by sports lighting.	Improve court quality and explore opportunities to install sports lighting to increase capacity and help attract demand.	Education EN	Local	M	M	M	Protect Enhance
107	William De Ferrers School	CM3 5JU	Tennis	Education	Six poor quality macadam courts, which are available for community use but not serviced by sports lighting.	Improve quality and explore options of providing sports lighting on site to better cater for community use.	Education LTA	Local	M	S	M	Protect Enhance

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					The School has recently acquired some funding to re-line their courts, which will see the courts improved to good quality. It is awaiting a date for the works to be carried out.							
-	Chetwood Fields	CM3 5ZX	Football (disused)	Local Authority	One adult pitch last marked circa 2018.	Consider bringing pitch back into use given local shortfalls.	FA FF	Local	L	M	M	Protect Provide
-	South Woodham Ferrers Yacht Club	CM3 5WP	Watersports	Sports Club	A gig rowing, kayaking, motor boating, paddle boarding and sailing club with good quality ancillary facilities.	Sustain quality.	Club	Local	L	S	L	Protect
-	Woodham Ferrers Water Ski Club	CM3 5WP	Watersports	Sports Club	A water skiing club which is serviced by good quality ancillary facilities.	Sustain quality.	Club	Local	L	S	L	Protect
-	Up River Yacht Club	CM3 5WP	Watersports	Sports Club	A paddleboarding, motor boating and sailing club which is serviced by good quality ancillary provision.	Sustain quality.	Club	Local	L	S	L	Protect
-	North of South Woodham Ferrers	CM2 6NZ	Football 3G Cricket Rugby Union	Local Authority	The Council is working to progress plans to create a sporting hub as part of the North of South Woodham Ferrers. The current facility mix is yet to be determined but will follow the evidence base emerging from the PPOSS.	Progress site development relative to on-going work with partners.	Council	-	-	-	-	-

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URBAN AREAS ANALYSIS AREA

Summary pitch sports (Urban Areas Analysis Area)

Analysis area	Pitch type	Current capacity total in MES per week ^[1]	Future capacity total in MES per week (2041) ¹⁷
Football – grass pitches	-	-	-
Urban Areas	Adult	Actual spare capacity of 0.5	Shortfall of 3.5
Urban Areas	Youth 11v11	Shortfall of 4	Shortfall of 7
Urban Areas	Youth 9v9	Shortfall of 0.5	Shortfall of 1.5
Urban Areas	Mini 7v7	Played to capacity	Shortfall of 2
Urban Areas	Mini 5v5	Played to capacity	Shortfall of 1.5
TOTAL	Adult	Shortfall of 13	Shortfall of 24
TOTAL	Youth 11v11	Shortfall of 18	Shortfall of 25
TOTAL	Youth 9v9	Shortfall of 6.5	Shortfall of 9
TOTAL	Mini 7v7	Played to capacity	Shortfall of 3.5
TOTAL	Mini 5v5	Played to capacity	Shortfall of 3.5
Football – 3G pitches	-	-	-
Urban Areas	11v11, floodlit	Shortfall of 3.75 pitches	-
TOTAL	11v11, floodlit	Shortfall of 8 pitches	Shortfall of 9.5 pitches
Rugby union	-	-	-
Urban Areas	Senior	Actual spare capacity of 0.5	-
TOTAL	Senior	Shortfall of 8.75	Shortfall of 10.75
Hockey	-	-	-
TOTAL	Full size, floodlit	Played to capacity	Played to capacity
Cricket	-	-	-
Urban Areas	Saturday	Shortfall of 97	-
Urban Areas	Sunday	Shortfall of 97	-
Urban Areas	Midweek	Shortfall of 53	-
TOTAL	Saturday	Shortfall of 159	Shortfall of 303
TOTAL	Sunday	Shortfall of 87	Shortfall of 99
TOTAL	Midweek	Played to capacity	Shortfall of 42

Area recommendations

Sport	Headline findings
Football	<ul style="list-style-type: none"> Protect provision. Improve quality to eradicate overplay (e.g. at Marconi Sports and Social Club). Improve quality to establish actual spare capacity (e.g. at Broomfield Village Hall).

^[1] MES – match equivalent sessions per week (per season for cricket)

¹⁷ Future demand (2041) is determined via Local Plan forecasts and club aspirations identified in PPOSS Assessment Report (2024).

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Sport	Headline findings
	<ul style="list-style-type: none"> Seek to provide security of tenure for clubs, enabling actual spare capacity (e.g. at Hylands School and Writtle University College Sports Ground). Utilise the actual spare capacity that exists via the transfer of demand from overplayed sites or via future demand (e.g. Clarks Field). The Chelmsford Garden Communities is expected to provide additional football pitch provision as well as in the Beaulieu development (short term) and Warren Farm and Hammonds Farm developments (long term). See Part 7: Housing Growth Scenarios for further information.
3G pitches	<ul style="list-style-type: none"> Protect provision. Ensure a sinking fund is in place for long-term sustainability (e.g. at Chelmer Valley High School and Great Baddow Recreation Ground). Support 3G aspirations to meet area shortfalls (e.g. Great Baddow High School). Provision of 3G pitches should be a priority consideration for the Chelmsford Garden Communities given this will provide opportunities for new sites such as secondary schools and sports hubs. See Part 7: Housing Growth Scenarios for further information.
Rugby union	<ul style="list-style-type: none"> Protect provision. Improve pitch quality to better accommodate curricular usage and retain as community available (e.g. at Great Baddow High School). Ensure that the Chelmsford Garden Community provides adequate new provision to meet the new demand. See Part 7: Housing Growth Scenarios for further information.
Hockey	<ul style="list-style-type: none"> Protect provision Ensure sinking is in place for long-term sustainability (e.g. at Chelmer Park, Chelmsford Hockey Club and New Hall School). Seek to provide community use for clubs, enabling actual spare capacity (e.g. at New Hall School). There is no requirement based on the overall growth from Chelmsford Garden Communities to provide a hockey suitable AGP on site. Therefore, this should be allocated to offsite contributions which are prioritised in greater detail in Part 4: Sport Specific Issues Scenarios and Recommendations.
Cricket	<ul style="list-style-type: none"> Protect provision. Sustain quality of squares through dedicated maintenance regimes. Reduce overplay at Improve changing facilities where required. Ensure that the Chelmsford Garden Community provides adequate new provision to meet the new demand. See Part 7: Housing Growth Scenarios for further information.
Netball	<ul style="list-style-type: none"> Protect provision. Improve changing facilities where required. Explore the opportunity for provision of a floodlit multi-court MUGA at Chelmsford Garden Communities to help meet future demand for netball.
Tennis	<ul style="list-style-type: none"> Protect provision. Seek to improve park courts such as Explore the opportunity for provision of a floodlit multi-court MUGA at Chelmsford Garden Communities to help meet future demand for tennis.
Bowls	<ul style="list-style-type: none"> Protect provision and sustain quality to adequately meet demand.
Golf	<ul style="list-style-type: none"> Protect provision.
Athletics	<ul style="list-style-type: none"> Protect provision.

CHELMSFORD CITY COUNCIL PLAYING PITCH & OUTDOOR SPORT STRATEGY

Sport	Headline findings
	<ul style="list-style-type: none"> Consider installing a compact, alternate facility offer as part of a sporting hub design (i.e., a sprint track or mini track) alongside playing field or adjacent to it, where users have full access to on-site ancillary facilities should be encouraged and promoted. This will require further consultation with England Athletics which will be able to advise on suitable provision for this scheme.
Cycling	<ul style="list-style-type: none"> Protect provision.
Outdoor water sports	<ul style="list-style-type: none"> N/A.
Other grass pitch sports	<ul style="list-style-type: none"> Protect provision.

CHELMSFORD CITY COUNCIL

PLAYING PITCH & OUTDOOR SPORT STRATEGY

URBAN AREAS ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
4	Badow Hall Junior School	CM2 7QZ	Football	Education	One poor quality mini 7v7 pitch, which is unavailable for community use.	Improve pitch quality for curricular and extra-curricular usage.	Education FA FF	Local	L	L	L	Protect
6	Beaulieu Park	CM1 6ED	Football	Local Authority	Two adult and one youth 9v9 pitch assessed as good quality. All pitches are played to capacity at peak time. Identified for grass improvements in the LFFP. Serviced by poor quality ancillary provision.	Sustain pitch quality. Remove from updated LFFP for improvements given existing good facilities. Improve quality of ancillary provision.	FA FF	Local	M	M	M	Protect Provide
6	Beaulieu Park	CM1 6ED	3G	Local Authority	One good quality smaller size 3G pitch, which is available for community use and serviced by sports lighting.	Sustain quality and retain for continued recreational demand.	FA FF	Local	L	L	L	Protect
6	Beaulieu Park	CM1 6ED	Cricket	Local Authority	One standard quality grass cricket square, accessed by Beaulieu CC. The square is overplayed by eight match equivalent sessions. Serviced by poor quality ancillary facilities. The Club requires practice nets.	Improve square quality to reduce overplay and install an NTP to eradicate it through the transfer of demand away from the grass wickets. Improve quality of ancillary facilities. Support aspirations for the creation of practice nets on site.	ECB Essex Cricket	Local	L	M	L	Protect Provide
7	Beaulieu Park School	CM1 6DT	Football	Education	Two youth 11v11, one youth 9v9, one mini 7v7 and one mini 5v5 pitch which are assessed as poor quality and unavailable for community use.	Improve quality and explore community use aspects to reduce local shortfalls.	Education FA FF	Hub site	M	S	L	Protect Enhance
7	Beaulieu Park School	CM1 6DT	3G	Education	Potential option to install a 11v11 3G pitch on site.	Explore feasibility of 3G pitch installation given local shortfalls.	Education FA FF	Hub site	M	M	H	Protect Provide Enhance
7	Beaulieu Park School	CM1 6DT	Netball	Education	Eight good quality macadam courts, which are available for community use and serviced by sports lighting. Used as a central venue in the Chelmsford & District and Chelmsford Junior Netball League, although a community use agreement is not in place for the clubs.	Sustain quality of courts to continue to cater for demand. Establish a secure community use agreement to ensure access can be granted.	Education EN	Hub site	H	S	M	Protect Enhance
7	Beaulieu Park School	CM1 6DT	Tennis	Education	Eight good quality macadam courts, which are available for community use and sports lit.	Sustain quality.	Education LTA	Hub site	H	S	M	Protect Enhance

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
8	Bedford Playing Fields	CM1 7EY	Football	Education	Five standard quality adult pitches, which are available for community use.	Improve quality to create actual spare capacity and secure community use via a community use agreement.	Education FA FF	Local	L	S	M	Protect Enhance
8	Bedford Playing Fields	CM1 7EY	Rugby union	Education	Five standard senior pitches, which are available for community use but unused. The pitches are not serviced by sports lighting.	Retain as community available given local shortfalls should there be any future demand.	Education RFU	Local	L	L	L	Protect
8	Bedford Playing Fields	CM1 7EY	Cricket	Education	One standard quality grass cricket square, accessed by Old Chelmsfordians CC as well as one standalone NTP. The square is played to capacity.	Improve pitch quality to provide additional capacity and ensure no future overplay.	Education ECB Essex Cricket	Local	L	M	L	Protect Enhance
11	Boreham BC	CM3 3AR	Bowls	Sports Club	One good quality bowling green accessed by Boreham BC.	Sustain green quality.	Club Bowls England	Local	L	L	L	Protect
12	Boreham Recreation Ground	CM3 3JD	Cricket	Parish Council	One poor quality grass cricket square, accessed by Boreham Royals CC. The square is overplayed by 24 match equivalent sessions. Serviced by poor quality ancillary facilities. The club would like to install a practice net.	Improve quality to eradicate overplay and/or install an NTP through the transfer of demand away from the grass wickets. Alternatively (or additionally), explore creation of hybrid provision on site. Improve quality of ancillary facilities. Support aspirations to install a practice net.	ECB Essex Cricket	Key site	M	S	M	Protect Provide Enhance
14	Broomfield Cricket Club	CM1 7BQ	Cricket	Sports Club	One good quality grass cricket square, accessed by Broomfield CC. The square is overplayed by 12 match equivalent sessions. Serviced by good quality ancillary provision.	Consider the installation of an NTP to reduce overplay via the transfer of demand from grass wickets. Sustain quality of ancillary provision.	Club ECB Essex Cricket	Key site	M	S	M	Protect Enhance
15	Broomfield Football Club	CM1 7BQ	Football	Sports Club	Two adult, one youth 11v11, one youth 9v9, one mini 7v7 and one mini 5v5 and all assessed as good quality. Only the youth 11v11 pitch is overplayed with the remaining pitches played to capacity. Identified for grass improvements in the LFFP. Serviced by good quality ancillary facilities.	Improve quality to eradicate overplay and to create actual spare capacity. Remove from updated LFFP for improvements given existing good facilities. Sustain quality of ancillary facilities.	Club FA FF	Key centre	M	S	M	Protect Enhance
17	Broomfield Village Hall	CM1 7AH	Football	Parish Council	One poor quality adult pitch which has spare capacity discounted due to poor quality.	Improve quality to create actual spare capacity.	FA FF	Local	L	S	M	Protect Enhance
17	Broomfield Village Hall	CM1 7AH	Hockey	Parish Council	One sand-filled smaller size pitch, which is unused by the community. The pitch is serviced by sports lighting.	Retain for continued recreational usage.	EH	Local	L	L	L	Protect

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
18	Chancellor Park	CM2 6WS	Football	Local Authority	One adult, one youth 9v9 and two mini 7v7 pitches assessed as good quality. The adult and youth pitches are overplayed whilst the mini pitch is played to capacity at peak time. Identified for grass improvements in the LFFP.	Seek transfer play to sites with actual spare capacity in order to alleviate overplay. Remove from updated LFFP for improvements given existing good facilities.	FA FF	Key centre	M	S	M	Protect Enhance
18	Chancellor Park	CM2 6WS	3G	Local Authority	One standard quality smaller size 3G pitch, which is available for community use and serviced by sports lighting.	Retain for continued recreational demand.	FA FF	Key centre	M	L	L	Protect
18	Chancellor Park	CM2 6WS	Hockey	Local Authority	One sand-filled smaller size pitch, which is serviced by sports lighting.	Retain for continued recreational demand.	EH	Key centre	M	L	L	Protect
18	Chancellor Park	CM2 6WS	Tennis	Local Authority	Two good quality artificial courts which are available for community and sports lit.	Sustain quality.	LTA	Key centre	M	L	L	Protect Enhance
18	Chancellor Park	CM2 6WS	Bowls	Local Authority	One good quality bowling green accessed by Hall Street Methodist BC and Trinity Methodist BC.	Sustain green quality.	Bowls England	Local	L	L	L	Protect
20	Chelmer Park	CM2 8RL	Football	Local Authority	Three adult, two youth 9v9, two mini 7v7 and three mini 5v5 pitches assessed as good quality. All pitches are played to capacity. Identified for grass improvements in the LFFP.	Seek to utilise actual capacity via the transfer of demand from overplayed sites. Remove from updated LFFP for improvements given existing good facilities.	FA FF	Key centre	M	M	L	Protect Enhance
20	Chelmer Park	CM2 8RL	3G	Local Authority	Potential option to install a 11v11 3G pitch on site.	Explore feasibility of 3G pitch installation given local shortfalls and constraints of the site.	FA FF	Key centre	M	L	H	Protect Provide Enhance
20	Chelmer Park	CM2 8RL	Cricket	Local Authority	Three standard quality grass cricket squares (two are accompanied by NTP's), accessed by Chelmsford CC. Two of the squares have 12 match equivalent sessions of spare capacity each, whereas the third square has spare capacity of 4 match equivalent sessions. Serviced by good quality ancillary facilities.	Improve quality of the squares to provide additional capacity and ensure no future overplay. Sustain quality of ancillary facilities.	ECB Essex Cricket	Key centre	M	M	L	Protect Enhance
20	Chelmer Park	CM2 8RL	Netball	Local Authority	Four poor quality macadam courts, which are serviced by sports lighting. The courts at Chelmer Park are to be resurfaced and remarked in May/June 2024 with the courts also being gated, which is thought to help and prevent any unofficial use occurring in the future.	Improve court quality to better accommodate demand.	EN	Key centre	M	S	M	Protect Enhance

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
20	Chelmer Park	CM2 8RL	Hockey	Local Authority	One full size sand-filled pitch which is available for community use and serviced by sports lighting. Used by Chelmsford HC for match play and training activity and assessed as standard quality having not been resurfaced since 2017.	Resurface pitch for hockey usage and ensure a sinking fund is in place for long-term sustainability.	EH	Key centre	H	S	M	Protect Enhance
20	Chelmer Park	CM2 8RL	Tennis	Local Authority	Four standard quality macadam, which are available for community use and serviced by sports lighting. Although, since the audit was undertaken in July 2024, refurbishment has taken place to improve the quality of courts.	Sustain court quality.	LTA	Key centre	M	S	M	Protect Enhance
21	Chelmer Valley High School	CM1 7ER	Football	Education	Two youth 11v11 and one youth 9v9 pitches assessed as standard quality which are available for community use. The pitches are played to capacity at peak time.	Improve quality to better accommodate demand and ensure long term security of tenure is provided to users.	Education FA FF	Key centre	M	M	M	Protect Provide Enhance
21	Chelmer Valley High School	CM1 7ER	3G	Education	One good quality 11v11 3G pitch, which is available for community use, serviced by sports lighting and FA approved. The pitch was last resurfaced in 2022.	Sustain quality and ensure sinking funds are in place for long term sustainability and that FA testing takes place every three years.	Education FA FF	Key centre	H	S	L	Protect
21	Chelmer Valley High School	CM1 7ER	Rugby union	Education	One standard quality senior pitch, which is available for community use but not serviced by sports lighting.	Retain for continued curricular usage and for community use should club demand exist in the future.	Education RFU	Key centre	M	L	L	Protect Enhance
21	Chelmer Valley High School	CM1 7ER	Netball	Education	Four standard quality macadam courts, which are available for community use and serviced by sports lighting.	Improve quality to better accommodate demand.	Education EN	Key centre	L	S	L	Protect Enhance
21	Chelmer Valley High School	CM1 7ER	Tennis	Education	Six good quality macadam courts, which are available for community use and sports lit.	Sustain court quality.	Education LTA	Key centre	L	S	L	Protect Enhance
25	Chelmsford Hockey Club	CM2 8RL	Hockey	Sports Club	A full size sand-dressed pitch which is assessed as standard quality following its last resurface in 2017. The Club has aspirations to install a second pitch on site so its demand can be accommodated. Used by Chelmsford HC.	Protect as a hockey suitable pitch. Ensure a sinking fund is in place for long-term sustainability. Should plans for a second pitch be formalised, consider proposals against the lack of current need, the impact this will have on the sustainability of other hockey facilities in the area.	Club EH	Hub site	H	S	H	Protect Enhance
28	Clarks Field	CM2 8RW	Football	Sports Club	One standard quality adult pitch, which has actual spare capacity. Serviced by poor quality ancillary facilities.	Utilise capacity via the transfer of demand from overplayed sites or through future demand. Improve quality of ancillary facilities.	Club FA FF	Local	M	L	L	Protect

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PLAYING PITCH & OUTDOOR SPORT STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
28	Clarks Field	CM2 8RW	Cricket	Sports Club	One good quality cricket square, accessed by Galleywood CC. The square is overplayed by 28 match equivalent sessions. Serviced by standard quality ancillary provision. Club wants to install practice nets.	Consider the installation of an NTP to reduce overplay via the transfer of demand from grass wickets. Alternatively (or additionally), explore creation of hybrid provision on site. Improve quality of ancillary provision. Support club's aspirations to install practice nets.	Club ECB Essex Cricket	Key site	M	S	M	Protect Provide Enhance
40	Falcon Bowling Club	CM3 3FB	Bowls	Sports Club	Two good quality bowling greens, accessed by Falcon BC and one has an artificial surface.	Sustain quality.	Club Bowls England	Local	L	L	L	Protect
45	Great Baddow High School	CM2 9RZ	Football	Education	One adult, one youth 11v11 and one youth 9v9 pitches assessed as standard quality but unavailable for community use.	Explore community use options with the school given shortfalls.	Education FA FF	Key centre	M	S	L	Protect
45	Great Baddow High School	CM2 9RZ	3G	Education	One standard quality smaller size 3G pitch (covered), which is available for community use, serviced by sports lighting and FA approved. The pitch was last surfaced in 2015. The school has recently had a planning application for a 11v11 3G pitch approved and is in the process of sourcing funding.	Ensure sinking funds are in place for long term sustainability and that FA testing takes place every three years.	Education FA FF	Key centre	H	S	H	Protect Provide Enhance
45	Great Baddow High School	CM2 9RZ	Rugby union	Education	One poor quality senior pitch, which is available for community use but not serviced by sports lighting.	Improve quality to better accommodate curricular usage and retain as community available should club demand exist in the future.	Education RFU	Key centre	M	S	L	Protect Enhance
45	Great Baddow High School	CM2 9RZ	Cricket	Education	One standalone NTP which is available for community use but unused.	Retain as community available should demand exist in the future.	Education ECB Essex Cricket	Key centre	L	L	L	Protect
45	Great Baddow High School	CM2 9RZ	Netball	Education	Five macadam courts, which four are assessed as standard and one as poor quality. The courts are available for community use but only the standard quality courts are serviced by sports lighting.	Improve quality and explore options of installing sports lighting to increase capacity and attract demand.	Education EN	Key centre	M	S	M	Protect Enhance
45	Great Baddow High School	CM2 9RZ	Tennis	Education	Three standard quality macadam courts and three poor quality macadam courts. The standard quality courts are available for community use and serviced by sports lighting.	Improve quality to better accommodate demand and explore options of providing additional sports lighting on the poor quality courts to increase capacity.	Education LTA	Key centre	M	S	M	Protect Enhance

CHELMSFORD CITY COUNCIL
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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					The poor quality courts are not serviced by sports lighting.							
47	Great Baddow Recreation Ground	CM2 9RB	Football	Parish Council	Two standard quality adult pitches which are played to capacity at peak time.	Seek to utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.	FA FF	Local	L	S	L	Protect
47	Great Baddow Recreation Ground	CM2 9RB	Cricket	Parish Council	One standard quality cricket square, which is accessed by Great Baddow CC. The square is overplayed by 20 match equivalent sessions. Serviced by poor quality ancillary provision.	Improve pitch quality to reduce overplay and install an NTP to eradicate it through the transfer of demand away from the grass wickets. Alternatively (or additionally), explore creation of hybrid provision on site.	Club ECB Essex Cricket	Key site	M	S	M	Protect Provide Enhance
47	Great Baddow Recreation Ground	CM2 9RB	Netball	Parish Council	One poor quality macadam court, which is serviced by sports lighting.	Improve court quality to better accommodate recreational demand.	EN	Local	L	S	L	Protect Enhance
47	Great Baddow Recreation Ground	CM2 9RB	Tennis	Parish Council	Four poor quality macadam courts, which are available for community use with only three courts serviced by sports lighting.	Improve court quality to better accommodate recreational demand. Explore options of providing additional sports lighting on the poor quality courts to increase capacity.	LTA	Key site	M	S	M	Protect Enhance
47	Great Baddow Recreation Ground	CM2 9RB	Bowls	Parish Council	One good quality bowling green accessed by Great Baddow BC.	Sustain green quality.	Bowls England	Local	L	L	L	Protect
51	Hamptons Sports & Leisure Ltd	CM2 9FH	Tennis	Sports Club	Six good quality artificial courts, which are available for community use and serviced by sports lighting.	Sustain court quality.	Club LTA	Key centre	M	L	L	Protect
55	Hylands School	CM1 3ET	Football	Education	Four poor quality mini 5v5 pitches, which are available for community use. The pitches have spare capacity discounted due to unsecure tenure and poor quality.	Improve pitch quality to create actual spare capacity and seek to establish a community use agreement for club users to provide security of tenure.	Education FA FF	Local	L	S	L	Protect Enhance
55	Hylands School	CM1 3ET	3G	Education	Potential option to install a 11v11 3G pitch on site.	Explore feasibility of 3G pitch installation given local shortfalls.	Education FA FF	Local	M	L	H	Protect Provide Enhance
55	Hylands School	CM1 3ET	Netball	Education	Six poor quality macadam courts, which are neither available for community nor serviced by sports lighting.	Improve quality for curricular use.	Education EN	Local	L	S	L	Protect Enhance
55	Hylands School	CM1 3ET	Tennis	Education	Four poor quality macadam courts, which neither available for community use nor sports lit.	Improve court quality and retain for curricular use.	Education LTA	Local	L	L	L	Protect
62	Marconi Sports and Social Club	CM2 8HL	Football	Sports Club	One youth 11v11, two youth 9v9 and one mini 7v7 pitches assessed as standard quality. The youth 11v11 pitch is overplayed and the remaining pitches are played to capacity at peak time.	Improve pitch quality to alleviate overplay.	Club FA FF	Local	M	M	M	Protect Enhance

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
62	Marconi Sports and Social Club	CM2 8HL	Cricket (disused)	Sports Club	One grass wicket square which is no longer provided or maintained.	Consider re-instating the grass wickets given shortfalls. However, it could impact on the quality of the football pitches.	Club ECB Essex Cricket	Local	M	S	M	Protect Provide
64	Meadgate Primary School	CM2 7NS	Football	Education	One poor quality mini 7v7 pitch which is unavailable for community use.	Retain for continued curricular use.	Education FA FF	Local	L	L	L	Protect
71	New Hall School	CM3 3HS	Football	Education	Three good quality youth 11v11 pitches, which are unavailable for community use.	Explore community use options given significant local shortfalls. If provided, seek long-term security of tenure for users.	Education FA FF	Key centre	H	S	L	Protect Enhance
71	New Hall School	CM3 3HS	3G	Education	One standard quality smaller size 3G pitch, which is unavailable for community use but serviced by sports lighting.	Retain for curricular demand.	Education FA FF	Key centre	L	L	L	Protect
71	New Hall School	CM3 3HS	Rugby union	Education	Four good quality senior pitches, which are not available for community use but is serviced by sports lighting.	Retain for continued curricular use and sustain quality.	Education	Key centre	L	L	L	Protect
71	New Hall School	CM3 3HS	Cricket	Education	Four grass wicket squares (one accompanied by an NTP) as well as one standalone NTP. All squares are assessed as good quality; however, they are unavailable for community use.	Explore community use options given significant local shortfalls. If provided, seek long term security of tenure for users.	Education ECB Essex Cricket	Key centre	H	S	L	Protect
71	New Hall School	CM3 3HS	Hockey	Education	Two water-based hockey pitches. Both pitches are unavailable for community use but serviced by sports lighting. One of the pitches is assessed as standard having been resurfaced in 2017 and the other pitch is assessed as good having recently resurfaced in 2021.	Protect both pitches for continued internal hockey use and explore if community use can be enabled due to local shortfalls. Ensure a sinking fund is in place for long-term sustainability.	Education EH	Key centre	H	S	M	Protect Enhance
71	New Hall School	CM3 3HS	Netball	Education	Eight good quality polymeric courts which are serviced by sports lighting but unavailable for community use.	Explore community use options with the School given quantity of courts provided and the presence of sports lighting.	Education EN	Key centre	H	S	L	Protect Enhance
71	New Hall School	CM3 3HS	Tennis	Education	Ten good quality macadam courts, which unavailable for community use, but are serviced by sports lighting.	Explore community use options with the School given quantity of courts provided.	Education LTA	Key centre	M	S	L	Protect
71	New Hall School	CM3 3HS	Athletics	Education	One eight lane 400-metre track, which is assessed as standard quality. The track is unavailable for community use.	Explore community use options with the School.	Education EA	Key centre	M	S	L	Protect
75	Old Chelmsfordians Sports & Social Club	CM1 2NS	Football	Sports Club	Two standard quality adult pitches, which have actual spare capacity.	Improve pitch quality to increase actual spare capacity.	Club FA FF	Local	M	S	M	Protect Enhance

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
75	Old Chelmsfordians Sports & Social Club	CM1 2NS	Cricket	Sports Club	One good quality cricket square, accessed by Old Chelmsfordians CC. The square is overplayed by nine match equivalent sessions. Serviced by standard quality ancillary provision. Club aspires to install more practice net facilities on site and to install an NTP.	Sustain quality and install an NTP to reduce overplay via the transfer of demand away from the grass wickets. Alternatively (or additionally), explore creation of hybrid provision on site. Improve quality of ancillary provision. Support aspirations to install more practice net facilities.	Club ECB Essex Cricket	Local	M	S	M	Protect Provide
75	Old Chelmsfordians Sports & Social Club	CM1 2NS	Tennis	Sports Club	Three good quality macadam courts, which are available for community use and sports lit.	Sustain court quality.	Club LTA	Local	L	S	L	Protect
95	Springfield Primary School	CM1 6XW	Football	Education	One standard quality youth 9v9 pitch, which is unavailable for community use.	Explore community use options given local shortfalls.	Education FA, FF	Local	L	S	L	Protect
95	Springfield Primary School	CM1 6XW	Cricket	Education	One standalone NTP which is unavailable for community use.	Retain for curricular use.	Education ECB Essex Cricket	Local	L	L	L	Protect
110	Writtle BC	CM1 3JD	Bowls	Sports Club	One good quality bowling green, accessed by Writtle BC.	Sustain green quality.	Club Bowls England	Local	L	L	L	Protect
112	Writtle Sports & Social Club	CM1 3HW	Football	Sports Club	One adult, three youth 11v11, two youth 9v9 and two mini 7v7 pitches assessed as good quality. All pitches are played to capacity at peak time. Serviced by poor quality ancillary provision.	Seek to utilise actual spare capacity through the transfer of demand from overplayed sites or through future demand. Improve quality of ancillary provision.	Club FA FF	Key centre	M	M	M	Protect Enhance
112	Writtle Sports & Social Club	CM1 3HW	3G	Sports Club	One poor quality smaller size 3G pitch, which is available for community use and serviced by sports lighting. A planning application has been submitted to resurface the pitch, but funding is yet to be sourced.	Support plans to resurface and improve quality to maximise recreational use.	Club FA FF	Key centre	M	S	M	Protect Enhance
112	Writtle Sports & Social Club	CM1 3HW	Rugby union	Sports Club	One standard quality senior pitch, which is serviced by sports lighting. The pitch is played to capacity.	Improve pitch quality to create actual spare capacity.	Club RFU	Key centre	H	M	M	Protect Enhance
112	Writtle Sports & Social Club	CM1 3HW	Cricket	Sports Club	One good quality cricket square with an accompanying NTP, accessed by Writtle CC. The square has spare capacity of 13 match equivalent sessions. Serviced by poor quality ancillary provision. The Club would like to install more net facilities.	Sustain quality and utilise actual spare capacity through future demand or via the transfer of activity from an overplayed site. Improve quality of ancillary provision. Support aspirations to install more net facilities.	Club ECB Essex Cricket	Key centre	M	S	M	Protect Enhance

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
112	Writtle Sports & Social Club	CM1 3HW	Tennis	Sports Club	Four good quality macadam courts, which are available for community use and sports lit.	Sustain court quality for continued club usage.	Club LTA	Local	M	L	L	Protect
113	Writtle University College Sports Ground	CM1 3SS	Football	Education	Three adult, one youth 9v9 and one mini 7v7 pitches assessed as good quality. The pitches have spare capacity discounted due to unsecure tenure. Serviced by poor quality ancillary facilities.	Seek to establish a community use agreement for club users to provide security of tenure. Improve quality of ancillary facilities.	Education FA FF	Key centre	M	L	L	Protect
113	Writtle University College Sports Ground	CM1 3SS	3G	Education	Potential option to install a 11v11 3G pitch on site.	Explore feasibility of 3G pitch installation given local shortfalls.	Education FA FF	Key centre	M	L	H	Protect Provide Enhance
113	Writtle University College Sports Ground	CM1 3SS	Rugby union	Education	Two good quality senior pitches which are available for community use and serviced by sports lighting. The pitches have spare capacity discounted due to unsecure tenure.	Retain as community available should club demand exist in the future.	Education RFU	Key centre	M	L	L	Protect
113	Writtle University College Sports Ground	CM1 3SS	Cricket	Education	One good quality cricket square accessed by Chelmsford Superkings CC. The square is overplayed by 20 match equivalent sessions. Serviced by poor quality ancillary provision. The Club would like to install more net facilities.	Explore transfer of demand to alleviate overplay and to sustain quality. Explore options to install more net facilities.	Education ECB	Key centre	M	L	M	Protect Provide
113	Writtle University College Sports Ground	CM1 3SS	Netball	Education	Two good quality polymeric courts, which are available for community use but not serviced by sports lighting.	Explore opportunities to establish sports lighting at the site to help attract usage and increase capacity.	Education EN	Key centre	M	S	M	Protect Enhance
116	Boreham Primary School	CM3 3DX	Football	Education	One standard quality youth 9v9 pitch, which is unavailable for community use.	Explore community use options with the School given local shortfalls.	Education FA FF	Local	L	L	L	Protect
117	Chancellor Park Primary School	CM2 6PT	Football	Education	One poor quality mini 7v7 pitch, which is unavailable for community use.	Improve quality and retain for curricular use.	Education FA FF	Local	L	S	L	Protect
119	Larkrise Primary School	CM2 9UB	Football	Education	One standard quality mini 7v7 pitch, which is unavailable for community use.	Retain for curricular use.	Education FA FF	Local	L	L	L	Protect
122	The Tyrells Primary School	CM1 6JN	Football	Education	One standard quality youth 11v11 pitch, which is unavailable for community use.	Explore community use options with the School given local shortfalls.	Education FA FF	Local	L	S	L	Protect
128	Baddow Pump Track	CM2 7DA	Cycling	Local Authority	One standard quality pump track.	Retain for community demand and seek to improve quality.	British Cycling	Local	L	L	L	Protect
-	Sandford Mill Lane	CM2 7RT	Football	Commercial	One disused adult pitch which was last marked out c.2016.	Consider bringing adult pitch back into use given local shortfalls.	FA FF	Local	M	S	M	Protect Provide

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
-	Essex Slalom	CM2 6NY	Watersports	Sports Club	A kayaking and canoeing club which is serviced by standard quality ancillary facilities.	Improve ancillary facilities.	Club	Local	L	S	L	Protect Enhance
-	Beaulieu Sports Ground (North East Chelmsford Garden Community)	CM1 6AY	Football Cricket	Local Authority	The Council is working to progress plans to create a sporting hub as part of the Beaulieu Sports Ground (North East Chelmsford Garden Community). Beaulieu Sports Ground will include cricket facilities and support development of sports pavilion. This is discussed in further detail in Part 7.	Progress site development relative to on-going work with partners.	Council	-	-	-	-	-
-	Warren Farm (West Chelmsford)	CM1 2LA	Football Cricket	Local Authority	The Council is working to progress plans to create a sporting hub as part of the Warren Farm housing development. The current proposed facility mix is discussed in further detail in Part 7.	Progress site development relative to on-going work with partners.	Council	-	-	-	-	-
-	Dukes Wood Sports Hub (North East Chelmsford Garden Community)	CM1 6AU	Football 3G Cricket Rugby Union Tennis/Netball	Local Authority	The Council is working to progress plans to create a sporting hub as part of the North East Chelmsford Garden Community. The current proposed facility mix is discussed in further detail in Part 7.	Progress site development relative to on-going work with partners.	Council	-	-	-	-	-
-	Great Belsteads Sports Hub (North East Chelmsford Garden Community)	CM1 6AU	Football Cricket Rugby Union	Local Authority	The Council is working to progress plans to create a sporting hub as part of the North East Chelmsford Garden Community. The current proposed facility mix is discussed in further detail in Part 7.	Progress site development relative to on-going work with partners.	Council	-	-	-	-	-
-	Hammonds Farm Sports Hub (East Chelmsford Garden Community)	CM2 6NZ	Football 3G Cricket Rugby Union Tennis/Netball	Local Authority	The Council is working to progress plans to create a sporting hub as part of the East Chelmsford Garden Community. The current proposed facility mix is discussed in further detail in Part 7.	Progress site development relative to on-going work with partners.	Council	-	-	-	-	-

PART 7: HOUSING GROWTH SCENARIOS

As identified in the Strategic Recommendations section under 'Recommendation (g): Secure developer contributions, for playing pitches', the Council should use the Sport England Playing Pitch Calculator (PPC)¹⁸ as a tool for helping to determine developer contributions for playing pitch facilities linking to sites within the locality.

The review of the Chelmsford Local Plan will make further allocations for housing growth to 2041, and its policies will also be used to determine proposals for any windfall housing proposals over the plan period. In order to understand how the Chelmsford Playing Pitch and Outdoor Sport Strategy (PPOSS) can be used alongside the PPC to determine the demand for pitches, this section sets out what should be considered to be provided at the different housing developments¹⁹ as set out in the Local Plan Preferred Options consultation 2024.

The review of the Plan is proposing to extend the Local Plan period by a further five years, with 1,000 homes being required per annum. Total population is expected to be 218,336 in 2041 based on this forecast.

The Preferred Options Local Plan consultation 2024 shows the total housing growth projected to 2041 to be distributed across three areas of the Authority:

- ◀ Central and Urban Chelmsford: 4,228 dwellings.
- ◀ North Chelmsford: 7,842 dwellings including 6,250 at the Chelmsford Garden Community development to the Northeast of Chelmsford City Centre (NB a further new secondary school will also be delivered as part of the Garden Community to 2041.)
- ◀ South and East Chelmsford: 4,469 dwellings including 3,000 at East Chelmsford Garden Community (Hammonds Farm) development to the East of the City Centre and 1,220 dwellings North of South Woodham Ferrers. (NB a new secondary school will also be delivered as part of the Garden Community to 2041.)

To support the Local Plan, the City Council intend that the following objectives are enshrined within the PPOSS:

- ◀ Provide a robust evidence base and to provide parameters for developing a toolkit for the Council/developers.
- ◀ Help direct expenditure of any future Section 106 monies or other planning contributions (including CIL should this become relevant)
- ◀ Provide a robust, transparent, and effective means of justifying requirements so that they can be successfully defended in respect of significant housing development, (in particular the proposed Chelmsford and Hammonds Farm Garden Communities) or at future reviews of the emerging Local Plan - and to make strategic decisions on investment, ensuring that any planning gain monies are focused on the relevant local authority areas in which they are collected.

The PPOSS provides an estimate of demand for pitch sports based on population forecasts (2022 housing led population data) and club consultation to 2041 (in line with the emerging Local Plan period).

¹⁸ <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/playing-pitch-calculator>

¹⁹ See Appendix 1 for full site list

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Experience shows that housing sites with 800 dwellings or more are likely to justify on-site outdoor sports provision. For such large scale developments, consideration should be given to providing multi-pitch sites with suitable ancillary provision, including appropriate clubhouse/changing facilities and car parking. Single pitch sites which have been provided traditionally by developers are not considered to provide long term sustainable provision for the relevant sports.

The future demand using population growth in the Assessment Report (Table 2.19 for football, Table 4.16 for cricket and Table 5.15 for rugby union) (to 2041) is translated into teams likely to be generated, rather than actual pitch provision required. The PPC adds to this, updating the likely demand generated for pitch sports based on housing and population increases and converts the demand into match equivalent sessions and the number of pitches required. This is achieved via team generation rates in the Assessment Report (Table 2.19 for football, Table 4.16 for cricket and Table 5.15 for rugby union) to determine how many new teams would be generated from an increase in population derived from housing growth and gives the associated costs of supplying the increased pitch provision.

The Sports Facilities Calculator (SFC) is a modelling tool designed to assist local planning authorities to quantify how much additional demand is generated by increasing populations and new housing areas. The model has no spatial qualities or dimension and can only be used to estimate the facility needs for whole area populations.

The SFC uses information that Sport England has gathered on who uses facilities and applies this to the population profile of the local area. This ensures that the calculations take on board the population profile (e.g. age, gender, etc) of the local area.

The SFC then turns this estimation of demand (visits per week) into the equivalent amount of facility which is needed to meet these visits.

For tennis, Sport England has added outdoor tennis courts to its Sports Facilities Calculator (SFC)²⁰. While the SFC includes tennis courts, it does not calculate a need for netball, athletics, and bowling greens which are also covered in the scope of the PPOSS. Recommendations on need for this type of provision is provided using the evidence base collated within the PPOSS.

Where demand does not warrant new outdoor sports provision as part of the scheme, the Action Plan in the Strategy should be consulted to determine whether the additional demand can be accommodated via existing provision (in which case no further action is required). If this is not the case, developer contributions should be sought to improve existing sports sites for community sport within the locality of the scheme to accommodate the increased demand. This can be through, for example, improving quality, or providing new or improved ancillary provision. Consultation with appropriate national governing bodies of sport (NGBs) should also assist in the selection of suitable sports sites and suitable enhancements.

The housing growth scenarios below apply the PPC and SFC to show the additional demand for pitch sports generated from housing growth. The demand is shown in match equivalent sessions per week for most sports, except for cricket, where match equivalent sessions are by season. Training demand is expressed in either hours or match equivalent sessions.

²⁰<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/sports-facility-calculator>

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Where expressed in hours, it is expected that demand will be to either a 3G pitch (to accommodate football training demand) or an artificial grass pitch (AGP) (to accommodate hockey match play and training demand). Where expressed in match equivalent sessions, it is expected training will take place on floodlit grass pitches (rugby).

The PPC and SFC results below provide the City Council with a starting position on the required facility mix for each growth area set out in the Preferred Options Consultation 2024. It is highly recommended that further consultation is undertaken with Sport England and the NGBs to further align this facility mix to the findings of the PPOSS through the master planning and planning application processes for each scheme.

The PPC and SFC have been applied to each of the individual development sites, as set out in the Local Plan Preferred Options Consultation 2024, in Appendix 1: Site by Site Housing Requirements, in order to provide an estimation at a site specific level of the additional pitch and tennis court requirements generated from each new housing site.

The calculations in the following key growth areas and large strategic sites offer an indication of needs but should also be used alongside the PPOSS overarching strategic recommendations and combined with the application of the Developer Contributions Toolkit (see Appendix 2) when arriving at investment decisions.

Key growth areas

Three key growth areas are identified in the Local Plan Preferred Options Consultation 2024 for projected housing developments across Chelmsford to 2041. The growth areas are as follows:

- ◀ Growth Area One: Central and Urban Chelmsford - 4,228 dwellings.
- ◀ Growth Area Two: North Chelmsford- 7,842 dwellings.
- ◀ Growth Area Three: South East Chelmsford – 4,469 dwellings.

Please note, the housing developments at West Chelmsford - Warren Farm (880 dwellings), North East Chelmsford Garden Community (6,250 dwellings), East Chelmsford Garden Community- Hammonds Farm (3,000 dwellings), and North of South Woodham Ferrers (1,220 dwellings) have been run as their own scenarios due to the significant number of dwellings they will provide.

In addition, development in each growth area should take into consideration the proposals for sports provision at the strategic sites listed above to ensure sustainability of provision and that demand exists for any further provision at other developments within the growth area they are located.

Growth Area One – 4,228 dwellings (Central and Urban Chelmsford)

The estimated additional population derived from housing growth from Central and Urban Chelmsford (total 4,228 dwellings) is 10,147. As set out in Table 7.1, this population increase equates to 13.5 match equivalent sessions of demand per week for grass pitch sports, 0.96 match equivalent sessions on a hockey suitable AGP and 73.12 match equivalent sessions of demand per season for cricket. Training demand equates to 25.33 hours of use per week for football on 3G pitches and 1.98 hours on a hockey suitable AGP.

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Table 7.1: Likely demand for grass pitch sports generated from 4,228 dwellings²¹

Pitch sport	Match demand per week ²²	Training demand ²³
Adult football	3.00	25.33 hours
Youth football	6.04	As above
Mini soccer	3.63	As above
Rugby union	0.83	0.98 match equivalent sessions
Rugby league	0.00	0.00 match equivalent sessions
Adult hockey	0.52	1.57 hours
Junior & mixed hockey	0.44	0.41 hours
Cricket	73.12	-

Table 7.2 below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

Table 7.2: Estimated demand and costs for new pitch provision

Pitch type	Number of pitches to meet demand ²⁴	Capital cost ²⁵	Lifecycle Cost (per annum) ²⁶	Number of changing rooms	Capital cost
Adult football	(3) 3.00	£332,818	£65,565	5.99	£1,187,555
Youth football	(6) 6.04	£549,399	£110,979	7.58	£1,502,894
Mini soccer	(4) 3.63	£109,867	£21,754	0.00	£0
Rugby union	(1) 0.83	£138,580	£25,637	1.66	£329,652
Rugby league	(0) 0.00	£0	£0	0.00	£0
Cricket	(2) 1.59	£554,808	£102,085	3.18	£631,195
Sand based AGPs	(0) 0.16	£151,478	£3,938	0.32	£62,584
3G	(1) 0.67	£767,537	£22,798	1.33	£264,262
Tennis courts	(1) 1.34 courts	£128,989	-	-	-
Total	15.91 and 1.34 courts	£2,733,476	£352,756	20.06	£3,978,142

Overall, an additional 15.91 pitches would be required to meet additional demand arising from the 4,228 dwellings in Growth Area One (Central and Urban Chelmsford). This consists of 15.08 grass pitches, 0.83 of access to artificial pitches and 1.34 tennis courts. This would require an expected capital cost of £2,733,476 and a lifecycle cost per annum of £352,756. To facilitate the increased provision, 20.06 changing rooms would need to be provided at a capital cost of £3,978,142.

The indicative position based on the results of the PPC is that there would be a need for new provision to be provided within Growth Area One (Central and Urban Chelmsford). The most evident need is for a multi pitch football site with suitable ancillary provision provided to meet the scale of the site. For the remaining grass pitch sports, developer contributions would be better sought to improving existing provision, particularly at rugby union and cricket sites.

²¹ For reference, the indicative figures assume that population growth will average 2.4 per dwelling.

²² As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

²³ Hours equate to access to a full size sports lit 3G pitch or hockey suitable AGP

²⁴ Please note the number of pitches have been rounded to the nearest whole number

²⁵ <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance>

²⁶ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

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As there are current shortfalls for rugby union, opportunities to expand existing rugby union club sites within Growth Area One (where it is possible to do so) should be considered, if viable, alternatively site improvements to existing infrastructure should take place.

Likewise, for cricket, existing shortfalls are apparent so in tandem with the local county cricket board (Essex Cricket) and the England & Wales Cricket Board (ECB) opportunities to increase capacity at clubs (considering opportunities with hybrid wickets) or to support any clubs with expansion plans they may have in the future.

For 3G pitches, contributions should be sought to enable the future delivery of projections (preferably in tandem with the Football Foundation) and a further contribution should be sought for the improvement of artificial grass pitches within the locality.

1a: West Chelmsford - Warren Farm

The West Chelmsford (Warren Farm) development is set to deliver 880 dwellings and is also expected to provide future grass pitch provision. This includes a new sports ground in addition to a pavilion.

For the following calculations in Table 7.3, a total associated population increase of 2,112 people has been used for this development.

Table 7.3: Sport England Playing Pitch Calculator results – 2,112 population increase²⁷

Pitch sport	Match demand per week ²⁸	Training demand ²⁹
Adult football	0.62	5.27 hours
Youth football	1.26	As above
Mini soccer	0.75	As above
Rugby union	0.17	0.20 match equivalent sessions
Rugby league	0.00	0.00 match equivalent sessions
Adult hockey	0.11	0.33 hours
Junior & mixed hockey	0.09	0.09 hours
Cricket	15.22	-

Table 7.4: Estimated demand and costs for new pitch provision

Pitch type	Number of pitches to meet demand ³⁰	Capital cost ³¹	Lifecycle Cost (per annum) ³²	Number of changing rooms	Capital cost
Adult football	(1) 0.62	£69,274	£13,647	1.25	£247,184
Youth football	(1) 1.26	£114,358	£23,100	1.58	£312,813
Mini soccer	(1) 0.75	£22,868	£4,528	0.00	£0
Rugby union	(0) 0.17	£28,844	£5,336	0.35	£68,613
Rugby league	(0) 0.00	£0	£0	0.00	£0
Cricket	(0) 0.33	£115,379	£21,248	0.66	£131,379
Sand based AGPs	(0) 0.03	£31,527	£820	0.07	£13,026

²⁷ For reference, the indicative figures assume that population growth will average 2.4 per dwelling.

²⁸ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

²⁹ Hours equate to access to a full size sports lit 3G pitch or hockey suitable AGP

³⁰ Please note the number of pitches have been rounded to the nearest whole number

³¹ [Link to Sport England cost guidance](#)

³² Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

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Pitch type	Number of pitches to meet demand ³⁰	Capital cost ³¹	Lifecycle Cost (per annum) ³²	Number of changing rooms	Capital cost
3G	(0) 0.14	£159,761	£4,745	0.28	£55,005
Tennis courts	(0) 0.28 courts	£26,638	-	-	-
Total	3.31 and 0.28 courts	£568,750	£73,425	4.18	£828,020

Table 7.4 sets out the results of the PPC identify a need for an additional 3.31 pitches and 0.28 tennis courts would be required to meet additional demand arising from the West Chelmsford (Warren Farm) housing development. This consists of 3.14 grass pitches and 0.17 of access to artificial pitches.

This would require an expected capital cost of £568,750 and a lifecycle cost per annum of £73,425. To facilitate the increased provision, 4.18 changing rooms would need to be provided at a capital cost of £828,020.

The PPC only identifies a need for three grass football pitches, with no identified specific on site need for additional rugby union, cricket and artificial pitch provision as part of the development. For the remaining sports, a contribution to improving existing provision and increasing the capacity of playing field is therefore most suitable for these sports.

Notwithstanding the above, three grass football pitches and one cricket square is included in the plans to be provided as part of West Chelmsford (Warren Farm). This may be subject to change; however, any changes are expected to be very minimal.

Football

The Sport England Playing Pitch Calculator (PPC) identifies a total need for one adult, one youth and one mini grass football pitch as identified in Table 7.4.

Rugby union

Accumulatively there is no requirement based on the overall growth from West Chelmsford (Warren Farm) development to provide a full size senior rugby union pitch on site. The minimal amount of demand identified (0.17 of a pitch) should be allocated to off-site contributions which are prioritised in greater detail in Part 4: Sport Specific Issues Scenarios and Recommendations.

Cricket

Accumulatively there is no requirement based on the overall growth from West Chelmsford (Warren Farm) development to provide a grass cricket square on site. However, as stated above, a cricket square is included in the plans to be provided. The minimal amount of demand identified (0.33 of a pitch) should be allocated to off-site contributions which are prioritised in greater detail in Part 4: Sport Specific Issues Scenarios and Recommendations.

It is recommended that more in depth conversations are carried out with the ECB/Essex Cricket as part of the Stage E process to understand the priorities for cricket across Chelmsford.

Artificial grass pitch provision (hockey suitable AGPs and 3G pitches)

Accumulatively there is no requirement based on the overall growth from West Chelmsford (Warren Farm) to provide a hockey suitable AGP on site. The minimal amount of demand identified (0.21 of a pitch) should be allocated to off-site contributions which are prioritised in greater detail in Part 4: Sport Specific Issues Scenarios and Recommendations.

On this basis, identified demand for natural turf grass pitches from a community perspective should be met away from education sites.

Tennis/netball courts and bowling greens

The Sports Facilities Calculator (SFC) identifies a need for 0.28 courts due to the population increase from the West Chelmsford (Warren Farm) development. The broad position from the PPOSS is that there is a sufficient supply of tennis/netball courts and bowling greens. In most cases, and as considered further in the report, developer contributions are much likely better spent on improving the key sports sites within the locality of the development (identified in Table 7.5) to maximise the existing facility stock and increase capacity for new users, as opposed to providing new provision.

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Off-site contributions to improve the quality of provision

The Sport England PPC requirements for the West Chelmsford (Warren Farm) development could also partially be met through off site contributions, improving sports sites within the locality of the development to increase capacity and user experience. There may be an option to deliver some off-site contributions at an early stage of the development prior to some of the major infrastructure developments (e.g. schools, on site sports facilities) being delivered. This may also help to demonstrate localised benefit at an early stage of the development. Potential sites which could be considered are set out below in Table 7.5.

Table 7.5: Potential developer contributions options

Site and distance to West Chelmsford (Warren Farm) development	Sport	Current provision	Contribution	Comments
Writtle Sports & Social Club (1.6 miles)	Football	8 x football pitches	Maintenance	Good quality pitches played to capacity peak time.
Writtle University College Sports Ground (0.7 miles)	Football	5 x football pitches	Maintenance	Good quality pitches
Writtle Sports & Social Club (1.6 miles)	Tennis	4 x courts	Changing room improvements	Good quality site but poor changing rooms. Scope to increase demand at the site and improve user experience.
Writtle Sports & Social Club (1.6 miles)	Rugby union	1 x rugby union pitch	Pitch/drainage improvements Sports lighting	Writtle RUFC home venue. Site played to capacity.
Writtle Sports & Social Club (1.6 miles)	Cricket	1 x cricket square	Improvement to cricket square and outfield. New clubhouse.	Home to Writtle CC. The clubhouse and associated facilities likely to be condemned in next several years.
Writtle University College Sports Ground (0.7 miles)	Cricket	1 x cricket square	Improvement to cricket square and outfield. New clubhouse.	Home to Chelmsford Superkings CC. The clubhouse and associated facilities likely to be condemned in next several years.

Note, this is not an exhaustive list and other options could be considered which are highlighted from both Sport England and NGBs.

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West Chelmsford - Warren Farm conclusion

There is a need to develop playing pitch provision to accommodate for the levels of demand associated with the West Chelmsford (Warren Farm) housing development.

The need from the Sport England PPC is as such:

- ✦ 1 (0.62) x adult grass football pitches.
- ✦ 1 (1.26) x youth grass football pitches.
- ✦ 1 (0.75) x mini grass football pitches.
- ✦ 0 (0.16) x rugby union pitches.
- ✦ 0 (0.33) cricket squares.
- ✦ 0 (0.03) sand-based AGPs.
- ✦ 0 (0.14) 11v11 3G pitch (with sports lighting).
- ✦ 0 (0.28) tennis courts.

As seen above, there is no need for new on-site rugby union, rugby league, cricket or for artificial grass pitch 3G or hockey provision, albeit appropriate off-site contributions for the provision should be sought. Please refer to Table 7.5 for further information on the sites which should be earmarked for contributions, as they are the nearest to the development.

Growth Area Two – 7,842 dwellings (North Chelmsford)

The estimated additional population derived from housing growth from 7,842 dwellings with an occupancy rate of 2.4 per household is 18,821 people. As set out in Table 7.6, this population increase equates to 25.04 match equivalent sessions of demand per week for grass pitch sports, 1.79 match equivalent sessions on a hockey suitable AGP and 135.62 match equivalent sessions of demand per season for cricket. Training demand equates to 46.98 hours of use per week for football on 3G pitches and 3.67 hours on a hockey suitable AGP.

Table 7.6: Likely demand for grass pitch sports generated from 7,842 dwellings

Pitch sport	Match demand per week ³³	Training demand ³⁴
Adult football	5.56	46.98 hours
Youth football	11.21	As above
Mini soccer	6.73	As above
Rugby union	1.54	1.81 match equivalent sessions
Rugby league	0.00	0.00 match equivalent sessions
Adult hockey	0.97	2.91 hours
Junior & mixed hockey	0.82	0.76 hours
Cricket	135.62	-

Table 7.7 below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

³³ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

³⁴ Hours equate to access to a full size sports lit 3G pitch or hockey suitable AGP.

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Table 7.7: Estimated demand and costs for new pitch provision

Pitch type	Number of pitches to meet demand ³⁵	Capital cost ³⁶	Lifecycle Cost (per annum) ³⁷	Number of changing rooms	Capital cost
Adult football	(6) 5.56	£617,326	£121,613	11.11	£2,202,731
Youth football	(11) 11.21	£1,019,025	£205,843	14.06	£2,787,497
Mini soccer	(7) 6.73	£203,785	£40,349	0.00	£0
Rugby union	(2) 1.54	£257,040	£47,552	3.08	£611,443
Rugby league	(0) 0.00	£0	£0	0.00	£0
Cricket	(3) 2.95	£1,029,074	£189,350	5.91	£1,170,758
Sand based AGPs	(0) 0.29	£280,956	£7,305	0.59	£116,079
3G	(1) 1.24	£1,423,644	£42,286	2.47	£490,158
Tennis courts	(2) 2.47 courts	£237,381	-	-	-
Total	29.52 and 2.47 courts	£5,068,231	£654,299	37.23	£7,378,665

Overall, an additional 29.52 pitches would be required to meet additional demand arising from the 7,842 dwellings in Growth Area Two (North Chelmsford). This consists of 27.99 grass pitches, 1.53 of access to artificial pitches and 2.47 tennis courts. This would require an expected capital cost of £5,068,231 and a lifecycle cost per annum of £654,299. To facilitate the increased provision, 37.23 changing rooms would need to be provided at a capital cost of £7,378,665.

The indicative position based on the results of the PPC and SFC is that there would be a need for new provision to be provided. The most evident need is for a multi-sport site including various football pitch scales, two senior rugby union pitches, three cricket squares and one 11v11 3G pitch. Please note the North East Chelmsford Garden Community is located within Growth Area Two and is expected to meet this provision through the secondary school and the two proposed council run sporting hubs. Please see further detail in Scenario 2a below.

2a: North East Chelmsford Garden Community

The North East Chelmsford Garden Community (NECGC) is set to deliver 6,250 homes, 56,946 sqm, employment space and a wide range of sustainable facilities and services to create a self-supporting community and reduce the need for outward journeys. The community will need to include all the services and facilities required for a development of this size, such as employment spaces, education provision, health and community facilities, and sports, leisure and open space facilities.

For the following calculations, a total housing figure of 6,250 dwellings and an associated population increase of 15,000 people has been used for this development. This is consistent with Council estimates for the scheme.

³⁵ Please note the number of pitches have been rounded to the nearest whole number

³⁶ <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance>

³⁷ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012).

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Table 7.8: Sport England Playing Pitch Calculator results – 15,000 population increase³⁸

Pitch sport	Match demand per week ³⁹	Training demand ⁴⁰
Adult football	4.43	37.45 hours
Youth football	8.93	As above
Mini soccer	5.36	As above
Rugby union	1.23	1.44 match equivalent sessions
Rugby league	0.00	0.00 match equivalent sessions
Adult hockey	0.77	2.32 hours
Junior & mixed hockey	0.65	0.61 hours
Cricket	108.08	-

Table 7.9: Estimated demand and costs for new pitch provision

Pitch type	Number of pitches to meet demand ⁴¹	Capital cost ⁴²	Lifecycle Cost (per annum) ⁴³	Number of changing rooms	Capital cost
Adult football	(4) 4.43	£491,997	£96,923	8.86	£1,755,534
Youth football	(9) 8.93	£812,159	£164,056	11.21	£2,221,617
Mini soccer	(5) 5.36	£162,419	£32,159	0.00	£0
Rugby union	(1) 1.23	£204,857	£37,899	2.46	£487,2312
Rugby league	(0) 0.00	£0	£0	0.00	£0
Cricket	(2) 2.35	£820,159	£150,909	4.71	£933,080
Sand based AGPs	(0) 0.23	£223,915	£5,822	0.47	£92,512
3G	(1) 0.99	£1,134,639	£33,702	1.97	£390,654
Tennis courts	(2) 1.97 courts	£189,188	-	-	-
Total	23.53 and 1.97 courts	£4,039,333	£521,470	29.67	£5,880,709

The results of the PPC, in Table 7.9, identify an indicative need for 18 grass football pitches, one senior rugby union pitch, two cricket squares, one full size third generation (3G) pitch and two tennis courts, with the indicative costs of these being set out in Table 7.9. There is no identified need for either dedicated rugby league provision or for hockey suitable artificial grass pitches. However, a residual demand increase is expected for hockey which will likely extend to pressure on existing facilities and as such contributions to the sport should still be sought.

The totality of need (including that of associated ancillary provision i.e., car parking, clubhouses, changing rooms etc) relates to a significant supply of required provision to meet the needs of the new population generated from the NECGC.

Consideration must be given to how this increased supply of new provision can best be provided for. Supplying all provision on one site is unlikely to be operationally viable and as such, a multi-site offer is likely to be the most suitable approach. Education sites (particularly secondary schools) can play a role in providing for certain provision types (i.e., tennis, netball, and artificial surfaces) but not for grass pitches.

³⁸ For reference, the indicative figures assume that population growth will average 2.4 per dwelling.

³⁹ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

⁴⁰ Hours equate to access to a full size sports lit 3G pitch or hockey suitable AGP

⁴¹ Please note the number of pitches have been rounded to the nearest whole number

⁴² <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance>

⁴³ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

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Sport England do not see grass pitches at school sites as being sufficient to meet both curricular demand as well as community demand due to the restricted carrying capacity of this surface type. On this basis, demand for grass pitches should be provided for outside of a school setting.

It is more likely that dedicated community sports hubs would provide better outcomes, provide better quality maintenance opportunities and be more accessible for residents and user groups, particularly across daytime hours.

In addition to newly dedicated provision, developer contributions could be sought as an option to increase the capacity and user experience of existing sites within the locality of the development. This could in theory reduce the need to provide the full extent of provision identified within the PPC, particularly for football pitches, but should only be considered if it has agreement from Sport England and the relevant National Governing Bodies of Sport.

Football

The Sport England Playing Pitch Calculator (PPC) identifies a total need for four adult, nine youth and five mini grass football pitches as identified in Table 7.9.

As the requirement for mini provision is based upon competitive demand (at the weekend) it means it can coexist on a 3G pitch without impacting the training (midweek) demand shortfalls of 3G provision. Providing one full size 3G pitch would also address competitive mini demand for the entirety of NECGC meaning there would be no specific requirement to also provide grass mini pitches. However, a detailed programme of usage on the 3G would need to be established to ensure this demand is fully catered for.

Regarding adult and youth grass pitches, although some of this requirement would be able to go on to existing 3G pitch provision, there is still a requirement to create new provision.

It is suggested that any proposed multi pitch site/s should have the flexibility of being extended, as required. This will allow for the gradual creation of new provision as demand is established and as specific trigger points are reached with the development. It will also allow for adaptability as the requirements for pitches may alter over time given updated supply and demand data.

Rugby union

The PPC suggests a need for one full size senior rugby union pitch to be provided to meet demand from the new development. In the case of rugby union, clubs in Chelmsford would be unlikely to access provision off-site (as is the case currently) and for this reason, off-site developer contributions would be better served in meeting new demand through the improvement of an existing club/s. Coronation Park (Chelmsford RUFC) could be considered as the most appropriate for meeting the demand, given the amount of overplay at the site and location to the NECGC. There may remain a need to provide a rugby union pitch at the secondary school site for the purposes of curricular demand or the 3G pitch, if made World Rugby compliant could also serve this purpose.

Cricket

The PPC identifies a need for 2.35 cricket squares due to associated population increase from the development. Given the significant shortfalls across Saturday and Sunday cricket, off-site contributions would not be sufficient enough in this case and the on-site provision would need to be delivered.

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For example, there are several squares which are rated as poor/standard quality within the vicinity of NECGC, such as Beaulieu Recreation Ground and Boreham Recreation Ground, which could be improved to create additional capacity for future growth generated by NECGC. There is also scope to improve the quality of accompanying ancillary/training provision at a number of sites, in addition to the exploration of creating hybrid wickets/non-turf pitches to increase playing capacity.

Additionally, like rugby union, it is considered doubtful that a cricket club would use a secondary site which is not their home venue to accommodate demand, as it would prefer to keep as much demand as possible at its own site. This would be in part to maximise revenue through its clubhouse facilities and to minimise expenditure costs of hiring additional facilities.

Linked to the above, Beaulieu Park CC is located within the vicinity and would benefit from using a second square to help the Club field more teams. An alternative option could also be working to explore reinstating the disused cricket square at Sandon Sports Club, which is located 5.3 miles from the NECGC. This could help to relieve overplay for clubs such as Great Baddow and Galleywood cricket clubs.

Two full squares have been planned in the NECGC, with these located at the two sporting hubs (Great Belstead and Dukes Wood). In addition, a non-turf pitch designed primarily for youth cricket and training needs of teams would also be welcomed at either the sporting hubs or at the new secondary school.

It is recommended that more in depth conversations are carried out with the ECB/Essex Cricket as part of the Stage E process to understand the priorities for cricket across Chelmsford.

Artificial grass pitch provision (hockey suitable AGPs and 3G pitches)

Accumulatively there is no requirement based on the overall growth from NECGC to provide a hockey suitable AGP on-site. The minimal amount of demand identified (0.20 of a pitch) should be allocated to off-site contributions which are prioritised in greater detail in Part 4: Sport Specific Issues Scenarios and Recommendations.

Regarding 3G pitch provision, the PPC indicates the need for one 11v11 size 3G pitch for football training based on the total new population for NECGC. Further to this, the PPOSS identifies a current shortfall of 11v11 3G pitches in the Urban Areas Analysis Area (in which the NECGC is situated) equating to 3.75 pitches for training. Therefore, provision of additional 3G pitches in the NECGC will help to meet the shortfall of training demand in the area.

The optimum location for an 11v11 size 3G pitch is arguably the school site, and consideration should also be given to it being WR compliant, for example. Albeit it is worth noting that there is an existing 3G pitch proposal for a full size WR Reg 22 compliant 3G pitch at Coronation Park, to help reduce overplay on the grass pitches from Chelmsford RUFC, which, if successful will likely reduce the need for another WR compliant pitch in Chelmsford.

New educational provision

As mentioned, the creation of new outdoor sports provision needs to be taken into consideration within the development of new education provision within NECGC. The masterplan identifies that there will be a requirement for one secondary school and three primary schools.

Although it is not possible within this document to provide a detailed analysis on what sporting provision should be established within each of the school sites, co-location of sporting provision attached to a secondary school site should be a key consideration.

Schools, and particularly secondary schools, often provide suitable land for the creation of new playing fields which can assist in alleviating shortfalls identified in the locality. When establishing new school sites, suitable community use access (including community use agreements and accessible ancillary provision etc) should be built into the planning application process. These community use agreements must be robust with clear commitments to maintenance standards. If provision is to be built it should be noted that the facility should be designed for community access including, but not limited to, the location of the 3G/pitches, car parking, changing room access etc.

Artificial provision (3G pitches) at secondary schools are generally considered sustainable, and supported by the Football Foundation, given they provide suitable provision for curricular, extracurricular and community demand throughout the week. To confirm, tennis, netball and 3G pitches need to be serviced by sports lighting to support community use demand as education funding will not fund the sports lighting.

In addition, additional and enhanced ancillary facility provision will also be required to support community use of the facilities on education sites. This is because a single set of changing rooms designed for educational needs will not be adequate in terms of capacity or design to meet community needs, especially if there are indoor facilities that are shared with the community. Furthermore, there may be a need for additional parking provision.

As an example of the above, the outdoor sporting facility mix for the new secondary school should first and foremost focus on needs of students. As previously mentioned, grass pitches on school sites should be primarily provided for curricular need. It is unlikely that grass pitches at school sites can adequately accommodate for both curricular demand as well as consistent community demand (as is seen at many school sites).

On this basis, identified demand for natural turf grass pitches from a community perspective should be met away from education sites. However, for tennis, netball and 3G pitches, a school could play an adequate role in servicing this community led demand.

Tennis/netball courts and bowling greens

The Sports Facilities Calculator (SFC) identifies a need for 1.97 courts due to the population increase from the NECGC development. The broad position from the PPOSS is that there is a sufficient supply of tennis/netball courts and bowling greens. In most cases, and as considered below further in the report, developer contributions are much likely better spent on improving the key sites within the locality of the development and several bowling green sites (identified in Table 7.10) to maximise the existing facility stock and increase capacity for new users, as opposed to providing new provision.

However, it should be noted that the development of a dual tennis and netball offer with sports lighting at the new secondary school identified in the NECGC would also be welcomed by both the LTA and England Netball and this would likely feature as a curricular essential regardless. In addition, it has the potential to meet community demand expressed by the Chelmsford & District Netball League (CDNL) and the Chelmsford & District Junior Netball League (CDJNL) to cater for future demand.

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In this case, engagement with the LTA and England Netball about best practice of operating facilities such as these for community usage and engagement will be essential. This offer may well provide residents of the new development with closer facilities than those potentially improved and as such may be a more suitable outcome as it will work to serve a dual outcome with curricular and community need.

Sporting hubs

Community sport hubs and associated sports clubs can play a key role in delivering sporting opportunities within communities and help aspiring participants and athletes develop and learn. These should be developed when opportunities permit to meet demand from developments such as at NECGC. Typically, a sports hub would comprise of the following characteristics:

- ◀ Three or more grass pitches.
- ◀ Artificial grass pitch (with sports lighting).
- ◀ Single or multi-sport offer to support winter and summer sports.
- ◀ A secure management and ownership position allowing for full community access.
- ◀ Good quality ancillary provision with sufficient changing rooms, social space and car parking for associated levels of demand.

In the case of NECGC, as there is a significant need for associated sports provision there is an opportunity to consider the development of one or more sporting hubs which are separate to any educational sports provision (albeit these could overlap in terms of shared use of court and artificial grass facilities). Sports pavilions/clubhouses can be integrated into shared use community centres so opportunities for shared provision should be explored to reduce capital and maintenance costs and for this reason co-location of new school provision and sporting hubs should be explored as there may be potential to share infrastructure such as carparking.

To fully meet the need of community demand deriving from the PPC there is a requirement to create a minimum of 18 football pitches and cricket provision, however, it is unlikely to be operationally suitable to deliver this at just one sporting hub. It is also the case that it may not be conducive to the overall phasing position of the development scheme. Therefore, two sporting hubs have been planned in order to allow the phasing of the development to fit better within master planning.

The current Masterplan for NECGC does not show sufficient space for 18 grass football pitches to be provided on-site. Therefore, the role of additional 3G AGPs could help to meet some of the match play needs in lieu of grass pitch provision, especially for adult and youth pitches. This supports the approach being taken in the emerging sports strategy for the NECGC.

The two sporting hubs set to be delivered as part of the NECGC are currently proposed to have the following facility mixes:

Great Belstead facility mix:

- ◀ 3 x adult football pitches.
- ◀ 3 x youth football pitches.
- ◀ 1 x cricket square.
- ◀ Sports pavilion including changing rooms and toilets.
- ◀ Car parking.

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Dukes Wood facility mix:

- ✦ 2 x adult football pitches.
- ✦ 1 x 11v11 3G floodlit pitch.
- ✦ 4 x youth football pitches.
- ✦ 1 x cricket square.
- ✦ Sports pavilion including changing rooms and toilets.
- ✦ Multi use games area including tennis, netball and basketball court markings.
- ✦ Car parking.

The mix of facilities above include the current position for each of the sporting hubs, which may be subject to change, however any changes are expected to be very minimal.

It should be noted that the inclusion of a 11v11 3G pitch at the secondary school is to be provided in the NECGC with sports lighting, alongside other indoor sports provisions, with secured community use, including community changing rooms. A 11v11 3G pitch is also to be included in the facility mix set to be provided at Dukes Wood Sports Hub, if sports lighting is provided with the pitch.

Both sporting hubs would require a suitable supply of ancillary facilities and associated infrastructure to support the needs of each hub. A need to engage with both Sport England and the relevant NGBs is also essential to define the exact site location and layout configuration and to ensure the needs of clubs/users are as best met as possible.

Beaulieu Park Sports Area

Beaulieu Park Sports Area is seen as an important site due to its locality to the NECGC and as such would likely see one of the highest associated increases of demand. Beaulieu Park CC and several football teams currently access the site for its home fixtures. Clubs rent the site from the Council on a rolling annual basis. The site is operating at capacity for football and is overplayed for cricket. Therefore, it has no opportunity to accommodate new/increased demand at peak periods. An extension of this site through creating new playing fields on adjacent land would provide users a good opportunity to expand the site and be a good option to utilise the existing infrastructure. As identified under the cricket section above, this would be ideal for Beaulieu Park CC which would like to increase the number of teams it fields.

Linking to this site and creating new playing fields (as to develop one of the hub sites in NECGC listed above) or even partially increasing available playing field land (and reducing pitch numbers at a new NECGC hub site/sites) would be recommended to best meet associated demand from NECGC. If this site was to be selected for associated capacity and quality improvements, the existing pavilion and car parking capacity of the site would require both improvement and extension.

Alternative athletics provision

England Athletics (EA) strategic position is that in most areas of the country there is a sufficient supply of traditional synthetic outdoor 400m tracks to meet club and competition needs and that there should be a focus on protecting and maintaining this provision.

In addition to traditional facilities, EA is keen to support the development of a new generation of innovative athletics and running facilities (NewGen), as well as a country-wide network of indoor athletics facilities developed as part of future indoor multisport projects. An example of such a facility which could form an integral part of the North East Chelmsford Garden Community is set out below.

NewGen facility concepts

Track & field (run/jump/throw):

- ▶ **PlayTrack:** The simple animation of dated playground surfaces using colourful painted lines and markings to (KS1 & KS2) – encouraging participation in run/jump/throw activities by creating challenging and inspiring environments.
- ▶ **CompactTrack:** A sports-lit, multiple lane, synthetic sprint straight with optional jumps and throws provision.
- ▶ **MiniTrack:** A sports-lit synthetic “mini” running oval, with sprint straight, multi-sport “infield” and optional jumps and throws provision.

Recreational running/endurance running/multi-sport:

- ▶ **Active Track:** A free to access, macadam running / cycling circuit designed to be sympathetic to the local environment and support the recreational needs of local communities.
- ▶ Ideally lit by low level lighting / solar columns, ActiveTracks can be introduced to existing parks, open spaces and playing fields or integrated into the masterplanning of new housing developments.
- ▶ Sport England Active Design ActiveTrack Case Study: [Sowerby Sports Village](#).

Off-site contributions to improve the quality of provision

The Sport England PPC requirements for NECGC could also partially be met through off-site contributions, improving sites within the locality of the development to increase capacity and user experience. There may be an option to deliver some off-site contributions at an early stage of the development prior to some of the major infrastructure developments (e.g. schools, sports facilities) being delivered. This may also help to demonstrate localised benefit at an early stage of the development. Potential sites which could be considered are set out in Table 7.10.

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Table 7.10: Potential developer contributions options

Site and distance to NECGC development	Sport	Current provision	Contribution	Comments
Chelmsford Hockey Club (5.1 miles)	Hockey	1 x hockey AGP	Pro rata sinking fund	To meet the increase in hockey demand arising from development, a pro rata contribution to pitch sinking fund would be a suitable contribution for hockey.
Chelmer Park (5.1 miles)	Hockey	1 x hockey AGP	Pro rata sinking fund	To meet the increase in hockey demand arising from development, a pro rata contribution to pitch sinking fund would be a suitable contribution for hockey.
Chancellor Park (2.0 miles)	Football	5 x football pitches	Maintenance	Good quality pitches either played to capacity at peak time or with identified overplay.
Springfield Hall Park (2 miles)	Football	13 x football pitches	Pitch improvements	Poor quality pitches with identified overplay.
Old Chelmsfordians Sports & Social Club (3.9 miles)	Tennis	3 x courts	Changing room improvements	Good quality site but poor changing rooms. Scope to increase demand at the site and improve user experience.
Beaulieu Park School (0.1 miles)	Tennis/netball	8 x tennis courts 8 x netball courts	Court quality and ancillary improvement (including car parking)	Home to Chelmsford & District Netball League and Chelmsford & District Junior Netball League. Create a community use agreement for clubs/league to ensure that access can be guaranteed.
Falcon Bowling Club (1.5 miles)	Bowls	2 x bowling greens	Green quality and ancillary improvement	The Club has a strong membership. Improvements to overall site will support existing and any future growth.
Boreham Bowls Club (3.3 miles)	Bowls	1 x bowling green	Green quality and ancillary improvement	The Club has a strong membership. Improvements to the overall site will support existing and any future growth.
Chelmsford Bowls Club (3.4 miles)	Bowls	1 x bowling green	Green quality and ancillary improvement	The Club has a strong membership. Improvements to the overall site will support existing and any future growth.
Coronation Park (2.1 miles)	Rugby union	3 x rugby union pitches	Pitch/drainage improvements Additional sports lighting	Chelmsford RUFC home venue. Site overplayed due to pitch quality/drainage issues.
Boreham Recreation Ground (2.8 miles)	Cricket	1 x cricket square	Improvement to cricket square and outfield. New clubhouse	Home to Boreham Royals CC. The clubhouse and associated facilities likely to be condemned in next several years.

Note, this is not an exhaustive list and other options could be considered which are highlighted from both Sport England and NGBs.

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North East Chelmsford Garden Community conclusion

There is a need to develop new playing pitch and outdoor sport provision to accommodate for the levels of demand associated with the NECGC. This will best be met through the development of two Council run sporting hub sites which predominately, but not exclusively accommodate for football.

The need from the Sport England PPC is as such:

- ◀ 5 (4.50) x adult grass football pitches.
- ◀ 10 (9.43) x youth grass football pitches.
- ◀ 5 (4.83) x mini grass football pitches.
- ◀ 1 (1.23) x rugby union pitch.
- ◀ 2 (2.23) x cricket square.
- ◀ 1 (0.99) x 11v11 3G pitch (with sports lighting).
- ◀ 2 (1.97) x tennis courts.

There is no need for new rugby league or for artificial grass pitch hockey provision (albeit an appropriate contribution to hockey should be sought). For tennis and netball, the development of provision at the new secondary school is likely the best outcome to meet new demand, on the basis provision has accompanying sports lighting and a secure community use arrangement is in place.

In regard to the mini football demand, the PPC states that five mini grass football pitches are needed. However, a 11v11 3G pitch can cater for this demand which would negate the strategic need for the mini grass pitches. There is also potential to reduce the need for adult/youth grass pitches need by installing another 3G pitch.

For bowling greens, a developer contribution to improve existing sites is the most appropriate outcome. The nearest site to the development is at Falcon Bowling Club (which provides two bowling greens).

Likewise, it is also recommended that off-site developer contributions are secured for rugby union, Coronation Park (Chelmsford RUFC) is the nearest site with the most obvious need for improvement, but the RFU should be consulted to confirm where it would like to see a contribution spent.

Alternate athletics provision should also be considered and intertwined with any design at new hub sites (including school sites) to support health and wellbeing of residents and users.

Whilst it is acknowledged that a community use agreement is proposed at the secondary school to enable use of the sports facilities there, these recommendations sit outside of the need for curricular uses of school playing fields and these should be designed in the first instance of satisfying school demand. To reiterate, grass pitches located on education sites should not be considered for meeting community needs.

Growth Area Three – 4,469 dwellings (South and East Chelmsford)

The estimated additional population derived from housing growth from 4,469 dwellings with an occupancy rate of 2.4 per household is 10,725 people. As set out in Table 7.11 this population increase equates to 15.95 match equivalent sessions of demand per week for grass pitch sports, 0.87 match equivalent sessions on a hockey suitable AGP and 77.28 match equivalent sessions of demand per season for cricket. Training demand equates to

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26.77 hours of use per week for football on 3G pitches and 2.1 hours on a hockey suitable AGP.

Table 7.11: Likely demand for grass pitch sports generated from 4,469 dwellings

Pitch sport	Match demand per week ⁴⁴	Training demand ⁴⁵
Adult football	3.17	26.77 hours
Youth football	6.39	As above
Mini soccer	3.83	As above
Rugby union	0.88	1.03 match equivalent sessions
Rugby league	0.00	0.00 match equivalent sessions
Adult hockey	0.55	1.66 hours
Junior & mixed hockey	0.46	0.44 hours
Cricket	77.28	-

Table 7.12 below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

Table 7.12: Estimated demand and costs for new pitch provision

Pitch type	Number of pitches to meet demand ⁴⁶	Capital cost ⁴⁷	Lifecycle Cost (per annum) ⁴⁸	Number of changing rooms	Capital cost
Adult football	(3) 3.17	£351,771	£69,299	6.33	£1,255,183
Youth football	(6) 6.39	£580,684	£117,298	8.01	£1,588,465
Mini soccer	(4) 3.83	£116,127	£22,993	0.00	£0
Rugby union	(1) 0.88	£146,471	£27,097	1.76	£348,424
Rugby league	(0) 0.00	£0	£0	0.00	£0
Cricket	(2) 1.68	£586,405	£107,898	3.37	£667,141
Sand based AGPs	(0) 0.17	£160,101	£4,163	0.33	£66,147
3G	(1) 0.70	£811,251	£24,097	1.41	£279,312
Tennis courts	(1) 1.41 courts	£135,270	-	-	-
Total	16.82 and 1.41 courts	£2,888,080	£372,845	21.21	£4,204,673

Overall, an additional 16.82 pitches would be required to meet additional demand arising from the 4,469 dwellings in Growth Area Three (South and East Chelmsford). This consists of 15.95 grass pitches, 0.87 of access to artificial pitches and 1.41 tennis courts. This would require an expected capital cost of £2,888,080 and a lifecycle cost per annum of £372,845. To facilitate the increased provision, 21.21 changing rooms would need to be provided at a capital cost of £4,204,673.

The indicative position based on the results of the PPC and SFC is that there would be a need for new provision to be provided on-site as part of the developments within this Growth Area. The most evident need is for a multi pitch football site with suitable ancillary provision provided to meet the scale of development. For the remaining grass pitch sports,

⁴⁴ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

⁴⁵ Hours equate to access to a full size sports lit 3G pitch or hockey suitable AGP.

⁴⁶ Please note the number of pitches have been rounded to the nearest whole number

⁴⁷ [Link to Sport England cost guidance](#)

⁴⁸ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

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developer contributions would be better sought to improving existing provision, particularly at rugby union, tennis and cricket sites.

As there are current shortfalls for rugby union, opportunities to expand existing rugby union club sites in the locality of development (where it is possible to do so) should be considered, if viable, alternatively site improvements to existing infrastructure should take place.

For 3G pitches, contributions should be sought to enable the future delivery of projections (preferably in tandem with the Football Foundation) and a further contribution should be sought for the improvement of artificial grass pitches within the locality.

Notwithstanding the above, 0.70 of a 3G AGP and space for 13 football pitches may be difficult in practice. Therefore, at least one of the 3G AGPs should be provided on a site in Growth Area Three (South and East Chelmsford), potentially in the East Chelmsford Garden Community (Hammonds Farm) - see Scenario 3a for further detail. This will help to partly meet the training demand but also to meet mini pitch needs and some adult/youth match play demand. This is pertinent as a development of this scale would be expected to have a sports hub and a secondary school so there will be on-site opportunities.

3a: East Chelmsford Garden Community - Hammonds Farm (ECGC)

The ECGC - Hammonds Farm development is set to deliver 3,000 dwellings within the Local Plan period and is also expected to provide future grass pitch provision. This includes a secondary school and potential sporting hub.

For the following calculations in Table 7.13, a total associated population increase of 7,200 people has been used for this development. This is consistent with Council estimates for the scheme within the Local Plan period.

As set out in Table 7.13, this population increase equates to 9.58 match equivalent sessions of demand per week for grass pitch sports, 0.68 match equivalent sessions on a hockey suitable AGP and 51.88 match equivalent sessions of demand per season for cricket. Training demand equates to 17.97 hours of use per week for football on 3G pitches and 1.40 hours on a hockey suitable AGP.

Table 7.13: Likely demand for grass pitch sports generated from 3,000 dwellings

Pitch sport	Match demand per week ⁴⁹	Training demand ⁵⁰
Adult football	2.13	17.97 hours
Youth football	4.29	As above
Mini soccer	2.57	As above
Rugby union	0.59	0.69 match equivalent sessions
Rugby league	0.00	0.00 match equivalent sessions
Adult hockey	0.37	1.11 hours
Junior & mixed hockey	0.31	0.29 hours
Cricket	51.88	-

Table 7.14 below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

⁴⁹ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

⁵⁰ Hours equate to access to a full size sports lit 3G pitch or hockey suitable AGP.

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Table 7.14: Estimated demand and costs for new pitch provision

Pitch type	Number of pitches to meet demand ⁵¹	Capital cost ⁵²	Lifecycle Cost (per annum) ⁵³	Number of changing rooms	Capital cost
Adult football	(2) 2.13	£236,160	£46,524	4.25	£842,662
Youth football	(4) 4.29	£389,821	£78,744	5.38	£1,066,312
Mini soccer	(3) 2.57	£77,958	£15,436	0.00	£0
Rugby union	(1) 0.59	£98,331	£18,191	1.18	£233,909
Rugby league	(0) 0.00	£0	£0	0.00	£0
Cricket	(1) 1.13	£393,671	£72,436	2.26	£447,872
Sand based AGPs	(0) 0.11	£107,479	£2,794	0.22	£44,406
3G	(0.5) 0.47	£544,611	£16,177	0.95	£187,509
Tennis courts	(1) 0.95 courts	£90,810	-	-	-
Total	11.29 and 0.95 courts	£1,938,841	£250,301	14.24	£2,822,670

The results of the PPC identify an indicative need for nine grass football pitches, one senior rugby union pitch, half a 11v11 3G pitch, one cricket square and one tennis court. There is no identified need for either dedicated rugby league provision or for hockey suitable artificial grass pitches. However, a residual demand increase is expected for hockey which will likely extend to pressure on existing facilities and as such contributions to the sport should still be sought.

The totality of need (including that of associated ancillary provision i.e., car parking, clubhouses, changing rooms etc) relates to a significant supply of required provision to meet the needs of the new population generated from the ECGC.

In addition to newly dedicated provision, developer contributions could be sought as an option to increase the capacity and user experience of existing sites within the locality of the development. This could in theory reduce the need to provide the full extent of provision identified within the PPC, particularly for football pitches, but should only be considered if it has agreement from Sport England and the relevant NGBs.

Football

The Sport England Playing Pitch Calculator (PPC) identifies a total need for two adult, four youth and three mini grass football pitches as identified in Table 7.14.

As the requirement for mini provision is based upon competitive demand (at the weekend) it means it can coexist on a 3G pitch without impacting the training (midweek) demand shortfalls of 3G provision. Providing a smaller size 3G pitch to cater for mini demand (0.5 pitch equivalents) could be provided in ECGC, meaning there would be no specific requirement to also provide grass mini pitches. However, a detailed programme of usage on the 3G pitch would need to be established to ensure this demand is fully catered for.

Regarding adult and youth grass pitches, there would be a requirement to create new provision.

⁵¹ Please note the number of pitches have been rounded to the nearest whole number

⁵² [Link to Sport England cost guidance](#)

⁵³ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

Rugby union

The PPC suggests a need for one full size senior rugby union pitch to be provided to meet demand from the new development. In the case of rugby union, clubs in Chelmsford would be unlikely to access provision off-site (as is the case currently) and for this reason, off-site developer contributions would be better served in meeting new demand through the improvement of an existing club/s. Coronation Park (Chelmsford RUFC) is the nearest site to the development, however the NECGC is making off-site contributions to Coronation Park. Therefore, Willowbrook Sports & Social Club (Billericay RUFC) could be considered as an alternative site to make off-site contributions from the ECGC. There may remain a need to provide a rugby union pitch at the secondary school site for the purposes of curricular demand.

Cricket

The PPC identifies a need for 1.13 cricket squares due to associated population increase from the development. As there are significant shortfalls for Saturday and Sunday cricket, it is suggested that the creation of provision would be welcomed. In addition, a non-turf-pitch designed primarily for youth cricket and training needs of teams would also be welcomed to be provided as part of the ECGC.

For example, there are several squares which are rated as poor/standard quality within the vicinity of ECGC, such as Dawsons Field, which could be improved to create additional capacity for future growth generated by ECGC. There is also scope to improve the quality of accompanying ancillary/training provision at a number of sites, in addition to the exploration of creating hybrid wickets/NTPs to increase playing capacity. Please note Chelmer Park and Clarks Field (Galleywood CC) are located within the vicinity, however, these are already rated as good quality.

Additionally, like rugby union, it is considered doubtful that a cricket club would use a secondary site which is not their home venue to accommodate demand, as it would prefer to keep as much demand as possible at its own site. This would be in part to maximise revenue through its clubhouse facilities and to minimise expenditure costs of hiring additional facilities.

Linked to the above, both Clarks Field (Galleywood CC) and Chelmer Park are located within the vicinity and could potentially benefit from using a second square to help field more teams. An alternative option could also be working to explore reinstating the disused cricket square at Marconi Sports Club which is located 3.3 miles from the ECGC. This could help to relieve overplay for clubs such as Chelmsford and Galleywood cricket clubs.

It is recommended that more in depth conversations are carried out with the ECB/Essex Cricket as part of the Stage E process to understand the priorities for cricket across Chelmsford.

Artificial grass pitch provision (hockey suitable AGPs and 3G pitches)

Accumulatively there is no requirement based on the overall growth from ECGC to provide a 3G or hockey suitable artificial pitches on-site. The minimal amount of demand identified 0.47 of a 3G pitch and 0.11 of a hockey suitable pitch. Therefore, off-site contributions should be allocated which are prioritised in greater detail in Part 4: Sport Specific Issues Scenarios and Recommendations.

New educational provision

As mentioned, the creation of new outdoor sports provision needs to be taken into consideration within the development of new education provision within ECGC. The Local Plan identifies that there will be a requirement for one all-through school, and two primary schools.

Although it is not possible within this document to provide a detailed analysis on what sporting provision should be established within each of the school sites, co-location of sporting provision attached to the all-through school site should be a key consideration.

Schools, and particularly secondary schools, often provide suitable land for the creation of new playing fields which can assist in alleviating shortfalls identified in the locality. When establishing new school sites, suitable community use access (including community use agreements and accessible ancillary provision etc) should be built into the planning application process. These community use agreements must be robust with clear commitments to maintenance standards. If provision is to be built it should be noted that the facility should be designed for community access including, but not limited to, the location of the 3G/pitches, car parking, changing room access etc.

Artificial provision (3G pitches) at secondary schools are generally considered sustainable, and supported by the Football Foundation, given they provide suitable provision for curricular, extracurricular and community demand throughout the week. To confirm, tennis, netball and 3G pitches need to be serviced by sports lighting to support community use demand as education funding will not fund the sports lighting.

In addition, additional and enhanced ancillary facility provision will also be required to support community use of the facilities on education sites. This is because a single set of changing rooms designed for educational needs will not be adequate in terms of capacity or design to meet community needs, especially if there are indoor facilities that are shared with the community. Furthermore, there may be a need for additional parking provision.

As an example of the above, the outdoor sporting facility mix for the new all-through school should first and foremost focus on needs of students. As previously mentioned, grass pitches on school sites should be primarily provided for curricular need. It is unlikely that grass pitches at school sites can adequately accommodate for both curricular demand as well as consistent community demand (as is seen at many school sites).

On this basis, identified demand for natural turf grass pitches from a community perspective should be met away from education sites. However, for tennis, netball and 3G pitches, a school could play an adequate role in servicing this community led demand.

Tennis/netball courts and bowling greens

The Sports Facilities Calculator (SFC) identifies a need for 0.95 courts due to the population increase from the ECGC development. The broad position from the PPOSS is that there is a sufficient supply of tennis/netball courts and bowling greens. In most cases, and as considered below further in the report, developer contributions are much likely better spent on improving the key sites within the locality of the development and several bowling green sites (identified in Table 7.15) to maximise the existing facility stock and increase capacity for new users, as opposed to providing new provision.

Sporting hubs

In the case of ECGC, as there is a significant need for associated sports provision there is an opportunity to consider the development of a sporting hub which is separate to any educational sports provision (albeit these could overlap in terms of shared use of court and artificial grass facilities). Sports pavilions/clubhouses can be integrated into shared use community centres so opportunities for shared provision should be explored to reduce capital and maintenance costs and for this reason co-location of new school provision and sporting hubs should be explored as there may be potential to share infrastructure such as carparking.

To fully meet the need of community demand deriving from the PPC, there is a requirement to create a minimum of nine football pitches and cricket provision, which could be delivered via a sporting hub. The potential facility mix could therefore potentially include:

- ✦ 2 x adult football pitches.
- ✦ 4 x youth football pitches.
- ✦ 3 x mini football pitches.
- ✦ 1 x cricket square.
- ✦ 1 x smaller sized 3G pitch with sports lighting.
- ✦ Sports pavilion including changing rooms and toilets.
- ✦ Car parking.

Please note, the role of 3G provision could help to meet some of the match play needs in lieu of grass pitch provision, especially for mini match play demand.

The sport hub to be included in the ECGC development would require a suitable supply of ancillary facilities and associated infrastructure to support the needs of the hub. A need to engage with both Sport England and the relevant NGBs is also essential to define the exact site location and layout configuration and to ensure the needs of clubs/users are as best met as possible.

Alternative athletics provision

England Athletics (EA) strategic position is that in most areas of the country there is a sufficient supply of traditional synthetic outdoor 400m tracks to meet club and competition needs and that there should be a focus on protecting and maintaining this provision.

England Athletics (EA) is keen to support the development of a new generation of innovative athletics & running facilities (NewGen), as well as a country-wide network of indoor athletics facilities developed as part of future indoor multisport projects. An example of such a facility which could form an integral part of the East Chelmsford Garden Community is set out below.

NewGen facility concepts

Track & field (run/jump/throw):

- ✦ **PlayTrack:** The simple animation of dated playground surfaces using colourful painted lines and markings to (KS1 & KS2) – encouraging participation in run/jump/throw activities by creating challenging and inspiring environments.
- ✦ **CompactTrack:** A sports-lit, multiple lane, synthetic sprint straight with optional jumps and throws provision.
- ✦ **MiniTrack:** A sports-lit synthetic “mini” running oval, with sprint straight, multi-sport “infield” and optional jumps and throws provision.

Recreational running/endurance running/multi sport

- ▶ Active Track: A free to access, macadam running / cycling circuit designed to be sympathetic to the local environment and support the recreational needs of local communities.
- ▶ Ideally lit by low level lighting / solar columns, ActiveTracks can be introduced to existing parks, open spaces and playing fields or integrated into the master planning of new housing developments.

Off-site contributions to improve the quality of provision

The Sport England PPC requirements for ECGC could also partially be met through off-site contributions, improving sites within the locality of the development to increase capacity and user experience. There may be an option to deliver some off-site contributions at an early stage of the development prior to some of the major infrastructure developments (e.g. schools, sports facilities) being delivered. This may also help to demonstrate localised benefit at an early stage of the development. Potential sites which could be considered are set out in Table 7.15.

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Table 7.15: Potential developer contributions options

Site and distance to ECGC development	Sport	Current provision	Contribution	Comments
Chelmer Park (6.4 miles)	Football	10 x football pitches	Maintenance	Good quality pitches played to capacity at peak time.
Runwell Sports & Social Club (9.2 miles)	Football	7 x football pitches	Pitch improvements	Mixture of good and poor quality pitches. Site is played to capacity.
Great Baddow Recreation Ground (2.9 miles)	Tennis	5 x courts	Court improvements	Improve recreational tennis offer. Currently mixed quality.
Great Baddow Tennis Club (2.5 miles)	Tennis	6 x courts	Changing room improvements	Good quality site but poor changing rooms. Scope to increase demand at the site and improve user experience.
Great Baddow Recreation Ground (2.9 miles)	Bowls	1 x bowling green	Green quality and ancillary improvement	Great Baddow BC has a strong membership. Improvements to overall site will support existing and any future growth.
Dawsons Field- Danbury BC (3.3 miles)	Bowls	1 x bowling green	Green quality and ancillary improvement	Danbury BC has a strong membership. Improvements to overall site will support existing and any future growth.
Coronation Park (2.1 miles)	Rugby union	3 x rugby union pitches	Pitch/drainage improvements Additional sports lighting	Chelmsford RUFC home venue. Site overplayed due to poor pitch quality/drainage issues.
Willowbrook Sports & Social Club (8.5 miles)	Rugby union	2 x rugby union pitches	Pitch/drainage improvements Sports lighting	Billericay RUFC home venue. Site overplayed due to poor pitch quality/drainage issues.
Dawsons Field (3.3 miles)	Cricket	1 x cricket square	Improvement to cricket square and outfield.	Home to Danbury and Oaklands cricket clubs.
Clarks Field (6.4 miles)	Cricket	1 x cricket square	Maintenance to cricket square and outfield. Improvement to ancillary facilities.	Good quality square which is overplayed. The ancillary provision is rated as standard quality.
Chelmer Park (6.4 miles)	Cricket	3 x cricket squares	Maintenance to cricket square and outfield. Improvement to ancillary facilities.	Good quality square which is overplayed. The ancillary provision is rated as standard quality.

Note, this is not an exhaustive list and other options could be considered which are highlighted from both Sport England and NGBs.

East Chelmsford Garden Community - Hammonds Farm conclusion

There is a need to develop new playing pitch and outdoor sport provision to accommodate for the levels of demand associated with ECGC. This will best be met through the development of a sporting hub which predominately, but not exclusively accommodates for football.

The need from the Sport England PPC is as such:

- ✦ 2 (2.13) x adult grass football pitches.
- ✦ 4 (4.29) x youth grass football pitches.
- ✦ 3 (2.57) x mini grass football pitches.
- ✦ 1 (0.59) x rugby union pitches.
- ✦ 1 (1.13) x cricket squares.
- ✦ 0.5 (0.47) x 11v11 3G pitch (with sports lighting).
- ✦ 1 (0.95) x tennis courts.

There is no need for new rugby league or artificial grass pitch hockey provision (albeit an appropriate contribution to 3G and hockey should be sought). For tennis and netball, the development of provision at the new all-through school is likely the best outcome to meet new demand, on the basis provision has accompanying sports lighting and a secure community use arrangement is in place.

For bowling greens, a developer contribution to improve existing sites is the most appropriate outcome. The nearest site to the development is at Dawsons Field (Danbury BC).

Likewise, it is also recommended that off-site developer contributions are secured for rugby union, Coronation Park (Chelmsford RUFC) is the nearest site to the development, however the NECGC is making off-site contributions to Coronation Park. Therefore, Willowbrook Sports & Social Club (Billericay RUFC) could be considered as an alternative site to make off-site contributions from the ECGC. However, the RFU should be consulted to confirm where it would like to see a contribution spent.

Alternate athletics provision should also be considered and intertwined with any design at new hub sites (including school sites) to support health and wellbeing of residents and users.

These recommendations sit outside of the need for curricular uses of school playing fields and these should be designed in the first instance of satisfying school demand. To reiterate, grass pitches located on education sites should not be considered for meeting community needs.

3b: North of South Woodham Ferrers

The North of South Woodham Ferrers development is set to deliver 1,220 dwellings and is also expected to provide future grass pitch provision. This includes a new sports ground which could involve South Woodham Ferrers RUFC being re-located.

The estimated additional population derived from housing growth from 1,220 dwellings with an occupancy rate of 2.4 per household is 2,928 people. As shown in Table 7.16 this population increase equates to 3.89 match equivalent sessions of demand per week for grass pitch sports, 0.18 match equivalent sessions on a hockey suitable AGP and 21.10 match equivalent sessions of demand per season for cricket.

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Training demand equates to 7.31 hours of use per week for football on 3G pitches and 0.57 hours on a hockey suitable AGP.

Table 7.16: Likely demand for grass pitch sports generated from 1,220 dwellings

Pitch sport	Match demand per week ⁵⁴	Training demand ⁵⁵
Adult football	0.86	7.31 hours
Youth football	1.74	As above
Mini soccer	1.05	As above
Rugby union	0.24	0.28 match equivalent sessions
Rugby league	0.00	0.00 match equivalent sessions
Adult hockey	0.15	0.45 hours
Junior & mixed hockey	0.13	0.12 hours
Cricket	21.10	-

Table 7.17 below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

Table 7.17: Estimated demand and costs for new pitch provision

Pitch type	Number of pitches to meet demand ⁵⁶	Capital cost ⁵⁷	Lifecycle Cost (per annum) ⁵⁸	Number of changing rooms	Capital cost
Adult football	(1)0.86	£96,035	£18,919	1.73	£342,671
Youth football	(2)1.74	£158,528	£32,023	2.19	£433,617
Mini soccer	(1)1.05	£31,703	£6,277	0.00	£0
Rugby union	(0)0.24	£39,986	£7,397	0.48	£95,119
Rugby league	(0)0.00	£0	£0	0.00	£0
Cricket	(0)0.46	£160,091	£29,457	0.92	£182,133
Sand based AGPs	(0)0.05	£41,799	£1,136	0.09	£18,057
3G	(0)0.19	£43,706	£6,578	0.38	£76,253
Tennis courts	0.38 courts	£221,474	-	-	-
Total	4.59 and 0.38 courts	£788,453	£101,788	5.79	£1,147,849

The results of the PPC identify a need for an additional 4.59 pitches and 0.38 tennis courts would be required to meet additional demand arising from the North of South Woodham Ferrers housing development. This consists of 4.35 grass pitches and 0.24 of access to artificial pitches. This would require an expected capital cost of £788,453 and a lifecycle cost per annum of £101,788. To facilitate the increased provision, 5.79 changing rooms would need to be provided at a capital cost of £1,147,849.

The PPC identifies a need for four grass football pitches, with no specific need for additional rugby union, cricket and artificial pitch provision as part of the development. Contributions to improving existing provision and increasing the capacity for rugby union, cricket and artificial pitch provision is most suitable.

⁵⁴ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

⁵⁵ Hours equate to access to a full size sports lit 3G pitch or hockey suitable AGP.

⁵⁶ Please note the number of pitches have been rounded to the nearest whole number

⁵⁷ [Link to Sport England cost guidance](#)

⁵⁸ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

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Football

The Sport England Playing Pitch Calculator (PPC) identifies a total need for one adult, two youth and one mini grass football pitch as identified in Table 7.17.

Rugby union

Accumulatively there is no requirement based on the overall growth from the North of South Woodham Ferrers development to provide a full size senior rugby union pitch on-site. The minimal amount of demand identified (0.24 of a pitch) should be allocated to off-site contributions which are prioritised in greater detail in Part 4: Sport Specific Issues Scenarios and Recommendations.

Cricket

Accumulatively there is no requirement based on the overall growth from North of South Woodham Ferrers development to provide a grass cricket square on-site. However, a potential option could be to install a non-turf pitch designed primarily for youth cricket and training needs of teams. The minimal amount of demand identified (0.46 of a pitch) should be allocated to off-site contributions which are prioritised in greater detail in Part 4: Sport Specific Issues Scenarios and Recommendations.

It is recommended that more in depth conversations are carried out with the ECB/Essex Cricket as part of the Stage E process to understand the priorities for cricket across Chelmsford.

Artificial grass pitch provision (hockey suitable AGPs and 3G pitches)

Accumulatively there is no requirement based on the overall growth from the North of South Woodham Ferrers development to provide a 3G or hockey suitable AGP on-site. The minimal amount of demand identified (0.05 of a hockey suitable pitch and 0.19 of a 3G pitch). This should be allocated to off-site contributions which are prioritised in greater detail in Part 4: Sport Specific Issues Scenarios and Recommendations. On this basis, identified demand for natural turf grass pitches from a community perspective should be met away from education sites. However, for tennis, netball and 3G pitches, a school could play an adequate role in servicing this community led demand.

Tennis/netball courts and bowling greens

The Sports Facilities Calculator (SFC) identifies a need for 0.38 courts due to the population increase from the North of South Woodham Ferrers development. The broad position from the PPOSS is that there is a sufficient supply of tennis/netball courts and bowling greens. In most cases, and as considered below further in the report, developer contributions are much likely better spent on improving the key sites within the locality of the development (identified in Table 7.18) to maximise the existing facility stock and increase capacity for new users, as opposed to providing new provision.

South Woodham Sports Ground

The current main outdoor sports and recreational sites in South Woodham Ferrers provide facilities for three sports clubs (South Woodham Ferrers United Football Club, South Woodham Ferrers Rugby Club, and South Woodham Ferrers Cricket Club. The current facilities at peak demand times are at capacity and due to the nature of having three clubs based at Saltcoats Park and Compass Gardens, some usage conflicts exist.

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As part of the North of South Woodham Ferrers housing development, a sports ground has been included in the development plans. This is set to include four senior rugby union pitches, a sports pavilion including club rooms, toilets, four dual use changing rooms (suitable for male and female demand), 120 parking spaces. The main purpose is to relocate South Woodham Ferrers RUFC to address some of the conflict of uses set out above. This would enable capacity to be increased at Saltcoats Park, helping to reduce the overplay on the football pitches 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.

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Off-site contributions to improve the quality of provision

The Sport England PPC requirements for the North of South Woodham Ferrers development could also partially be met through off site contributions, improving sites within the locality of the development to increase capacity and user experience. There may be an option to deliver some off-site contributions at an early stage of the development prior to some of the major infrastructure developments (e.g. schools, sports facilities) being delivered. This may also help to demonstrate localised benefit at an early stage of the development. Potential sites which could be considered are set out in Table 7.18.

Table 7.18: Potential developer contributions options

Site and distance to North of South Woodham Ferrers development	Sport	Current provision	Contribution	Comments
Compass Gardens Recreation Ground	Football	4 x football pitches	Pitch improvements	Poor quality pitches which are either overplayed or have spare capacity discounted due to quality issues.
Saltcoats Park	Football	5 x football pitches	Pitch improvements	Poor quality pitches which are either played to capacity or have spare capacity discounted due to quality issues.
Saltcoats Park	Cricket	1 x cricket square	Improvement to cricket square	Home to South Woodham & Burnham CC with standard quality cricket square.

Note, this is not an exhaustive list and other options could be considered which are highlighted from both Sport England and NGBs.

North of South Woodham Ferrers conclusion

There is a need to develop playing pitch provision to accommodate for the levels of demand associated with the North of South Woodham Ferrers development.

The need from the Sport England PPC is as such:

- ◀ 1 (0.86) x adult grass football pitches.
- ◀ 2 (1.74) x youth grass football pitches.
- ◀ 1 (1.05) x mini grass football pitches.
- ◀ 0 (0.24) x rugby union pitches.
- ◀ 0 (0.46) x cricket squares.
- ◀ 0 (0.05) x sand-based AGPs.
- ◀ 0 (0.19) x 11v11 3G pitch, with sports lighting.
- ◀ 0 (0.38) x tennis courts.

Based on the findings of the PPC, it suggests no need for new rugby union, cricket, rugby league or for artificial grass pitch hockey provision, albeit appropriate off-site contributions for the provision should be sought. Please refer to Table 7.18 for further information on the sites which should be earmarked for contributions, as they are the nearest to the development.

As mentioned above, a sports ground is being proposed as part of the development which will provide four senior rugby union pitches. This would mean South Woodham Ferrers RUFC would re-locate and therefore developer contributions should be prioritised for improving the quality of the grass pitch provision at Compass Gardens Recreation Ground and Saltcoats Park.

The most appropriate way to meet the estimated demand

It is important that the above calculations for all Growth Areas and sites are looked at alongside the findings of the Assessment Report, and the recommendations and actions of the Strategy and Action Plan. By doing so, the most appropriate way of meeting the estimated needs can be determined and any resulting proposals justified. This should include:

- ◀ Using the PPOSS Assessment Report and Strategy & Action Plan document to understand the nature of the outdoor sports sites within an appropriate catchment of the new population along with issues, recommendations and actions relevant to that area.
- ◀ Looking at the different ways in which the needs could be met, including for example:
 - ◀ Enhancing existing provision to increase capacity, supported by suitable management and maintenance arrangements to ensure the greater capacity is maintained over the longer term;
 - ◀ Undertaking works, and ensuring long term maintenance and access arrangements, to secure new or greater community use of existing provision;
 - ◀ Providing new pitches as an extension to current sites.
 - ◀ Providing new (natural and/or artificial grass pitches).

If the decision is taken to provide new pitches, then the PPC takes the estimated needs for matches and training activity and converts this into an estimate of the likely pitch provision required to meet the needs of population projections. Indicative costs are also provided to provide this level of pitch provision in addition to costing for associated changing room provision

APPENDIX 1: SITE BY SITE HOUSING REQUIREMENTS

Using the PPC and SFC, it is possible to estimate for each of the individual development sites, as set out in the Local Plan Preferred Options Consultation 2024, the likely quantity of pitch provision to meet additional demand generated by new housing sites, and the cost of the additional facilities. This is set out in Table 7.19 overleaf.

For reference, the indicative figures assume that population growth will average 2.4 people per dwelling, which is based on the current average occupancy rate in the Authority.

The exact nature and location of provision associated with these developments should be fully determined through the local planning process and in partnership with each specific NGB, which may, for example, include off-site contributions in the form of upgrading pitches at existing sites where appropriate. In Table 7.19 below it seeks to identify potential existing playing pitch sites located nearby for investment which additional demand is likely to migrate to.

Experience shows that housing sites with circa 800 dwellings or more are likely to justify on-site sports provision. Sites with less than 800 dwellings are less likely to justify on-site provision in their own right, so the needs they generate will be required to be met off-site. Table 7.19 overleaf also details the nearest playing pitch sites which could be considered for such off-site contributions for investment from the development sites in the Local Plan Preferred Options Consultation 2024.

The Council could consider using CIL (if adopted) to obtain contributions to priority sites, or pooling S106 contributions from major housing schemes to invest in priority sites. In either case, the preceding Action Plan and future consultation with NGBs should inform the playing fields that most require investment.

It is important that the Council secures appropriate contributions from new developments to provide for the sporting needs arising from the residents of that development.

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Table 7.19: Playing pitch requirements for individual development sites

Site Ref.	Location	Total housing capacity	Population	Adult football pitches	Youth football pitches	Mini soccer pitches	Rugby union pitches	Cricket pitches	Sand based AGPs	3G	Tennis courts	Capital cost ⁵⁹	Lifecycle Cost (per annum) ⁶⁰	Number of changing rooms	Capital cost	Potential nearest sites for investment (if required)
-	Growth Area 1- Central and Urban Chelmsford	-	-	-	-	-	-	-	-		-	-	-	-	-	-
1	Chelmsford Urban Area	2,765	6,636	1.96	3.95	2.37	0.54	1.04	0.10	0.44	0.87 courts	£1,786,991	£230,697	13.13	£2,601,638	Chelmer Park Melbourne Park
2	West Chelmsford	880	2,112	0.62	1.26	0.75	0.17	0.33	0.03	0.14	0.28 courts	£568,750	£73,425	4.18	£828,020	Melbourne Park Admirals Park St Andrews Park
3a	East Chelmsford - Manor Farm	360	864	0.26	0.51	0.31	0.07	0.14	0.01	0.06	0.11 courts	£232,656	£30,035	1.71	£338,755	Great Baddow Recreation Ground
3b	East Chelmsford - Land South of Maldon Road	109	262	0.08	0.16	0.09	0.02	0.04	-	0.02	0.03 courts	£70,521	£9,104	0.52	£102,650	Great Baddow Recreation Ground Great Baddow Lawn Tennis Club
3c	East Chelmsford - Land North of Maldon Road	65	156	0.05	0.09	0.06	0.01	0.02	-	0.01	0.02 courts	£42,034	£5,427	0.31	£61,162	Great Baddow Recreation Ground Great Baddow Lawn Tennis Club
4	Land North of Galleywood Reservoir	24	58	0.02	0.03	0.02	-	0.01	-	-	0.01 courts	£15,601	£2,014	0.11	£22,689	Chelmer Park Dawsons Field
5	Land surrounding Telephone Exchange, Ongar Road, Writtle	25	60	0.02	0.04	0.02	-	0.01	-	-	0.01 courts	£16,138	£2,083	0.12	£23,457	Old Chelmsfordians Sports & Social Club Writtle Sports and Social Club
-	Growth Area 2- North Chelmsford	-	-	-	-	-	-	-	-		-	-	-	-	-	-
6	North East Chelmsford (Chelmsford Garden Community)	6,250	15,000	4.43	8.93	5.36	1.23	2.35	0.23	0.99	1.97 courts	£4,039,333	£521,470	29.67	£5,880,709	Chelmsford Hockey Club Chelmer Park Chancellor Park Springfield Hall Park Old Chelmsfordians Sports & Social Club Falcon Bowling Club Chelmsford Bowls Club Coronation Park Boreham Recreation Ground
7a	Great Leighs - Land at Moulsham Hall	750	1,800	0.53	1.07	0.64	0.15	0.28	0.03	0.12	0.24 courts	£484,722	£62,577	3.56	£705,712	Great & Little Leighs Playing Field Great Waltham Cricket Club
7b	Great Leighs - Land East of London Road	190	456	0.14	0.29	0.15	0.03	0.07	0.01	0.03	0.06 courts	£127,222	£15,748	0.92	£181,991	Great & Little Leighs Playing Field Great Waltham Cricket Club
7c	Great Leighs - Land North and South of Banters Lane	100	240	0.07	0.14	0.09	0.02	0.04	-	0.02	0.03 courts	£64,634	£8,345	0.47	£94,138	Great & Little Leighs Playing Field Great Waltham Cricket Club

⁵⁹ Costs derived from Sport England cost guidance – see appendix 3.

⁶⁰ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

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Site Ref.	Location	Total housing capacity	Population	Adult football pitches	Youth football pitches	Mini soccer pitches	Rugby union pitches	Cricket pitches	Sand based AGPs	3G	Tennis courts	Capital cost ⁵⁹	Lifecycle Cost (per annum) ⁶⁰	Number of changing rooms	Capital cost	Potential nearest sites for investment (if required)
8	North of Broomfield	512	1,229	0.36	0.73	0.44	0.10	0.19	0.02	0.08	0.16 courts	£330,934	£42,723	2.43	£481,766	Broomfield Cricket Club Broomfield Football Club
14a	Land west of Back Lane, Ford End	20	48	0.01	0.03	0.02	-	0.01	-	-	0.01 courts	£12,913	£1,668	0.10	£18,849	Pleshey Village Hall and Playing Field
14b	Land south of Ford End Primary School, Ford End	20	48	0.01	0.03	0.02	-	0.01	-	-	0.01 courts	£12,913	£1,668	0.10	£18,849	Pleshey Village Hall and Playing Field
-	Growth Area 3-South East Chelmsford	-	-	-	-	-	-	-	-		-	-	-	-	-	-
16a	East Chelmsford Garden Community (Hammonds Farm)	3,000	7,200	2.13	4.29	2.57	0.59	1.13	0.11	0.47	0.95 courts	£1,938,842	£250,301	14.24	£2,822,670	Chancellor Park
10	North of South Woodham Ferrers	1,220	2,800	0.83	1.67	1.00	0.23	0.44	0.04	0.18	0.37 courts	£753,996	£97,339	5.54	£1,097,710	Compass Gardens Saltcoats Park South Woodham Ferrers Leisure Centre
11a	South of Bicknacre	42	101	0.03	0.06	0.04	0.01	0.02	-	0.01	0.01 courts	£27,160	£3,506	0.20	£39,537	Lodge Road Playing Field Priory Fields
11b	Land at Kingsgate, Bicknacre	20	48	0.01	0.03	0.02	-	0.01	-	-	0.01 courts	£12,913	£1,668	0.10	£18,849	Lodge Road Playing Field Priory Fields
11c	Land west of Barbrook Way, Bicknacre	20	48	0.01	0.03	0.02	-	0.01	-	-	0.01 courts	£12,913	£1,668	0.10	£18,849	Lodge Road Playing Field Priory Fields
12	St Giles Bicknacre	32	77	0.02	0.05	0.03	0.01	0.01	-	0.01	0.01 courts	£20,741	£2,678	0.15	£30,205	Lodge Road Playing Field Priory Fields
13	Danbury	100	240	0.07	0.14	0.09	0.02	0.04	-	0.02	0.03 courts	£64,634	£8,345	0.47	£94,138	Dawsons Field Danbury Tennis Club
17a	Land north of Abbey Fields, East Hanningfield	15	36	0.01	0.02	0.01	-	0.01	-	-	-	£9,705	£1,253	0.07	£14,138	East Hanningfield Tennis Club East Hanningfield & Great Burstead Cricket Club
17b	Land east of Highfields Mead, East Hanningfield	20	48	0.01	0.03	0.02	-	0.01	-	-	0.01 courts	£12,913	£1,668	0.10	£18,849	East Hanningfield Tennis Club East Hanningfield & Great Burstead Cricket Club

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Conclusion

Four of the individual development sites identified by the Council show that each development will have sufficient demand generated for on-site provision for the majority of playing pitch sports and pitch types, and this will be considerable enough to necessitate the creation of a substantial number of new pitches, other than for rugby league (no demand has been identified). They are as follows:

- ◀ North East Chelmsford Garden Community – 6,250 dwellings
- ◀ East Chelmsford Garden Community (Hammonds Farm) - 3,000 dwellings.
- ◀ North of South Woodham Ferrers - 1,220 dwellings.
- ◀ West Chelmsford (Warren Farm) - 880 dwellings.

However, as shown in the remaining individual developments identified in Table 7.19 above, smaller scale developments (those with less than 800 dwellings) are normally unlikely to warrant the creation of new provision, with demand equating to less than the need for a whole pitch for any sport. In instances such as this, contributions would be better focused on improving existing sites to increase capacity to an appropriate level.

Off-site contributions

For developments and/or development areas where new provision is not required on site (developments with less than 800 dwellings), Table 7.20 below looks to assist by identifying potential sites where developer contributions could be secured to alleviate current and future shortfalls through qualitative improvements. However, these could be subject to change based on NGB site priorities. The detailed actions required can be found in Part 6: Action Plan. These are considered to be key and priority sites that are need of investment, or where investment could achieve the greatest outcomes.

Table 7.20: Key site recommendations for investment by analysis area

Analysis area	Site ID	Site name
City Centre	1	Admirals Park
	2	St Andrews Park
	31	Coronation Park (Chelmsford)
	66	Melbourne Park
	94	Springfield Hall Park
Rural North	44	Great & Little Leighs Playing Field
Rural South	34	Dawsons Field
	46	Great Baddow Tennis Club
	61	Lodge Road Playing Field
	81	Priory Fields
Rural West	63	Margaretting Village Playing Field
	78	Pleshey Village Hall & Playing Field
South Woodham Ferrers	30	Compass Gardens Recreation Ground
	88	Saltcoats Park

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Analysis area	Site ID	Site name
Urban Areas	6	Beaulieu Park
	11	Boreham BC
	12	Boreham Recreation Ground
	14	Broomfield Cricket Club
	15	Broomfield Football Club
	18	Chancellor Park
	20	Chelmer Park
	25	Chelmsford Hockey Club
	40	Falcon Bowling Club
	47	Great Baddow Recreation Ground
	75	Old Chelmsfordians Sports and Social Club
	112	Writtle Sports and Social Club

It should also be noted that further work will be required as part of the Stage E process to fully identify and update the key sites for investment. This is because supply and demand may change on an annual basis, and the need for improvement could change based on other investment that could take place.

Please also note that the calculator only includes the main pitch sports. There may also be a requirement to improve or provide facilities for other pitch and non-pitch sports such as netball, bowls, cycling and athletics. Securing developer contributions to deliver improvements or to provide new provision for these should be guided by the PPOSS and in consultation with the relevant NGBs through the PPOSS Steering Group.

APPENDIX 2: PPOSS DEVELOPER CONTRIBUTIONS TOOL KIT

Introduction

This is a step by step guide to securing developer contributions for playing pitch and outdoor sports facilities in the Chelmsford administrative area using the Chelmsford Playing Pitch & Outdoor Sport Strategy (PPOSS).

For any planning application which has the potential to warrant a developer contribution towards playing pitch and outdoor sports facilities, the following processes should be followed in order to help inform the potential facilities a new housing development may require to support it, and the most appropriate way to deliver them e.g. on-site delivery or off-site contributions.

In accordance with National Planning Policy Guidance, contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1,000 square metres (gross internal area).

Any obligations sought should be based on a tailored approach to each development, using the robust evidence base provided as part of the PPOSS to help clearly justify the needs arising and how they are to be met.

Step by step guide

Step 1	Determine the playing pitch requirement resulting from the development	Navigation
	The main tool for determining this is the Playing Pitch Calculator which is a Sport England tool provided on completion of the Strategy. This has been populated with the current demand data from the Playing Pitch Assessment Report.	Accessed via: https://www.activeplacespower.com/ You will need to register if you are not already and you will need to gain access to the Calculator by seeking permission from the Sport England Regional Planning Manager.

The PPOSS Assessment Report provides an estimate of future demand for key pitch sports (football, rugby, hockey and cricket) based on population forecasts and club consultation. This demand is translated into teams likely to be generated, rather than actual pitch provision required.

The Playing Pitch Calculator adds to this, updating the likely demand generated for pitch sports based on housing increases and converts the demand into match equivalent sessions and the number of pitches required. This is achieved by taking the current demand/team generation rates (TGRs) and population in the PPOSS Assessment Report to determine how many new teams would be generated from an increase in population derived from housing growth. This also gives the associated costs of supplying the increased pitch provision.

Part 5 of the Playing Pitch Calculator provides an estimation of the number of new pitches that would be required to meet the match equivalent sessions presented in Part 3. Part 5 also presents an estimate of the associated costs for providing these new pitches. Please note that these are indicative costs only and appropriate local work should be undertaken to determine the true costs of any new pitches.

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As identified within the Strategy, the longer term aim is to move towards increasing use of 3G pitches to accommodate competitive football fixtures. Therefore, there is a case to suggest that contributions towards football provision (and in some cases rugby union) could be made.

Such provision would, however, require a business plan for the facility which aligned to the Football Foundation (FF) programming and pricing and to encourage use of the facility on weekday evenings for training and for fixtures at weekends.

Step 2	Determine the other pitch and non-pitch requirements resulting from the development	Navigation
	Use the PPOSS to identify level of need that may be generated from new development(s) for outdoor sporting provision not included within the Playing Pitch Calculator.	◀ PPOSS (Part 4 & 6)

The Playing Pitch Calculator does not calculate demand for other types of pitches or non-pitch provision which may be played in the area. However, the PPOSS identifies (where relevant) current and future demand for the following additional types of outdoor sporting provision; bowling greens, tennis courts and netball courts.

Where there is no identified shortfall in provision or future demand for new provision within an area relevant to the development (e.g. an analysis area or settlement), consideration should be given to the nearest outdoor sports sites to the development containing that type of pitch provision. This should consider if the outdoor sports site could benefit from a contribution towards increasing capacity to meet likely need generated from the development. For example, this could include increasing quality, addition of ancillary facilities such as sports lighting, changing rooms or car parking. The PPOSS action plan should be used to identify outdoor sports site by site recommendations.

Step 3	Determine whether new provision is required and whether this should be on or off site	Navigation
	<p>Consider if the nearest outdoor sports site/s to the development containing the type of provision required could benefit from a contribution towards increasing capacity to meet likely need generated from the development. If there are no potential options to improve existing, or extend planned provision to create additional capacity, then new provision will be required.</p> <p>Where the calculator does not create demand for a whole pitch, which is often the case for smaller size developments, it is recommended to make a contribution to increasing the capacity of an existing outdoor sports site to meet demand generated from the development.</p>	◀ PPOSS Action Plan (Part 6)

When identifying an outdoor sports site for off-site contributions, consider the proximity and location of existing playing pitch sites and whether it could help serve the new development. Identify the analysis area in which the development sits and identify if there are any Hub sites or key centres within the area, as identified in the Strategy.

If there are none within the analysis area or the development site is close to the local authority boundary, apply an initial one mile radius around the site in order to help identify the nearest priority sites. This may require consultation with neighbouring authorities.

Hub sites are of authority wide importance where users are willing to travel further to access the range and high quality of facilities offered. Hub sites are likely to be multi-sport facilities. These have been identified on the basis of high impact on addressing the issues identified in the assessment.

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Key centres although these sites are more community focused, some are still likely to service a wider analysis area (or slightly wider). However, there may be more of a focus on a specific sport i.e. a dedicated site.

Step 4	Determine how best to satisfy demand through new on-site provision	Navigation
	To further help determine how best to satisfy demand for new on-site provision, use the PPOSS to identify existing shortfalls and consult with local clubs/groups to identify local issues.	◀ PPOSS (Part 3 Headline Findings)

Although the PPOSS will help to identify existing shortfalls (and in doing so provide a guide as to how best to meet demand generated from the new development), local clubs/groups should be consulted to further update the most recent local situation. Useful questions to answer may include, for example:

- ◀ Are there any teams/clubs playing outside of the local area (displaced demand) which could utilise provision at the outdoor sports sites?
- ◀ Do any local clubs identify existing plans/demand for access to new provision?
- ◀ Are there any overplayed outdoor sports sites in the local area where existing demand could be transferred to a new outdoor sports site?
- ◀ Do any local clubs identify any latent demand (i.e. if they had access to more pitches they could they field more teams?)

Step 5	Determine how best to satisfy demand through new off-site provision	Navigation
	Identify the potential outdoor sports sites for investment within the PPOSS Action Plan to help determine how best to meet demand generated from the new development.	◀ PPOSS Action Plan (Part 6)

Consider the location of the new population (e.g. the location of the development site) alongside the results of the PPOSS assessment work. This will enable you to understand the nature of the current playing pitch sites within an appropriate catchment of the new population and the issues in the area. This may lead to suggestions of one or more ways of meeting the estimated demand, such as:

- ◀ Enhancing existing pitches to increase their capacity and ensure adequate maintenance to maintain the higher level of use
- ◀ Securing greater community access to currently restricted provision and undertaking necessary works to allow such use to occur (e.g. enhanced changing provision)
- ◀ Providing new playing pitches on existing sites.

This decision should be based on the potential to improve existing facilities within an appropriate catchment of a development to create additional capacity, and how realistic it is given the nature of the local area to provide new provision. For example, there may be some poor quality playing fields that could potentially be improved with additional drainage and long-term maintenance works, along with enhanced changing provision, to enable their use to be increased, thereby creating additional capacity to meet the increased demand generated from the development.

Discussions should be held with relevant parties (e.g. landowners, facility operators and user groups), and any further necessary evidence gathered (e.g. a feasibility study), to help identify the specific works that are required, and to ensure they will provide the necessary additional capacity to meet the needs. It will also be important to demonstrate that the specific works can be delivered within an appropriate timescale in relation to the occupation of the development site.

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Step 6	Consider design principles for new provision	Navigation
	The exact nature and location of new on-site provision within developments should be fully determined in partnership with each relevant NGB. Further to this, each pitch sport NGB provides national guidance in relation to provision of new pitches.	https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/outdoor-surfaces

There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided on-site) to ensure a cohesive approach to the whole sporting offer.

Step 7	Calculate the financial contribution required	Navigation
	After using the Playing Pitch Calculator as a starting point for cost, the local cost of provision should be fully determined in order to calculate the financial contributions.	N/A

A clear and transparent methodology for calculating up to date costs for the specific works, including appropriate ancillary provision, should be presented. Where appropriate, depending on how the needs are to be met, the cost of any required land purchase should be included in the financial contribution. If an obligation will be directed to an off-site project it should be ensured the costs are limited to meet the needs of the individual development.

Along with any capital costs for the works, an obligation should ensure an appropriate level of lifecycle costs towards the new or enhanced provision. This is required to cover the day to day maintenance for an agreed long term period and to help ensure a sinking fund exists for any major replacement work, e.g. the future resurfacing of an artificial grass pitch.

Wherever possible, specific local costs should be used, especially if the works are to improve the existing quality of an outdoor sports site to increase capacity as there may be a number of site specifics to take into account. Sport England does provide indicative costs for new provision:

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

For all new outdoor sports provision within developments community use agreements between providers and users would ensure that such demand continues to be provided for in the long-term.

Step 8	Identify potential management options for new provision	Navigation
	To further help determine the sustainability of establishing new provision, consideration should be given to the potential management opportunities which may be available.	N/A

To further help determine the sustainability of establishing new outdoor sports provision, consideration should be given to the potential management opportunities which may be available on-site:

- ✦ Is the local authority (or town/parish council) in a position to take on further outdoor sports facilities from a financial point of view?
- ✦ Is an education establishment to be provided as part of the development which offers a potential management option of outdoor sports facilities?

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- ◀ Is there a leisure trust in place which has the capacity to take on the management of outdoor sports facilities?
- ◀ Is there an opportunity for a trust based model of management, for example, by formation of a Community Interest Company (CIC) or Charitable Incorporated Organisation (CIO)?
- ◀ Is there an existing sports club that has the capacity to take on the management of another site?

At this point, further dialogue with the relevant NGB may be required to help determine options available.

Checklist summary (to be completed for each development)

Prompt	Evidence	Navigation
Step 1: Determine the playing pitch requirement resulting from the development Use Playing Pitch Calculator		◀ Playing Pitch Calculator
Step 2: Determine the other pitch and non-pitch requirements resulting from the development Use the PPOSS		◀ PPOSS (Part 4 & 6)
Step 3: Determine whether new provision is required and whether this should be on or off site Consider the nearest site/s		◀ PPOSS Action Plan (Part 6)
Step 4: Determine how best to satisfy demand through new on-site provision Identify existing shortfalls and consult with local clubs/groups to identify local issues.		◀ PPOSS (Part 3: Headline Findings)
Step 5: Determine how best to satisfy demand through new off-site provision Identify existing shortfalls and consult with local clubs/groups to identify local issues.		◀ PPOSS (Part 3: Headline Findings)
Step 6: Consider design principles for new provision Consult with NGBs		See NGB technical guidance

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Prompt	Evidence	Navigation
Step 7: Calculate the financial contribution required Establish local costs to assist in calculation		N/A
Step 8: Identify potential management options for new provision Consult with NGBs		N/A

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APPENDIX 3: INDICATIVE COSTING

Indicative costs

The indicative costs of implementing key action plan elements are detailed below. (Further detail on Sport England's website [Sport England facility cost guidance.](#)) Costs outlined below are for development of community sports facilities. These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead - Sport England.

Facility capital costs

These are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, taking account of varying conditions, inflation and regional adjustments. Costs are updated regularly in conjunction with information provided by the BCIS and other quantity surveyors. The document is often referred to as the Planning Kitbag costs as the figures are often used by planners and developers when reviewing potential planning contributions for development sites.

Table 7.21: Outdoor sports facility capital costs

Facility type/details	Area (m ²)	Capital cost (£)
Outdoor facilities	-	-
Cricket pitch	-	-
1 bay practice cage on macadam base (32 x 3m)	96	£40,000
Match pitch on macadam base (32 x 3m)	96	£25,000
Artificial grass pitches (AGPs)	-	-
Football AGP	-	-
U9/U10 training 23mm sand-filled pitch, fenced, sports lighting (61 x 43m)	2,623	£455,000
U9/U10 training 40-50mm 3G pitch, fenced, sports lighting (61 x 43m)	2,623	£500,000
U9/U10 training 60-65mm 3G pitch, fenced, sports lighting (61 x 43m)	2,623	£525,000
Senior 23mm sand-filled pitch, fenced, sports lighting (106 x 70m)	7,420	£1,060,000
Senior 40mm 3G pitch, fenced, sports lighting (106 x 70m)	7,420	£1,150,000
Senior 50mm 3G pitch, fenced, sports lighting (106 x 70m)	7,420	£1,155,000
Senior 60mm 3G pitch, fenced, sports lighting (106 x 70m)	7,420	£1,175,000
Senior 65mm 3G pitch, fenced, sports lighting (106 x 70m)	7,420	£1,205,000
Hockey AGP	-	-
18mm sand-dressed pitch, fenced, sports lighting (101.4 x 63.0m)	6,338	£975,000
23mm sand-filled pitch, fenced, sports lighting (101.4 x 63.0m)	6,338	£915,000
Water-based pitch, fenced, sports lighting (101.4 x 63.0m)	6,338	£1,090,000
Rugby league AGP	-	-
Senior 65mm 3G pitch, fenced, sports lighting (122 x 74m)	9,028	£1,480,000
Rugby union AGP	-	-
Senior 65mm 3G pitch, fenced, sports lighting (130 x 80m)	10,400	£1,590,000
Macadam surfaces	-	-
Athletics track	-	-
6-lane track with 100m straight lanes both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting	-	£1,750,000

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Facility type/details	Area (m ²)	Capital cost (£)
8-lane track with 100m straight lanes both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting	-	£1,905,000
Multi use games area	-	-
Macadam, fenced, sports lighting (36.60 x 21.35m)	782	£185,000
Tennis courts (outdoor)	-	-
2 courts, macadam, fenced, sports lighting (36.58 x 33.53m)	1,227	£255,000
4 courts, macadam, fenced, sports lighting (36.58 x 64.01 m)	2,342	£445,000
6 courts, macadam, fenced, sports lighting (36.58 x 94.49 m)	3,456	£585,000
Natural turf surfaces	-	-
Bowling natural turf green	-	-
Flat or crown green (40 x 40m)	1,600	£175,000
Cricket natural turf pitch	-	-
Cricket pitch with 8-pitch square and 2 winter sport pitches (125.6 x 164.4m)	20,649	£355,000
Football natural turf pitches	-	-
U8/U7 mini pitch (43 x 33m)	1,419	£30,000
U16/U15 youth pitch (97 x 61m)	5,917	£95,000
Senior pitch (106 x 70m)	7,420	£110,000
Rugby league natural turf pitch	-	-
Senior pitch (122 x 74m)	9,028	£150,000
Rugby union natural turf pitch	-	-
Senior pitch (130 x 80m)	10,400	£170,000
Carpet-hybrid surfaces for community use	-	-
Football carpet-hybrid pitches	-	-
U8/U7 mini pitch (43 x 33m)	1,419	£100,000
U16/U15 youth pitch (97x 61m)	5,917	£380,000
Senior pitch (106 x 70m)	7,420	£470,000
Rugby league carpet-hybrid pitch	-	-
Senior pitch (122 x 74m)	9,028	£575,000
Rugby union carpet-hybrid pitch	-	-
Senior pitch (130 x 80m)	10,400	£665,000

The area for pitches typically includes safety run-offs. The sizes for artificial, natural turf and carpet-hybrid pitches reflect current or developing best practice or NGB recommendations.

Align with the costs included within Sport England publications of the same name in Table 7.21 above updated to 2Q2023. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

- ✦ External works (car parks, roads, paths, services connections etc) are included at an average cost of 12% in addition to the costs of the works.
- ✦ 12 months maintenance/grow in costs for Grass Pitches.
- ✦ Allowance for Fees inclusive of PM, SI, Planning, and associated fees.

The fees for the following are included at 6% (inclusive of PM, SI, planning and associated fees).

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- ✦ Project specific details/information, including poor ground conditions, difficult access, long service connections.
- ✦ Artificial grass pitches.
- ✦ Macadam outdoor surfaces.
- ✦ Natural turf pitches.
- ✦ Carpet-hybrid pitches.

The costs exclude the following:

- ✦ Project specific details/information, including poor ground conditions, difficult access, long service connections.
- ✦ Natural turf pitches exclude the costs for site remodelling, pump and sump systems and SUDS attenuation.
- ✦ Inflation beyond 3Q2023.
- ✦ VAT.
- ✦ Land acquisition costs.
- ✦ Regional cost variations in materials and labour.

Lifecycle costs

Lifecycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime. They include costs for major replacement and planned preventative maintenance (PPM) day-to-day repairs. The costs are expressed as a percentage of the capital cost.

The importance of regular maintenance should not be underestimated nor should the expense associated with maintaining a facility throughout its life.

Table 7.22 below provides typical annual allowances expressed as a percentage of the overall estimated total project cost per annum based on a 25 year cost model.

Table 7.22: Outdoor sports lifecycle costs

Facility type/details	Sinking fund (%)	Maintenance (%)
Natural turf pitches	-	-
Cricket pitch with 8-pitch square and 2 winter sport pitches	3.4	15.0
U8/U7 mini pitch (43 x 33m)	3.5	16.3
U16/U15 youth pitch (97 x 61m)	3.8	16.4
Senior pitch (106 x 70m)	3.2	16.5
Rugby league senior pitch (122 x 74m)	3.6	14.9
Rugby union senior pitch (130 x 80m)	3.6	14.9
Flat or crown bowling green	0.0	6.3
Artificial grass pitches (AGPs)	-	-
U9/U10 training 23mm sand-filled pitch, fenced, sports lighting (61 x 43m)	2.2	0.5
U9/U10 training 40-50mm 3G pitch, fenced, sports lighting (61 x 43m)	2.5	0.4
Senior 23mm sand-filled pitch, fenced, sports lighting (106 x 70m)	2.1	0.6
Senior 40-65mm 3G pitch, fenced, sports lighting (106 x 70m)	2.5	0.5
Sand or water-based pitch, fenced, sports lighting (101.4 x 63m)	2.1	0.5
Rugby league senior 65mm 3G pitch, fenced, sports lighting (130 x 80m)	2.7	0.5

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Facility type/details	Sinking fund (%)	Maintenance (%)
Macadam surfaces	-	-
6 or 8-lane track with 100m straight lanes both sides, grass infield, artificial- surfaced throws, jumps and end fans, sports lighting	1.7	0.6
Macadam, fenced, sports lighting (36.60 x 21.35m)	1.4	0.4
2,4 or 6 courts, macadam, fenced, sports lighting (36.58 x 33.53/64.01/94.49m respectively)	1.2	0.4
1 cricket bay practice cage on macadam base (32 x 3m)	2.7	0.2

Sinking fund

Major Replacement Costs. Typical items for consideration include:

- ✦ Scheduled replacement of major systems and components, i.e. upgrades/replacement of mechanical and electrical equipment (HVAC, tanks, filtration/chlorination/dosing plant, CCTV and the like). Re-configuration of wet areas, replacement of sports flooring, reception refurbishment.
- ✦ Scheduled refurbishment and adaptations, including replacement of sports specific equipment/netting. Re-sealing / re-lining of sports flooring, replacing carpets and signage, replacement of external seating and fittings.
- ✦ Cyclical Redecoration.

Maintenance

Day to day repairs and planned preventative maintenance (PPM). Planned preventative maintenance includes the costs for servicing and maintaining mechanical and electrical plant and systems in accordance with recommended standards/frequencies and statutory/mandatory inspections (i.e. legionella, lift and boiler insurance inspections etc).

Day to day repairs include:

External walls

Repairs to external walls, cladding, glazed screens, external doors and windows. Roofs Repairs to roofs, roof lights and the like, together with all associated work such as roof flashings, DPC's, gutters and downpipes.

Other items: repairs to ducts, internal doors and frames and the like, fittings and fixtures, repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like. Excludes loose furniture such as chairs, curtains/blinds etc.

Other items

Repairs to ducts, internal doors, and frames and the like.

Fittings and fixtures

Repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like. Excludes loose furniture such as chairs, curtains/blinds etc.

Internal finishes

Repairs to internal floor, wall and ceiling finishes.

Plumbing and internal drainage

Repairs and PPM to plumbing and internal drainage including work to; rising mains, storage tanks and cisterns; hot and cold-water services; sanitary ware; waste, soil, overflow, and vent pipes; internal manholes, rodding eyes, and access covers.

Heating and ventilation

Repairs and PPM to fuel tanks, boilers, flues, plant, pump, motors, filters, switches, expansion tanks, pipework up to and including calorifiers, radiators, ducts, valves, fans and heating and other HVAC equipment.

Power and lighting

Repairs and PPM to electrical switch gear, fuse boxes, busbars, casings, wiring and conduit to lighting and power supply.

Other M&E services

Repairs and PPM to other M&E services which are part of the building, such as filtration/chlorination/dosing plant, fire alarm and bell systems, emergency lighting, clock systems, PA systems, firefighting equipment, flood lighting and lighting conductors.

External works

General grounds maintenance, repairs to car parks and external paving.

Exclusions:

Operation, Occupancy, End of Life Costs, Fees, and VAT are excluded from the allowances. The definition of these are provided below:

Operation costs: The cost of operating the facility rather than its occupancy excluding maintenance costs. Includes utility costs, administrative costs, overheads, and taxes etc.

Occupancy cost: User support costs relating to the occupation of the facility e.g. security.

End of life: Notional costs payable and credits accruing after 25 years. Includes disposal inspection and reinstatement to meet potential contractual requirements.

PART 8: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE

The section below is a generalised approach on how to deliver a PPOSS whilst also keeping it robust and up-to-date. However, a more tailored approach should also be considered and designed for the Chelmsford based on the requirements and priorities of the Steering Group.

Delivery

The PPOSS seeks to provide guidance for maintenance/management decisions and investment made across the Chelmsford. By addressing the issues identified in the Assessment Report and using the strategic framework presented in this Strategy, the current and future sporting and recreational needs of the Authority can be satisfied. The Strategy identifies where there is a deficiency in provision and recommends how best to resolve this in the future.

It is important that this document is used in a practical manner, is used to engage with partners and encourages partnerships to be developed, to ensure that outdoor sports facilities are regarded as a vital aspect of community life and which contribute to the achievement of Council priorities.

The creation of this document should be regarded as part of the planning process. The success of this Strategy and the benefits that are gained are dependent upon regular engagement between all partners involved and the adoption of a strategic approach. Each member of the steering group should take the lead to ensure the PPOSS is used and applied appropriately within their area of work and influence.

To help ensure the PPOSS is well used, it should be regarded as the key document within the study area guiding the improvement and protection of playing pitch and outdoor sport provision. It needs to be the document people regularly turn to for information on the how the current demand is met and what actions are needed to improve the situation and meet future demand. For this to be achieved, the Steering Group needs to have a clear understanding of how the PPOSS can be applied and therefore delivered.

The process of completing the PPOSS will hopefully have already resulted in a number of benefits that will help with its application and delivery. These may include enhanced partnership working across different agendas and organisations, pooling of resources along with strengthening relationships and understanding between different stakeholders and between members of the steering group and the sporting community. The drivers behind the PPOSS and the work to develop the recommendations and action plan will have also highlighted, and helped the steering group to understand, the key areas to which it can be applied and how it can be delivered.

Monitoring and updating

It is important that there is regular monitoring and review against the actions identified in the Strategy. This monitoring should continue be led by the local authority and supported by all members of, and reported back to, the Steering Group. Understanding and learning lessons from how the PPOSS has been applied should also form a key component of monitoring its delivery. It is possible that in the interim between reviews the Steering Group could also operate as a 'virtual' group; prepared to comment on suggestions and updates electronically when relevant.

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It is agreed that the Local Authority (potentially via consultants e.g., KKP) is responsible for keeping the database and background supply and demand information up-to-date in order that area-by-area action plans can be updated. This should be carried out in consultation with the NGBs, particularly around affiliation time when information is updated.

As a guide, if no review and subsequent update has been carried out within three years of the PPOSS being signed off by the steering group, then Sport England and the NGBs would consider it and the information on which it is based to be out of date. The nature of the supply and in particular the demand for provision is likely to change year-on-year, meaning that without any form of review and update it would be difficult to make the case that the supply and demand information and assessment work is sufficiently robust.

An annual review should not be regarded as a particularly resource intensive task. However, it should highlight:

- ◀ How the delivery of the recommendations and action plan has progressed and any changes required to the priority afforded to each action (e.g., the priority of some may increase following the delivery of others).
- ◀ How the PPOSS has been applied and the lessons learnt.
- ◀ Any changes to particularly important sites and/or clubs in the area (e.g., the most used or high quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues.
- ◀ Any development of a specific sport or particular format of a sport.
- ◀ Any new or emerging issues and opportunities.

Alongside regular steering group meetings a good way to keep the strategy up-to-date and maintain relationships is to hold sport specific meetings with the NGBs and other relevant parties. These meetings look to update the key supply and demand information, if necessary amend the assessment work, track progress with implementing the recommendations and action plan and highlight any new issues and opportunities.

These meetings could be timed to fit with the annual affiliation process undertaken by the NGBs which would help to capture any changes in the number and nature of sports clubs in the area. Other information that is already collected on a regular basis such as pitch booking records for local authority and other sites could be fed into these meetings.


















The NGBs are also able to indicate any further performance quality assessments that have been undertaken within the study area.

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Checklists

In order for this Strategy to be signed off by the steering group, a Stage D Checklist: Develop the Strategy, is signed off.

Stage D Checklist: Develop the Strategy	Tick 	
	Yes	Requires Attention
Step 7: Develop the recommendations and action plan		
1. Have a number of study area specific scenarios been looked at to help explore key issues and findings along with possible recommendations and actions?		
2. Have any recommendations and actions regarding AGP provision taken into account the guidance in the 'Selecting the Right Artificial Surface' document and any NGB specific information?		
3. Do the recommendations reflect the drivers, vision and objectives of the work?		
4. Are the recommendations precise enough to enable the development of clear individual area, sport and site specific actions to help achieve them?		
5. Have all relevant parties been engaged with the development of, and are signed up to the delivery of, the recommendations and actions?		
6. Are the recommendations and actions clearly presented?		
7. Has particular attention been paid to the situation at priority sites and those which are being significantly overplayed?		
8. Have area, sport and site specific solutions been proposed to protect, enhance, and provide playing pitch provision to meet the current and future demand?		
9. Has guidance on the future of any sites highlighted as being at risk been provided?		
10. Do the recommendations and actions seek to make the best use of existing pitches?		
11. Has the detriment and benefit of proposals to relocate provision been presented?		
12. Has the level and type of any new playing pitch provision required been presented?		
13. Has the importance of providing appropriate and fit for purpose ancillary facilities been highlighted in order to maximise the potential benefit to sport of any pitches?		
14. Have the recommendations sought to ensure an adequate amount of spare capacity in the provision of accessible pitches with secured community use?		
15. Does the PPS provide a steer as to the future of any spare capacity and any provision that may be genuinely surplus to requirements (paragraphs D12 to D15)?		
16. Does the action plan cover the points listed in paragraph D17?		
17. Does the action plan provide the most appropriate actions to improve provision in the study area rather than just those which the local authority can deliver?		
18. Does the action plan represent an infrastructure plan for playing pitches with deliverable area, sport and site specific actions and projects?		
Step 8: Write and Adopt the Strategy		
1. Does the PPS document provide the reader with a clear understanding of the areas listed in paragraph D20?		

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2.	Is it clear from the PPS document why the recommendations and actions have been included, how they are to be delivered and what they will achieve?	✓	
3.	Does the PPS document indicate how it should be used and applied in different areas and circumstances along with the benefits of doing so?	✓	
4.	Has the PPS document been subject to appropriate consultation?	✓	
5.	Do all members of the steering group and other relevant parties endorse the PPS and recognise its lead role in guiding the improvement of pitches in the study area?	✓	
6.	Has the PPS document been formally adopted by the local authority and is its status recognised across all relevant departments?	✓	

To help ensure the PPS is delivered and is kept robust and up-to-date, the steering group can refer to the new methodology Stage E Checklist: Deliver the strategy and keep it robust and up-to-date:

Stage E: Deliver the strategy and keep it robust and up-to-date	Tick ✓	
	Yes	Requires Attention
Step 9: Apply and deliver the strategy		
1. Are steering group members clear on how the PPS can be applied across a range of relevant areas?		
2. Is each member of the steering group committed to taking the lead to help ensure the PPS is used and applied appropriately within their area of work and influence?		
3. Has a process been put in place to ensure regular monitoring of how the recommendations and action plan are being delivered and the PPS is being applied?		
Step 10: Keep the strategy robust and up-to-date		
1. Has a process been put in place to ensure the PPS is kept robust and up-to-date?		
2. Does the process involve an annual update of the PPS?		
3. Is the steering group to be maintained and is it clear of its on-going role?		
4. Is regular liaison with the NGBs and other parties planned?		
5. Has all the supply and demand information been collated and presented in a format (i.e. single document that can be filtered accordingly) that will help people to review it and highlight any changes?		
6. Have any changes made to the Active Places Power data been fed back to Sport England?		