

APPENDIX C

Assessment of Need to support Planning Application for the new Queens Park Sports Centre (QPSC)



October 4th 2013

Introduction

Queens Park Sports Centre (QPSC) in the centre of Chesterfield is a mix of premises constructed over time with the main pool hall opened around 1968 and the dry side facilities including the sports hall, gym, café and learner pool added in 1987. The centre is the main leisure centre site serving the population of Chesterfield.

The existing site is well accessed by car via Boythorpe Road and is only a short walk from the bus station on Beetwell Street, it is therefore well located. QPSC also has two car parks sited at the northern and southern sides of the building with total parking for around 160 cars.

QPSC is a relatively large sports centre with an internal floor area of approximately 6,300 m² and has the following facilities:

- 33.3m x 12m 6 lane main pool which has a maximum depth of 3.5m to accommodate diving activity and a small slide flume. There is a viewing area at first floor for approximately 300 spectators
- 16m x 6m learner pool
- 6 Court sports hall with provision for 400 spectators
- 3 Squash courts
- Crèche
- Café
- Wet and Dry Side changing facilities
- 50 station fitness suite
- Spinning room
- Dance studio
- Disabled Changing Places Room.
- Offices
- Meeting Room
- External Synthetic pitch

In 2008 the Council commissioned leisure consultants PMP to review the Council's leisure and cultural services and recommend procurement route for the potential outsourcing of leisure services. As part of the work undertaken by PMP they also considered what capital investment was needed at the Council's facilities. QPSC was identified as being in most urgent need of capital investment particularly in areas such as the entrance, reception, changing rooms, corridors, café, spinning room, aerobic studio and expansion of the gym.

PMP identified that 'due to the deteriorating condition of QPSC and the increasing capital and revenue costs required just to keep the facility operational in its current form, we would recommend that the Council considers the options surrounding a rebuild of the facility. A refurbishment would provide short term revenue and user benefits, however would still not solve the long term investment requirements'.

In 2009 with the aid of grant funding, the air handling unit to the main pool hall was replaced, new suspended ceiling installed together with new seating to the spectator area at a total cost of approximately £0.9m. However this has been the only significant capital project at the centre since the addition of the dry side facilities in the 1980s.

Context

It has therefore become increasingly evident that the existing QPSC is a very dated facility, with the pool approaching 50-years old, that needs significant refurbishment just to remain operational. The centre design, layout and general space efficiency is also out of date and lacks the facilities of more modern leisure centres such as village change. The internal lighting and surface finishes in public and activity areas fall well below modern standards. The energy efficiency of the building is very poor in comparison to other leisure centres.

As a consequence of the PMP work and local discussions the Council concluded that unless they invest in the refurbishment of the centre or in a new build, the condition of the centre would continue to deteriorate, it will become dated and customers will cease to use the centre and migrate to other more modern facilities in the private or public sector.

It has therefore been a long held objective of the Council to address the future of QPSC. In order to seek to develop a new scheme the Council entered into discussions with Chesterfield College about becoming a partner in any future QPSC scheme. As a result of these discussions the College agreed to provide both capital and revenue for any future scheme in return for daytime usage.

In 2012 Chesterfield College and the Council jointly commissioned Watson Batty Architects (WBA) to undertake a feasibility study in respect of QPSC and to consider 4 options for the future of QPSC:

- Option 1 Major Refurbishment of QPSC
- Option 2 Partial Rebuild to QPSC
- Option 3 New Build on Existing QPSC Site
- Option 4 New Build on Annexe

Leisure consultants KKP worked as part of the WBA team, looking at the business case.

Early on the feasibility study it was apparent from the work undertaken by WBA that the potential cost of a new facility of a similar size to QPSC (options 3 and 4) would be unaffordable and therefore WBA were asked to consider a fifth option of a smaller fit for purpose new facility sited on the Queens Park Annexe. At the time Derbyshire Sport had published the Facilities Strategy for the County, *Derbyshire Built Facility Strategy, Derbyshire Sport 2012-2017*, which did not identify any deficiencies in Chesterfield.

The options analysis drew the following conclusions, option 1 (major refurbishment) was not felt to represent good value for money in the longer term as it did not address some of the fundamental concerns with the existing QPSC facility e.g. lack of village change. There would also be some significant future costs for mechanical and electrical work that would still need to be incurred and it does not address existing major shortcomings with QPSC e.g. reception, café on first floor, no village change etc.

Option 2 (partial rebuild) was also felt not to address many of the existing concerns, although it was noted it would deliver a significantly enhanced facility and crucially is affordable. However it would still leave having to incur significant costs in respect of electrical and mechanical services in the medium term (5-10 years). There were also considered to be risks with this option in terms of whether the proposed cost is realistic and there would also be disruption to service during the rebuilding works. Whilst it was noted that some of the work could be phased it was concluded likely that QPSC would have to shut for at least several months (closing the centre for

6 months was calculated as meaning a loss of income of around £0.5m and the Council would still incur the costs of employing the staff (estimated to be £0.4m). Option 3, new build on the existing site was unaffordable and would result in even greater service disruption and costs.

Option 5 new build on the Annexe was estimated could be achieved for around £8.5m - £9m. The Council considered the new centre would have all essential elements that they would wish to see in any new centre and building on the Annexe was considered to offer significant advantages, e.g. no service interruption and loss of income etc. Any new centre would not need significant capital investment for many future years and would be far more energy efficient than the existing building.

The consequence of building on the Annexe would however be the loss of a full-size adult grass football pitch and a redgra athletics track. The athletics track is in poor condition and has not been used for a long-period, with Chesterfield Athletics Club vacating the site in 2008.

Despite the above option 5 new build on the Annexe was chosen as the way forward by the Council and this reports provides the needs and evidence to support the new development and the loss of the pitch and athletics facility.

As set out the option represents a sensible well considered solution, which provides the best long-term value for money for the Council. In short it represents the best sustainable solution for the development of the centre and sport across Chesterfield.

A recent National Benchmarking Report (April 2013) confirmed the feasibility findings and Council decision when it concluded that the performance of QPSC in both financial and sports development and throughput terms is continuing to struggle in its current form. Cost recovery, income per visit, staff cost indicator, throughput, subsidy, maintenance and repair costs, central administration charges, income per sq.m, direct income and energy efficiency were all considered to be weak or 'things to watch'. Financial performance was noted as being weak relative to the benchmarks, with 10 of the 17 indicators performing at or below their 25% benchmark levels. More worryingly the utilisation indicators, for throughput, perform below their 50% benchmarks, which is modest performance.

In its current from QPSC will continue to underperform in terms of finance but more crucially in terms of sports participation and development. The new QPSC scheme on the Annexe will therefore have significant sporting benefits for the people of Chesterfield, providing a high quality new build facility which will attract new and increased usage.

The table below illustrates the current facilities and the proposed facility mix at the new QPSC, which is the subject of the planning application

Table 1: Comparison of existing and new QPSC provision

| Existing Centre | New Centre |
|---|---|
| Wet Facilities | Wet Facilities |
| Main Pool 6 Lane 33m x 12m with max. depth of 3.5m with 1m, 3m, and 5m diving boards and moveable boom. Ladder access with moveable hoist | Deck Level Main Pool 6 Lane 25m x 12.5m with fixed bottom profile to max depth of 2m with easy access steps and platform hoist plus ladder access |
| Learner Pool 16m x 6m | Deck level Learner Pool 12.5m x 7m with moveable floor to max depth of 2m |
| Flume | Not provided |
| Beached paddling pool for toddlers | Water play features |

| Existing Centre | New Centre |
|---|---|
| Separate Male and Female Changing Rooms | Village Change with 2x group changing rooms |
| Changing Places Facility | Changing Places Facility |
| Dry Facilities | Dry Facilities |
| 6 Court sports hall 32m x 26m | 6 Court sports hall 33m x 27m |
| 3 squash courts (fixed solid walls) | 2 glass backed squash courts with moveable wall |
| Male and Female Changing Facilities | Male and Female Changing Facilities |
| Activity Studio | Activity Studio |
| 47 Station Fitness Suite | 65 Station Fitness Suite |
| External Facilities | External Facilities |
| 3G Pitch | 3G Pitch (retained on existing site) |

Purpose of this Report

The purpose of this report is therefore to support the planning application for the new QPSC on the Annexe site and to demonstrate in planning terms the justification for the indoor facility mix and how the loss of the pitch and athletics track is justified by the net benefit to sport represented by the whole development.

The report therefore looks at the detailed case for the development of the key facility elements – sports hall and swimming pools and illustrates how the scale of developments at the new QPSC is justified in terms of needs and evidence.

The report then considers the need for athletics provision and grass pitch provision on the site and demonstrates how the loss of the pitch and track can be justified in planning terms and that the facilities are *surplus to requirements*.

Finally the report concludes by linking the indoor and outdoor provision and demonstrates the case for the new QPSC being built on an existing playing field, illustrating the net gain to sport from the replacement of the playing field with the new QPSC. Demonstrating the playing field and track are no longer needed and use can be accommodated elsewhere, the report justifies both the loss of provision and the net gain offered by the new QPSC.

The report has been developed by officers at Chesterfield Borough Council with the support of Neil Allen Associates. Neil Allen Associates (NAA) is a specialist sport and leisure planning consultancy, formed in March 2007. NAA work extensively with local authorities, Sport England, governing bodies of sport, education establishments and with private sector partners to deliver strategic planning solutions. NAA is the only sports consultancy to have been accepted by Sport England on its *Strategic Planning Framework* across all four sports, reflecting the status of NAA as a leading deliverer of strategic sport and leisure planning consultancy.

NAA are also working with Chesterfield BC on the development of the authorities Playing Pitch Strategy.

The Planning Policy Context

In line with the National Planning Policy Framework (NPPF) this report therefore sets out an assessment of sport and leisure needs across Chesterfield as a basis for the development at QPSC.

Paragraph 73 of the NPPF states:

'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessment should be used to determine what open space, sports and recreational provision is required.'

Furthermore Paragraph 74 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;*
- *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 needs for which clearly outweigh the loss.*

The planning policy statement also seeks to set out how the development meets Sport England policy exceptions, namely:

- **E1** A quantified and documented assessment of current and future needs demonstrates that there is an excess of playing field provision in the catchment and the site has no special significance to the interests of sport;
- **E2** The proposed development is ancillary to the principal use of the site as playing field;
- **E3** The development would only affect marginal land incapable of forming a playing pitch;
- **E4** The playing fields to be lost would be replaced to an equivalent quantity, quality in an accessible location;
- **E5** The proposed development would be for an indoor or outdoor sports facility, the benefits of which would outweigh the loss of the playing field (this excludes enabling development on a playing field, where the proceeds generated would be used to fund improvements elsewhere).

The report links together the planning exceptions policies E5 and E4 criteria, and outlines the case and sporting benefit of the indoor centre and addresses the pitch issue at the same time.

Approach

The needs assessment work has utilised the emerging Sport England assessing needs and opportunities methodology (ANOG), which is a replacement for the PPG17 Companion Guide and considers supply and demand, consultation and utilises Sport England planning tools (specifically the Facilities Planning Model), alongside consideration of local priorities and drivers to assess supply and demand and establish key issues and priorities for the key indoor facility elements.

The assessment of need for athletics has utilised Active Places data and involved consideration of key strategic priorities for the NGB.

The analysis of pitch needs has been undertaken using the newly emerging Sport England Playing Pitch Methodology and involving the relevant clubs and NGBs. The key steps in the assessment of pitch needs were as follows:

- Analysis of current / most recent usage of the QPSC pitch site (and historical over last couple of years) - to include analysis of the position at which the site was operating (at capacity / underplayed etc)
- Outline / actual plans for the relocation of the teams this season (i.e. where have they gone) and evaluation of the impact that these changes have had on sites (this involved the identification of users of impacted sites, capacity analysis and peak time calculations based upon the new PPS methodology) at sites where teams have moved. Data used was extracted from pitch booking records and league fixtures. Analysis has sought to demonstrate that there is capacity at the sites where teams will be / have been relocated to accommodate the additional play without detrimental impact on the pitches
- Identification of plans or opportunities for the relocation of the displaced teams longer term and an evaluation of the possible impact on pitch provision
- Consultation with the clubs and the FA to understand their thoughts on the proposals for the relocation and that whether their needs can be accommodated within the current pitch facility stock.

Community Consultation

Before the detailed facility and playing pitch analysis is set out it is important to understand the local context and support the scheme.

Robust consultation with the public was undertaken in two phases.

Phase one took place in May / June 2013. 836 responses were received to a questionnaire developed by the Council. The first phase established clear support for the scheme and the general facility proposals, particularly the pool, hall and health and fitness provision.

Chesterfield Swimming Club is a key partner in the development and in support of the scheme, as illustrated in the press article below. The Club are currently working on a new swimming development plan in conjunction with the Council and other partners, which is set out in the appendix. The new pool will provide the means to implement the new plan.

It should be noted however that the swimming club do have concerns about the size of the pool and would prefer 8-lanes. Discussions with the club are on-going in this regard and proposals in place through the procurement process to seek to develop an 8-lane pool if funding levels permit.

The second phase of the consultation took place in August 2013 on the outline plans for the new QPSC. 976 people responded and the results were that people were generally supportive of the proposed look and feel, with nearly 70% saying they were happy with the building.

The scheme has therefore undergone a good level of public consultation with the vast majority of Chesterfield residents showing good support for the scheme.

Putting our communities first

Making a splash

Mark Tanner uses Queen's Park Sports Centre more than most.

As head coach of Chesterfield Swimming Club he is a regular by the pool as club members train at the sports centre for more than two hours five mornings a week and also five evenings a week for one to four hours.

So he and his fellow swimmers have welcomed our plans to build an £8.5 million replacement sports centre on the nearby Queen's Park Annexe site – opposite Queen's Park.

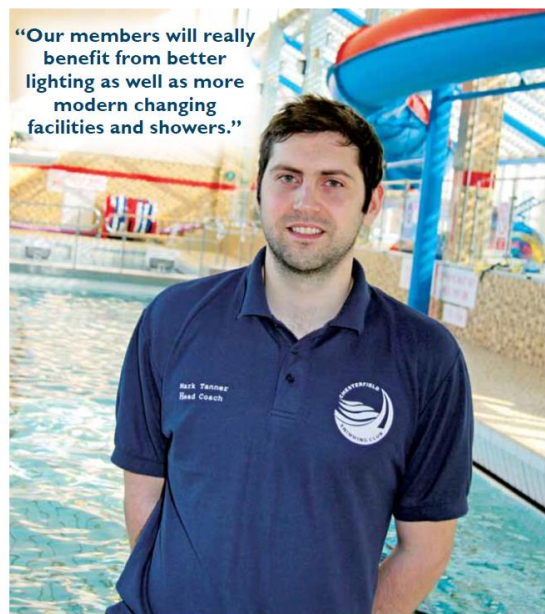
The existing centre is more than 40 years old, has high energy and maintenance costs, an inefficient design and also problems with a leaking swimming pool tank and sports hall roof.

We want to replace it with a centre with a mix of modern facilities.

Mark said: "As the current pool ages, it becomes more unreliable and if it isn't addressed, this becomes a problem for us in the future.

"The current pool is also dark and dismal whenever we swim and our members will really benefit from better lighting as well as more modern changing facilities and showers."

Building a new centre on the site of the annexe means the existing centre will remain open until the new one is ready. This is crucial for the swimming club.



"Our members will really benefit from better lighting as well as more modern changing facilities and showers."

Mark explains: "When major refurbishment work was carried out a few years ago Queen's Park was closed for many months. This seriously affected our training."

Over the past three years, the club has more than trebled the number of regional qualifying times set by its members for swimming championships.

Mark added: "The growth of our club in the last few years has been immense and if the pool had to close for six months for

refurbishment work, I'm scared the club's progress and individual swimmers' development would be damaged irretrievably. Swimmers, like all athletes, get one crack at a career. If months of development are lost, they're lost forever and that would be devastating."

Although the club acts as a hub for the county's elite swimming programme, they have more than 400 members, many of whom are just looking to increase their fitness and their swimming goals.

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Assessment of Need for Sports Halls and Swimming Pools

Introduction

The purpose of this section of the report is set out an evidence base in support of the scale of provision for the sports hall and swimming pool components of the new QPSC, dealing with sports halls first followed by swimming pools. The assessment uses the Sport England Facilities Planning Model (FPM), this tool being planning compliant.

This assessment is based on the Sport England supply and demand and analysis for Chesterfield Borough which is within the *'Derbyshire County Strategic Assessment of Need for Swimming Pools, Sports Halls and Artificial Grass Pitch Provision in Chesterfield'* (September 2013).

The assessments also set out wider considerations and issues based on local factors. The sports hall assessment considers particularly the impact of the partnership with Chesterfield College and how this will impact significantly on off-peak usage, driving both the need for the scale of facility proposed and participation.

Also and as part of the evidence base is an assessment of the programming and swimming pool activities provided for in the existing QPSC and the pool proposed in the new QPSC. The purpose being to set out a before and after assessment on swimming pool capacity, to demonstrate how the calculation of the capacity of the new pool based on: the pool size; the features of the new pool with a movable floor to the learner pool; the pool programme for casual swimming, lane swimming, learn to swim programmes; schools and college use; and club swimming development can be met with a smaller water area in comparison with the existing QPSC.

Sport England FPM assessment of supply and demand for Sports Halls across Chesterfield Borough

Set out below is the Sport England summary assessment of the supply and demand for sports halls, between 2013-2028. The source of this assessment is the *'Strategic Assessment of Need for Swimming Pools, Sports Halls and Artificial Grass Pitch Provision in Chesterfield'* (September 2013).

"Chesterfield's supply of sports halls is relatively good and around 1 court per 10,000 residents above the regional and county benchmarks. The basic supply/demand balance indicates the 'surplus' is currently around 14 badminton courts but falling to 11 courts by 2028. All the sports halls are relatively modern (with the exception of Chesterfield College built in 1993) and there is a good distribution of halls across the Borough.

Satisfied demand is also higher than the regional and county benchmark and Chesterfields sports halls are primarily used by Chesterfield residents with over 90% of retained demand – a high level of self-sufficiency.

Any unmet demand is made up of residents who do not have a car and rely on walking to a sports hall but live outside the 20 minute walk catchment area. The location and amount of unmet demand is very thinly spread and insufficient to justify provision of any new sports halls.

On average Chesterfields sports halls operate at 62% utilised capacity in 2013, rising to 69% by 2028 which compares to the recommended benchmark of 80% i.e. there appears to be some 'spare capacity' in the Borough even accounting for planned population growth. Facility specific data shows that most sports halls operate below the 80% benchmark with the exception of Newbold Community School (92% utilised capacity 2028) and Queens Park Sports Centre (99% utilised capacity 2028).

In going forward there appears to be no case for providing any additional sports halls but the under and over utilisation of sports hall capacity in Chesterfield town may need to be addressed by the following potential options:

- *Making better use of/improving/replacing Chesterfield College and Brookfield Community School sports halls (operating at 32% and 38% utilised capacity) and to a lesser extent Hasland Hall Community School (operating at 75% utilised capacity) to reduce the anticipated over use of Queens Park Sports Centre.*
- *If the above cannot deliver more even utilisation, to consider (especially as the new Queens Park Sport Centre is to be a dual use facility for the community and college) increasing the size of the Queens Park sports hall subject to a robust business plan and perhaps further modelling to see if indeed this would have the desired impact on supply/demand balance and utilization").*

(Source Sport England 'Strategic Assessment of Need for Swimming Pools, Sports Halls and Artificial Grass Pitch Provision in Chesterfield' September 2013)

Comments on the Sport England assessment

In summary the Sport England FPM assessment is saying:

- there is enough sports hall capacity across Chesterfield Borough up to 2028 and this takes account of population growth;
- based on the demand projected up to 2028 there is no need to provide additional sports halls in Chesterfield Borough;
- supports the making better use or replacing the sports hall at Chesterfield College; and
- recognizes despite the preceding comments that at the QPSC because it is a public leisure centre which provides the full range of indoor hall sports activities and is available for public/club use throughout the weekly peak period it attracts more use to it. So the QPSC centre is effectively full. Other centres do not provide all of these features and therefore they have less use. So across Chesterfield's sports halls there is variable use and there is "under and over utilisation of sports hall capacity between venues.

Sport England's suggested way forward to address this imbalance in sports hall use across venues is by 'evening it out' across several venues, so as to create more access and use amongst all venues and thereby reduce the use, or used capacity, to use the Sport England term, at QPSC.

This is suggested as overall there is enough sports hall capacity across Chesterfield – it is the distribution of the sports demand which is the central issue. So focus on increasing access at other venues and thereby reduce the use of the QPSC. The Council is currently developing a new "Active Chesterfield" partnership which will focus on maximising use and accessibility of suitable local assets to facilitate targets for increased participation.

In reviewing the content of the Sport England FPM assessment there are some factors to consider in developing the options proposed.

The Queens Park centre is of course replacement of an existing sports hall and therefore it is not net new provision of a sports hall. So the assumption is that Sport England does accept the continuing need for the QPSC sports hall.

However if the re-distribution occurs then maybe there is a case for the size of the new QPSC sports hall being smaller than the existing one – because overall Sport England's assessment is Chesterfield does have enough sports hall capacity up to 2028 (but there needs to be more use made of other existing centres). So what is the actual scope to achieve this re-distribution?

Scope to redistribute Chesterfield's demand for Sports Halls

Set out below in table 2 is the estimated used capacity of the sports halls in Chesterfield Borough applied in the FPM for 2013 - 2028. As the table shows there are six venues in Chesterfield where there is scope to increase the use and used capacity of sports halls. These being:

- Brookfield Community School which has 29 community hours of use a week and a used capacity of 35% in 2013 increasing to 38% in 2028. So a good 42% of unused capacity before the 80% halls full comfort level is reached;
- Hasland Hall Community School which has 75% used capacity in both 2013 and 2028. So in effect there is only 5% of unused capacity before the 80% halls full comfort level is reached;
- Netherthorpe School with 50% of used capacity and increasing to 64% by 2028 so 16% of unused capacity before the 80% halls full comfort level is reached;
- Springwell Community College 62% in 2013 and 73% used capacity in 2028 and so only 7% of unused capacity before the halls full comfort level of 80% is reached;
- St Mary's RC High 49 hours of use a week and 33% used capacity in 2013 and 37% in 2028, so a good 43% of capacity before the 80% halls full level is reached; and
- Meadows Community School 38 hours of community use a week and 39% of used capacity in 2013 and 47% in 2028. So 33% of unused capacity.

All the other venues have used capacity which is above the Sport England halls full comfort level of 80% of used capacity. Furthermore the Chesterfield College campus site will close on the opening of the new QPSC and so its 39% of current used capacity will be transferred to the new centre. The agreements are in place for this and capital and revenue is being provided by the College.

So on examination of this option, it is effectively 4 school venues where the scope exists as there is very limited scope at Hasland Hall Community School and Springwell Community College.

Three of these venues are 4 badminton court size and the Meadows Community School has 2 sports halls each of 3 badminton courts size. All of the venues were opened between 2004 and 2006 and so they are modern sports halls.

Table 2: Chesterfield Sports Halls Percentage of Used and Unused Capacity 2013 and 2028

| Used Capacity | Annual Throughput | | % Utilised Capacity | |
|--|-------------------|------------------|---------------------|-----------|
| | RUN 1 | RUN 2 | RUN 1 | RUN 2 |
| Percentage Utilised Capacity | 2013 | 2028 | 2013 | 2028 |
| ENGLAND TOTAL | 160438593 | 169707273 | 68 | 72 |
| EAST MIDLANDS TOTAL | 158154943 | 167405494 | 63 | 69 |
| Derbyshire County | 3155159 | 3468573 | 61 | 69 |
| Chesterfield | 350296 | 398897 | 61 | 69 |
| Brookfield Community School | 9940 | 10737 | 35 | 38 |
| Chesterfield College (chesterfield Campus) | 6480 | 6331 | 32 | 32 |
| Hasland Hall Community School | 27966 | 27999 | 75 | 75 |
| Netherthorpe School | 10260 | 12927 | 50 | 64 |
| Newbold Community School | 58293 | 65567 | 82 | 92 |
| Queens Park Sports Centre - The Annexe | 171826 | 198424 | 86 | 99 |
| Springwell Community College | 12458 | 14547 | 62 | 73 |
| St Marys RC High | 22174 | 25035 | 33 | 37 |
| The Meadows Community School | 30899 | 37330 | 39 | 47 |

There is however limitations to the scope of achieving this option of increasing access to sports halls which already exist:

- It is effectively only 4 and not 6 venues, as it first appears. All but one of the venues is 4 badminton court size sports halls. These venues offer the scope to play the full range of hall sports at community level. However QPSC is the only 6 badminton court size sports hall in Chesterfield Borough and that offers the scope and capacity to play more than one activity at any one time. Hence it's over use and attractiveness. As it is the only venue which offers this flexibility it is likely to remain the most popular venue.
- Based on adding up all the available unused capacity across the four venues in 2013 where there is unused capacity it adds up to 144% of unused capacity of 4 badminton court size sports halls. However it is only two venues which have extensive unused capacity, these being: Brookfield Community School which 42% of unused capacity before the 80% halls full comfort level is reached; and Meadows Community School which has 33% of unused capacity.

So the choice of venues to negotiate increased access to is effectively two venues which add up to "75% spare unused capacity". This equates to a 4 badminton court size sports hall, based

on 80% being the point where a sports hall is comfortably full. However the choice narrows down even further because the Meadows Community School sports hall is a 3 badminton court size sports hall, with a smaller ancillary hall. So the range of hall sports it can cater for is limited.

- Should Chesterfield Borough consider negotiating access to the other more limited venues, in terms of their unused capacity, then all of the venues are school based sports halls, so it is a case of negotiating access with each individual school and four individual negotiations?
- Each school will have its own views about public access (they all offer some at present) and whether they wish to increase public access and, if so, and more importantly for what type of access and use? If each school wishes to provide club use on regular set bookings then simply opening up more could provide more choice of venues for existing clubs to use. Whilst this does offer more capacity it will only deliver more use if more clubs use the venues and this may not happen.
- There is the cost of negotiating access and use at more venues and if this is on a cost neutral basis/income generation basis for the school then club use is the effective option. So how would *pay and play* access and introductory programmes for hall sports be catered for in the opening up of school based venues?

Overall the scope to increase access to other venues and re-distribute the demand for sports halls to other venues is limited in scale and number of venues than first appears.

To achieve more access involves individual negotiations with either two or four schools. Plus to get an increase in use and not simply offer more choice to existing users requires co-ordination of the programming of use and access across all the venues. This is very unlikely to be achieved since the role of the former local education authority has now ceased and schools decide independently of each other what level of community use they will provide and on what terms.

For all these reasons the scope to achieve this option is limited. Therefore the new QPSC will remain as the main centre in Chesterfield to provide for the full range of public and club indoor halls sports at community and district level competition. The justification for provision of a 6 badminton court size sports halls therefore remains valid based on the FPM analysis. Set out later is the wider argument for the flexibility offered by 6-courts to meet the day-time needs of Chesterfield College, Parkside School and the community.

Imported demand for Sports Halls

The Sport England national analysis data set shows the amount of imported demand there is for sports halls in Chesterfield in 2013. The logic of this calculation is that for some residents who live in the authorities which border Chesterfield the nearest sports hall to where they live is located in Chesterfield. If these residents use the nearest sports hall to where they live and Sport England research shows this is what does happen, then this use by residents of neighbouring authorities becomes part of the used capacity of the Chesterfield sports halls.

Table 3 overleaf sets out the estimated used capacity of sports halls in Chesterfield. The row in bold shows that 24.9% of all the visits to sports halls in Chesterfield in the weekly peak period are imported, in short in 2013 the estimate is that one in four visits at peak times to Chesterfield sports halls is imported.

Table 3: Used Capacity of Sports Halls in Chesterfield 2013

| Used Capacity | Chesterfield |
|--|--------------|
| Total number of visits used of current capacity | 5028 |
| % of overall capacity of halls used | 67.9 |
| % of visits made to halls by walkers | 13.8 |
| % of visits made to halls by road | 86.2 |
| Visits Imported; Number of visits imported | 1253 |
| As a % of used capacity | 24.9 |
| Visits Retained: Number of Visits retained | 3775 |
| As a % of used capacity | 75.1 |

(Source: Sport England National Analysis Dataset Sports Halls 2013)

Most of the imported demand is from Sheffield at a total 49% of the total, followed by North East Derbyshire with 29% of the demand imported and met at Chesterfield's sports halls. This dataset does not demonstrate how much of this imported demand is met at QPSC.

An option is to manage/reduce the level of imported demand so as to create more capacity at Chesterfield's sports halls for Chesterfield residents. However this is a very questionable choice of action in terms of relationships with neighbouring authorities.

A more balanced approach is to try and consider with neighbouring authorities if different centres are offering the same programmes of use at the same time. In effect, providing the same users, be they pay and play (for example indoor football) or club use. This could create a choice of venues for the playing of the same activity at the same time. In effect, is there duplication in programming and venues offering same/similar programmes of activities and possibly for the same users? If this is the case then are the sports halls as full as the estimates say?

It maybe that by different programming of activities across centres creates more capacity and more space/use can be made available from the existing supply. However this option again requires strategic co-ordination of the programming and use of sports halls, this time across authorities bordering Chesterfield not amongst schools within Chesterfield.

Although discussions with neighbouring authorities should be encouraged, it is unlikely that interventions to manage/try and reduce imported demand will achieve effective change. .

Overall Sport England has identified this very high level of imported demand into Chesterfield for sports halls at one in four visits in 2013. This is contributing to the very high levels of used capacity of the public sports halls in Chesterfield. Given this assessment and situation which is very challenging to change/reduce, it further justifies the provision of the 6 badminton court size sports hall at the new QPSC.

Summary of findings making more use of existing Sports Halls in Chesterfield

Overall the Sport England assessment is that there is enough existing capacity at the existing venues in Chesterfield to meet the projected demand for sports halls up to 2028. There is not a need for any new/additional sports halls.

Sport England does recognize and support that the existing QPSC is fully utilised and there is a supply and demand case for re- provision of the QPSC sports hall. However Sport England also considers there is a case for making better/more use of the existing centres in Chesterfield and thereby maybe reducing the size of the new sports hall.

This assessment of the Sport England data in more detail has shown there are limitations to achieving this option of re-distribution of sports hall demand. This is because the need to negotiate more public access to school based venues at either 2 or 4 individual sites is challenging and may not achieve actual more use but simply offer more capacity/choice to existing club users. It will most likely also have a financial cost to CBC for providing more community use of school based sports halls. Given the limitations for this option then it provides part of the evidence base for needing and retaining a 6 badminton court size sports hall as part of the new QPSC.

Summary of findings imported demand for Sports Halls into Chesterfield

Sport England data identifies a very high 24.9%, one in four visits, to sports halls in Chesterfield is imported from neighbouring authorities, this equates to 1,253 visits in the weekly peak period . Chesterfield exports 11.9% of its own demand for sports halls, which is 503 visits in the weekly peak period. So Chesterfield is a net importer of demand for sports halls.

In terms of visits this net 750 visits per week in the weekly peak period equates to an annual visit rate of 62,500 visits based on Sport England's fpm assessments. (Based on 750 visits as 60% of visits occurring in the weekly peak period, so a weekly total visit rate of 1,250 visits x 50 weeks a year = 62,500 visits).

This visit rate of 62,500 visits equates to the Sport England assessment that the projected annual throughput of a 4 badminton court size sports hall is 67,500 visits. In effect, the level of imported demand into Chesterfield for sports halls estimated by Sport England in 2013 to equate to provision of a 4 badminton court size sports hall.

The realism of reducing this level of imported demand are very limited and involve strategic discussions with at least two neighbouring authorities to try and effectively manage the use of sports halls by residents, not planned provision of sports halls across boundaries. This is very challenging to achieve and unlikely to succeed. It therefore means that Chesterfield is providing the equivalent of a 4 badminton court size sports hall to accommodate the annual level of sports hall imported demand into the authority.

This very high level of imported demand is further contributing to the high level of capacity used at the public sports halls in Chesterfield. Overall the combination of all these findings provides an evidence base and further justification for the proposed new QPSC being a 6 badminton court size sports hall.

Sports Hall Summary

In line with para 73 of the NPPF, the foregoing represents a robust and up to date assessment of need. Reflecting current data the FPM evidence justifies a 6-court sports hall development. Analysis of local factors further supports the scale of sports hall development proposed at the new QPSC.

Central to the development of QPSC is the partnership with Chesterfield College. On average the Queen's Park sports hall has no bookings for approximately 60 per cent of term time weekdays (off-peak). The centre's outdoor multi-use games area has, on average, no bookings for 80 per cent of term time weekdays. As part of the development the Council have reached

an agreement with Chesterfield College which would enable their students to use spare capacity in return for them paying £2.5 million and a contribution to running costs.

Between 9am and 4.30pm from September to June, excluding holidays, the college would have access to:

- four badminton courts
- the 3G pitch and
- three or four training rooms

Occasional use of the fitness suite and swimming pool would not be part of the formal agreement but there may be opportunities for this to happen – as it already does in the existing centre. The College will not have exclusive use of the centre. Members of the public will continue to be able to do activities.

The College partnership has the dual impact of facilitating the need for 6-courts to ensure daytime College and community use of the sports hall can be accommodated but of also increasing participation in off-peak time with a key target group 14-25 year olds. A high proportion of College students are CBC residents and therefore part of the local segmentation audience the Council would naturally target in terms of seeking to increase participation.

The dual use aspect will be integrated with public use - there will normally always be space for casual bookings. The College have agreed to work with organisations such as the School Sport Partnership (SSP) to ensure other sporting events take place as normal and College students will provide support to those events to compliment their learning. The College sports hall usage will be 32 weeks per year Monday to Friday generally 9 - 4 pm and a maximum of 4 badminton courts. The sports hall will be 100% available to casual users as normal in School Holidays, evenings and weekends

The sports hall development will be supported by the multipurpose studio and double squash court with moveable wall to facilitate further activity and accessible programme space efficiency. All current activity will be accommodated in the new sports hall, plus increased College use and use of the convertible squash court will allow for more innovative programming creating more accessible space in the sports hall at appropriate times.

Furthermore the revised sports hall 6-court specification will be suitable for full range of sports in accordance with NGB standards e.g. Basketball matchplay which is not currently possible. Higher level League Basketball will return to Chesterfield.

A six-court hall is therefore required to meet the needs of Chesterfield. Seeking to increase sports hall capacity elsewhere across the borough or at neighbouring authorities will be difficult to achieve. QPSC will remain the focal point and therefore requires to be of a scale to meet flexibly a wide range of needs. The dual-use partnership with the College requires 6-courts in order to deliver College and community use. In-turn this will have a significant impact on participation. The new 6-court dimensions will also benefit basketball.

The masterplan for the facility includes for expansion of the hall to eight courts at a future date as an option should even further capacity be required.

Sport England facility planning model assessment of supply and demand for Swimming Pools across Chesterfield Borough

Set out below is the Sport England summary assessment of the supply and demand for swimming pools between 2013–2028. Again as for sports halls, the source of this assessment is the 'Strategic Assessment of Need for Swimming Pools, Sports Halls and Artificial Grass Pitch Provision in Chesterfield' (September 2013).

"Chesterfield does not have enough swimming pool capacity to meet the demands of its own population with a projected shortfall by 2028 of some 270m² of water space, equivalent to a 4 lane 25m swimming pool. The distribution of pools means 4 pool sites are in the south west of the Borough with only one outside this area in Staveley.

This simplistic internalised balance is sometimes, in reality, not as bad as it might appear as residents can access nearby pools in neighbouring local authorities. However, the level of satisfied demand (taking account of some 18% of demand in 2028 being met by residents travelling to pools outside the Borough – primarily to NE Derbyshire) is comparable to national and regional benchmarks in 2013 but, with increasing demand associated with population growth, the level of satisfied demand in 2028 falls significantly below those benchmarks.

Chesterfields public pools are all extremely busy or full (with commercial/school pools only having some limited spare capacity) operating at or around 100% utilised capacity (compared to the recommended benchmark of 70% utilised capacity).

Most unmet demand is located around Newbold, Whittington and Brimington but that the amount of unmet demand is not sufficient to justify provision of a new pool in these general locations.

The falling level of satisfied demand in 2028 and over utilisation of public sector pools indicate there will be a shortfall of pools space by 2028, even with the replacement of Queens Park Sports Centre.

Pool provision therefore needs to be considered in the light of:

- *an aim to reduce the over use of the main public sector pools;*
- *an aim to make better use of under-utilised pools;*
- *an assessment of what contribution excluded pools, which are normally considered too small to provide full swimming programmes, make to meeting some unmet demand (in terms of location, hours of opening, delivery of programmes etc.) particularly in smaller towns/villages where there is unmet demand; and*
- *the need to make additional pool capacity available in chesterfield, with good public transport links to help address unmet demand from walkers and overuse of key pools in the main town".*

(Source Sport England "Strategic Assessment of Need for Swimming Pools, Sports Halls and Artificial Grass Pitch Provision in Chesterfield" September 2013)

Comments on the Sport England assessment

In summary, the Sport England FPM assessment for swimming pool is saying:

- Chesterfield does not have enough swimming pool capacity to meet projected demand up to 2028 and based on the projected increase in population and the supply of swimming pools being unchanged. The projected shortfall in supply is equivalent to 270 sq metres of water and for context a 25m x 4 lane pool is 212 sq metres of water;
- the public swimming pools in Chesterfield are estimated to be extremely full as they have full public access and provide for the full range of swimming activity of casual swimming, lane swimming, learn to swim programmes and swimming development through club use. Other pools have restricted hours of use for the public, or, are commercial pools and operate on a willingness and ability to pay a membership and so they are not so full;
- there are clusters of unmet demand for swimming most noticeably in Newbold, Whittington and Brimington but the level of unmet demand in these locations is not sufficient to consider provision of a pool; and
- even allowing for the new Queens Park Leisure Centre pool there is still a need for additional pool provision in Chesterfield to meet demand up to 2028.

Significantly Sport England's suggested way forward to address this demand shortfall is not by additional new swimming pool provision, it is, as with sports halls, to make more use and increase public access to the existing pools. The challenge is to increase the public access to these pools to the extent of providing what equates to a bit more than a 25m x 4 lane pool.

The first two Sport England options are:

- *an aim to reduce the over use of the main public sector pools; and*
- *an aim to make better use of under-utilised pools.*

Again as with sports halls, what is the scope and the challenges in achieving the re-distribution proposed?

Scope to redistribute Chesterfield's demand for Swimming Pools

Set out below in table 4 is the list of swimming pools in Chesterfield included in the FPM study for 2013 - 2028. The green shaded column identifies the estimated used capacity of each swimming pool in 2028. This is the projected level of used capacity based on the projected increase in demand up to 2028 and before trying to access more time for public use and re-distribute demand away from the public pools. It is this topic/column which is at the centre of the Sport England assessment.

Table 4: Chesterfield swimming pools percentage of capacity used and not used

| Name of facility | Type | Area | Year built | Year refurbished | Hours in peak period | Community hours available | Facility capacity visits | % of cap used | % of cap not used | Demand redistributed after initial allocation |
|---|-----------------------|------|------------|------------------|----------------------|---------------------------|--------------------------|---------------|-------------------|---|
| Chesterfield | | | | | | | 8,187 | 90% | 10% | -1700 |
| BRAMPTON MANOR COUNTRY CLUB | Main/General | 162 | 1989 | 2006 | 47 | 92 | 1,269 | 57% | 43% | 312 |
| BROOKFIELD COMMUNITY SCHOOL | Main/General | 165 | 1965 | 1999 | 27 | 29 | 743 | 58% | 42% | 207 |
| CHESTERFIELD FITNESS & WELLBEING CENTRE | Main/General | 160 | 2001 | | 52 | 102 | 1,387 | 100% | 0% | -507 |
| QUEENS PARK SPORTS CENTRE - THE ANNEXE | Main/General | 325 | 2013 | | 35 | 83 | 2,237 | 100% | 0% | -1527 |
| QUEENS PARK SPORTS CENTRE - THE ANNEXE | Learner/Teaching Pool | 91 | | | 22.5 | 51 | | | | |
| THE HEALTHY LIVING CENTRE | Main/General | 313 | 2008 | | 49 | 95 | 2,552 | 100% | 0% | -184 |

As the table shows there are five pool sites in Chesterfield and six individual pools. However as the used capacity column shows there are only two pools, Brampton Manor Country Club and Brookfield Community School where the pool capacity used is 57% and 58% respectively in 2028 and is below the Sport England pools full level of 70% of pool capacity used. In 2013 the projected used capacity is 50% and 51% respectively. So the projection is that used capacity will increase before any interventions by 7% at each venue between 2013 and 2028.

This is the scope and capacity for these two venues to absorb more demand with re-distributed demand from the public pools. There are sound reasons as to why this option is very limited, these reasons being:

- There is in the period up to 2028 only 13% of spare capacity at Brampton Manor Country Club and 12% of spare capacity at Brookfield Primary School before the Sport England pools full comfort level of 70% of pool capacity used is reached. There is limited scope to absorb more usage the pools are effectively pretty busy already;
- Both pools are small at 162 and 165 sq metres of water respectively. So no opportunity to programme more than one swimming activity at any one time. Also the pool sizes limit in the type of activity which could be re-distributed to these pools. It would appear that casual swimming is the most appropriate activity based on pool size. This would require equipping these venues for a public pay and swim operation – which neither is at present. Furthermore to do this to access between a total of 12% and 13% of unused pool capacity;
- The Brampton Manor Country Club is however a commercial site and will not provide for public use. Also the scope to provide for some other swimming activity such as lessons or club development is limited because of the incompatibility of this use with a commercial pool operation. Also it would need to be provided in late afternoon or evenings when the pool will be used by its membership. So overall the realism of achieving more public or club swimming use at this site is very limited;
- Brookfield Community School is an old pool opened in 1965 and modernised in 1999. So an older pool which is small and on a school site. Its design, layout, circulation and access is also likely to be dated and may require extensive additional works to make it compatible for more public use outside of school hours. Again the realism of trying to achieve more public use of this venue and re-distribute the demand for swimming away from the main public venues is very limited in both scope and scale.

So on examination of this option it shows it may not have significant impact. There are only these two actual venues which could absorb more demand and within the two venues the spare/unused capacity is very limited. Also there is of lack of compatibility of public/club use within a commercial pool operation and the school pool may well require extensive modernisation and adaptation to make it suitable for public use, all this to access between 12% and 13% of current unused capacity.

The third option identified by Sport England to re-distribute demand from the public pool is:

- *An assessment of what contribution excluded pools, which are normally considered too small to provide full swimming programmes, make to meeting some unmet demand (in terms of location, hours of opening, delivery of programmes etc.) particularly in smaller towns/villages where there is unmet demand.*

The Sport England data set identifies four pools which are excluded from the FPM analysis. These are listed in table 5 below together with the reasons for being excluded and the size of each pool. In every example the reason for excluding the pool is because it is too small. Other reasons for exclusion could be there is only private use as happens with independent schools or they are outdoor pools.

As table 5 shows all four pools are very small, the largest being the Peak Leisure Club at 112 sq metres of water. This is 48 metres below a 20 metre x 4 lane pool. Whilst the other three pools are between 88 – 100 sq metres of water below what Sport England considers is the minimum 160 sq

metres of water pool size for inclusion in the fpm analysis and an acceptable minimum pool size for public use.

Table 5: Swimming Pools located in Chesterfield Borough excluded in the fpm analysis, reasons for exclusion and pool size

| Name of swimming pool | Reasons for exclusion | Size of pool |
|---------------------------------|-----------------------|------------------------|
| Ashgate Croft School | Too small | 72 sq metres of water |
| Highfield Hall Primary School | Too small | 60 sq metres of water |
| Peak Leisure Club | Too small | 112 sq metres of water |
| Ringwood Hall Hotel Health Club | Too small | 72 q metres of water |

It is sensible when there is capacity pressure on the existing pools included in the assessment, to consider an option of bringing into use pools excluded because they are below the minimum size. Then assess the scope for them to absorb some public use. However as table 5 shows all four pools are very small pools and the largest is 30% below the minimum size for inclusion in an fpm assessment as an acceptable pool size for public use and the smallest is 62% below the minimum size. Given these findings on pool size, alone, then the option of bringing into play these four pools to absorb and re-distribute some of the public pools demand for swimming is not a feasible option

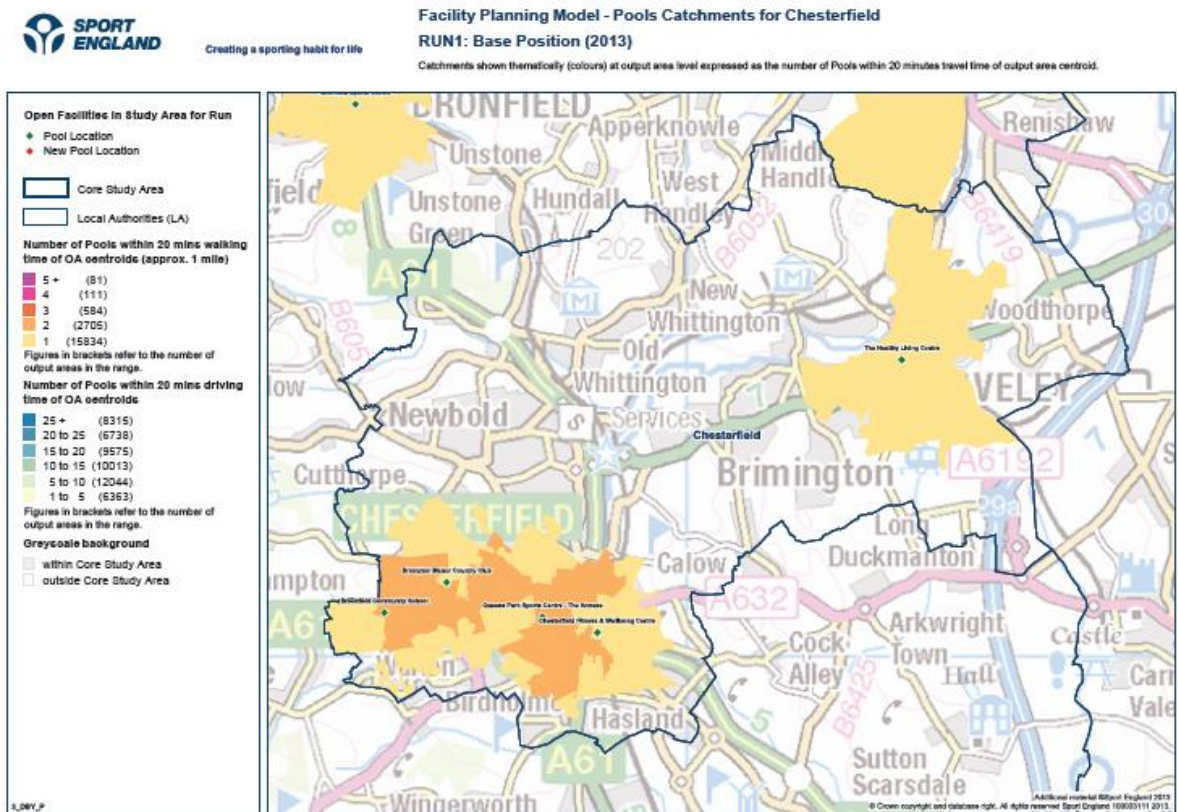
The fourth option identified by Sport England is:

- *The need to make additional pool capacity available in chesterfield, with good public transport links to help address unmet demand from walkers and overuse of key pools in the main town.*

This option is not about increasing swimming pool provision so as to re-distribute demand away from the public pools; it is more about more about increasing access to existing pools by residents who live outside the walk to catchment area of an existing pool. The Sport England analysis identifies the areas of Chesterfield which are inside and outside the walk to catchment area of a swimming pool. (Note: Sport England does not map access to pools by public transport).

In Map 1 overleaf, the areas shaded beige are areas of Chesterfield which are inside the walk to catchment area of one swimming pool (and are pools included in the assessment). The areas shaded orange are inside the catchment area of 2 swimming pools. Whilst the areas with the base map layer are outside the walk to catchment area of a pool.

Map 1: Areas of Chesterfield Borough inside and outside the 20 minutes/1 mile walk to catchment area of a Swimming Pool



So around 80% of the total land area of Chesterfield borough is outside the walk to catchment area of a swimming pool. Whilst this is a large land area to put this figure into context, Sport England estimate that in 2013 some 12.6% of satisfied demand visits to pools are by walking and in 2028 this percentage is 11.5%. So a big land area outside the walk to catchment area of a pool as would be expected when it is only one mile but only 11.5% - 12.6% of visits to pools are by walking.

The Sport England option/recommendation is to try and improve access to pools by residents in the areas outside the walk to catchment area of the existing pools. This option acknowledges that if this should happen it will increase the usage of pools. However even if all the demand which wishes to walk to swimming pools was met this would be a weekly visit rate of only 824 visits of the total satisfied demand for swimming in Chesterfield in 2013 – not a significant number. It represents 2.1% of the weekly throughout of a 25m x 4 lane swimming pool in the weekly peak period. Given Chesterfield has a total weekly capacity of 8,200 visits in the weekly peak period then delivering this option should be achievable.

To repeat, however, this option and recommendation by Sport England is more about increasing access to the existing pools for walkers than dealing with the issue of too much demand for the capacity of the existing pools in Chesterfield.

Summary of the Sport England options

In summary, Sport England has identified that demand for swimming in Chesterfield exceeds supply in both 2013 and 2028. Furthermore the demand is unevenly distributed and the main / general pools of QPSC, The Healthy Living Centre and Chesterfield Fitness and Well Being Centre are full to capacity. Sport England has not suggested there should be provision of additional pools to meet this lack of swimming pool capacity. It has suggested four options for re-distributing demand to pools which have unused capacity at peak times within Chesterfield, so as to distribute demand away from the public pools and reduce the used capacity of these pools.

An analysis of each of these options has shown that for reasons of:

- there being only 2 pools which do have available capacity; the capacity available at these pools is only 12% and 13% up to 2028 before these pools are also full, based on the Sport England estimates;
- the pools are very small at 160 sq metres of water and right on the minimum size for public use as assessed by Sport England; and
- one of the pools is a commercial pool and very unlikely to be able/willing to provide access for public swimming programmes; the other pool is a school pool which is nearly 50 years old and modernised some 14 years ago, it may need major adaptation to cater for public use.

So overall these options do not address or resolve significantly the issue of lack of swimming pool capacity identified by Sport England.

QPSC Swimming Pool capacity and pool programming

Sport England accepts and we understand supports the replacement of the QPSC swimming pool. Their FPM assessment report says:

"The falling level of satisfied demand in 2028 and over utilisation of public sector pools indicate there will be a shortfall of pools space by 2028, even with the replacement of Queens Park Sports Centre".

This finding supports a view that the new QPSC swimming pool should potentially be a larger pool to address this central issue of not enough swimming pool capacity for public use in Chesterfield in both 2013 and 2028.

Chesterfield Borough Council has undertaken very extensive and detailed options appraisal over several years to determine the scale and configuration of the new QPSC. It has had to: consider site options and in selecting the new site the total area available for the complete facility mix/scale of the new QPSC; develop the core business case; assess its own capital and revenue budget and funding package; assess and agree partnership requirements of other swimming funding partners and users; review existing programmes of use and objectives for swimming development and participation in the future. This has been a complex process and has led to the determination of the overall facility mix and scale.

The swimming pool facility mix for the existing and the new QPSC is set out in table 6 overleaf.

Table 6: Swimming Pool facility mix for the existing Queens Park Leisure Centre and the new centre

| Existing Centre Wet Facilities | New Centre Wet Facilities |
|---|---|
| Main Pool 6 Lane 33m x 12m with max. depth of 3.5m with 1m, 3m, and 5m diving boards. Moveable boom. Ladder access with moveable hoist | Deck Level Main Pool 6 Lane 25m x 12.5m with fixed bottom profile to max depth of 2m with easy access steps and platform hoist plus ladder access |
| Learner Pool 16m x 6m | Deck level Learner Pool 12.5m x 7m with moveable floor to max depth of 2m |
| Flume | Not provided |
| Beached paddling pool for toddlers | Water play features |
| Separate Male and Female Changing Rooms | Village Change with 2 x group changing rooms |
| Changing Places Facility | Changing Places Facility |

The existing pools have a total water area 492 sq metres, whilst the new pools will have a total water area of 400 sq metres.

With the new QPSC pools being marginally smaller than the existing pools this would appear to go against the central finding of the Sport England FPM assessment – namely not enough waterspace for public use in Chesterfield in both 2013 and 2028.

Current pool usage is sometimes pressured at peak times but not to the extent that public swimming is not balanced and accessible. However the reality of the actual use of the pool at QPSC is that utilisation of the current pool facility overall is under 50% according to the National Benchmarking Service Report. The general condition of the facility, changing provision etc is clearly impacting on this.

The current swimming pool has never hit the usage capacity of 3m² of bathing water per person at any point and the centre does not receive complaints re comfort levels or that the pool is 'too full'. A lot of feedback is however received in terms of QPSC not offering 'suitable' swimming opportunities, with classes requiring deep water having to be in the shallow water learner pool and small classes occupying the main pool and impacting on club use and public swimming.

The moveable floor in the new build small pool will facilitate main pool space vs small pool use e.g. aqua classes, adult lessons, disability sessions etc - all these currently need deep water at peak times and therefore clash with public and club swimming. The moveable floor addresses these issues significantly and will allow increased flexibility and greater and more appropriate participation opportunities. The school swimming programme will also benefit significantly. The feedback from the school swimming fraternity is that the small pool variable depth is a key benefit to their programming.

In this context CBC have therefore undertaken an extensive review of the programming and capacity of the existing pools and reviewed how this programme can be accommodated in the new pools and their configuration to develop a new programme of use. The new pool does

have a movable floor in the small pool and this does allow a more extensive and varied programme with different swimming activities going on at the same time. This allows flexibility of use and creates increased pool capacity at any one time which is not possible in the existing pools. In effect more use and more capacity from a smaller water area in the new pools when compared with the existing pools.

The results of the comparative pool programmes for the existing and new swimming pools are set out in Appendices B, C and D and show all activities can be accommodated in the new pool and 6.75 extra hours per week, an equivalent of one extra evening or day of swimming, will be offered as a minimum. In terms of throughput the comparisons are as follows:

- Current QPSC facility wet and dry casual activity visits only (April, May & June 2013) 62,858
- Comparable facility benchmark for same period for casual activity visits only including the indicative new swimming programme 75,366

The Council are currently working with Chesterfield Swimming Club and the ASA on the currently evolving new "Swim Chesterfield" plan (see Appendix). Despite the issues set out earlier, part of the plan will be to implement revised programming across all Chesterfield pools. Both the club and the ASA are supportive of the proposals and whilst the club would still prefer an 8-lane facility the analysis clearly shows the flexibility afforded by the new QPSC swimming proposals will have a positive impact on swimming participation and development overall.

Swimming Pool Summary

In line with para 73 of the NPPF, the foregoing represents a robust and up to date assessment of need. Reflecting current data the FPM evidence justifies the scale of pool. Analysis of local factors further supports the configuration of the swimming pool development proposed at the new QPSC. The scale of water area and configuration proposed can be therefore justified in terms of FPM analysis and local considerations combined.

There is a reduction in water area between the old and proposed QPSC and this is in part mitigated by the innovative introduction of a moveable floor in the proposed learner pool . Despite comments and issues re impacts, the Council is committed to looking at other pools and continually addressing wider programming issues as part of the new *Swim Chesterfield* swimming development plan. The Plan will sustain a development pathway linking all accessible pool water in the area e.g. Brookfield and Staveley Healthy Living Centre.

The reality of the situation, despite the FPM analysis at QPSC is that the water space is not *full* it is not *right*. The new QPSC is of the right scale and configuration where all current activities can be accommodated and indeed as a minimum an extra 6.75 hours per week of swimming opportunities will be provided. Overall the new pool is more flexible and user friendly provision, which will facilitate swimming generally and importantly address the specific needs of many types of swimming, swimmers and potential swimmers. In summary the new QPSC swimming provision has considerable benefits:

- All current swimming activity is accommodated and the equivalent of an extra day or evening per week of pool time will be provided
- Diving will be limited to flip and fun standard. This is acknowledged by the ASA consultees on the proposals
- From an overall perspective of accessible recreational *swimming* water at a depth of 0.9m - 1.8m the , the new site proposal increases accessible recreational swimming water by 4 sqm due to the small pool moveable floor
- Provision of a moveable floor in the small pool however enhances usage of this area of water significantly and in doing so provides more accessible water space overall and will positively impact on programmes and visits per week peak periods
- New deck level provision for both pools will significantly improve physical access to swimming by specific groups and variable depth in the small pool will provide significant programme flexibility and sensitivity to specialist needs
- Specific design features for stepped and lift access to main pool will also improve access by groups including older people who are a dominant sector in the catchment
- Variable small pool depth will mean greater access especially at peak periods for general recreational swimming beyond the current provision, which is primarily limited to lessons or non swimmer use
- Variable small pool depth provides more useable general swimming water space in school holiday periods and supports reduction in disruption to regular term time programming and associated users due to demand

- Provides more useable water space for school swimming and enhances safeguarding requirements linked with current integrated pool use

The Council have built into its procurement process the potential to increase the pool width to 8-lanes through a variant bid mechanism, should any contractor to be able to deliver within the cost envelope.

Assessment of Need for Athletics

Introduction and Context

As set out, as a result of the development of the new QPSC on the Annexe the old redgra track will finally be lost. The track has not been used since 2008 (over 5-years) when Chesterfield Athletics Club re-located elsewhere.

The athletics club now uses a track in the neighbouring North East Derbyshire at Tupton Hall School and Moorways in Derby City for competition purposes. There is also another track at Mt St Mary's (again in NE Derbyshire). So whilst there is no provision in Chesterfield there is sufficient provision nearby / in catchment to meet the needs of athletics. In Chesterfield athletics is provided via sports hall athletics and there are also sprint lanes at Brookfield School. The National Governing Body (England Athletics) support this strategic position and have in the past suggested the provision of a 'compact' athletics facility to replace for Chesterfield.

In line with para 74 this section will set out the case for the above strategic approach to athletics provision and in turn that the old redgra athletics track is '*surplus to requirements*'. The analysis has utilized Active Places data, review of NGB strategies, club and NGB consultation to make the case.

Supply

There are no synthetic athletics tracks in Chesterfield. There were formerly two cinder tracks in the borough but as set out above, Active Places suggests that these have recently closed. This data is taken from the Sport England Active Places website.

Table 7: Athletics track provision in Chesterfield

| Site Name | Facility Type | Lanes | Access | Ownership/management | Year Built/refurb |
|---|---------------|-------|-------------------------------------|----------------------|-------------------|
| BROOKFIELD COMMUNITY SCHOOL (closed) | Cinder | 8 | Sports Club / Community Association | Community school | 1975/2006 |
| QUEEN'S PARK ANNEXE (closed) | Cinder | 6 | Pay and Play | Local Authority | 1968/no |

However there are a number of synthetic tracks within a 20 minute driving catchment of the middle of Chesterfield town as follows:

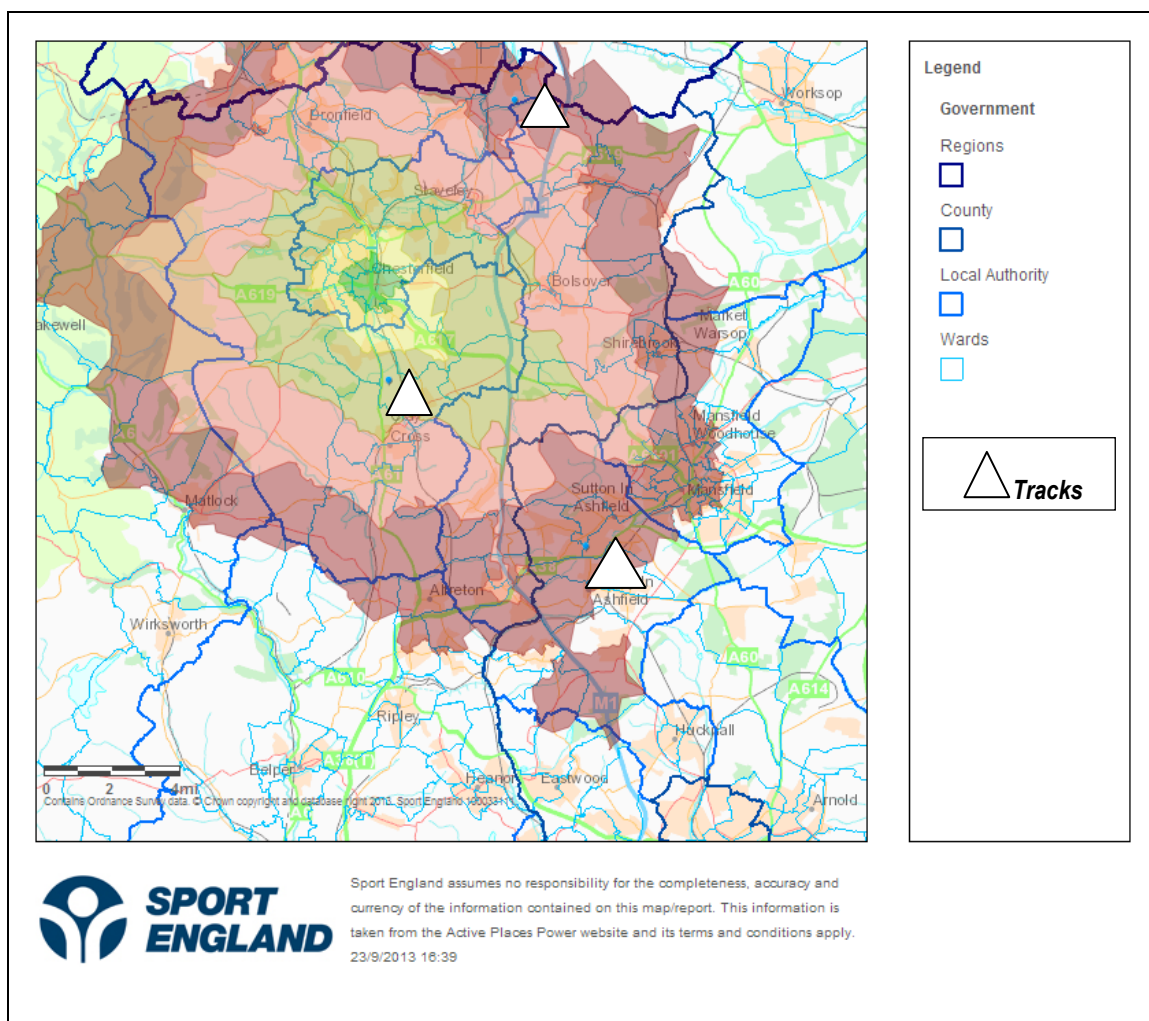
Table 8: Athletic track provision in the Chesterfield catchment

| Site Name | Facility Type | Lanes | Access | Ownership/management | Year Built/refurb | Range | LA |
|---|---------------|-------|-------------------------------------|--------------------------------------|-------------------|-------|-----------------------|
| TUPTON HALL SCHOOL | Synthetic | 6 | Sports Club / Community Association | Community school/ private contractor | 2003/no | 5-10 | North East Derbyshire |
| ASHFIELD COMPREHENSIVE SCHOOL LEISURE CENTRE | Synthetic | 6 | Sports Club / Community Association | Community school/ in house | 2005/no | 15-20 | Ashfield |

| Site Name | Facility Type | Lanes | Access | Ownership/management | Year Built/refurb | Range | LA |
|---------------------|-----------------|-------|-------------|-------------------------------------|-------------------|-------|-----------------------|
| MOUNT MARY'S | ST Synthetic | 6 | Private Use | Other Independent School/commercial | 2007/n o | 15-20 | North East Derbyshire |

There is therefore 1 track within a 10 minute drive from the middle of the town, and 2 within 15-20 minutes, albeit one of these is only in private use. All of these have 6 lanes.

Map 2: Athletics tracks around Chesterfield



In terms of relative supply the following table shows the available synthetic athletics facilities in lanes per 1000 population for a variety of other local, regional and national areas. There is below (national) average provision in the county and both Chesterfield and Bolsover (where no tracks exist) although neighbouring North East Derbyshire has relatively good provision well in excess of the average. If Chesterfield and NE Derbyshire are considered together (Chesterfield is almost completely enveloped by NE Derbs), the pro rata supply is 0.06 lanes per 1000. If all three local boroughs are included (including Bolsover), then pro rata supply is still 0.04 lanes per

1000, still well in excess of the national average. The only qualification to this is that one of the tracks in the wider catchment (Mount St Mary's) is understood to have limited access.

Table 9: Comparison of Athletics track provision

| | Population | Tracks | Lanes | Lanes per 1000 |
|-----------------------------|------------|--------|-------|----------------|
| England | 53783800 | 257 | 1804 | 0.03 |
| East Midlands Region | 5979200 | 19 | 135 | 0.02 |
| Derbyshire | 1141100 | 4 | 26 | 0.02 |
| Chesterfield | 104290 | 0 | 0 | 0 |
| North East Derbs | 99770 | 2 | 12 | 0.12 |
| Bolsover | 76800 | 0 | 0 | 0 |

In terms of relative supply therefore, while there are no tracks within Chesterfield (and indeed Bolsover), over the local area which includes Chesterfield and the two contiguous local authority areas, there is well above average athletics track supply although one of the two tracks is only in private use.

Demand

Sport England Active People survey data (APS6-7) considers that about 4.5% of adults take part in athletics once per week nationally. The figure for the East Midlands is just 4% the second lowest region after the west midlands.

Sport England's Market Segmentation data suggests that between 2 and 10% of local adult residents might currently be participating in athletics (about 4400 individuals) in Chesterfield, though this figure probably also includes jogging and walking. This proportion varies within the borough and is higher in the dark blue shaded areas in the map overleaf. It is evident from reference to the map below that the higher participation to the north, west and south of Chesterfield is in line with track provision in North East Derbyshire.



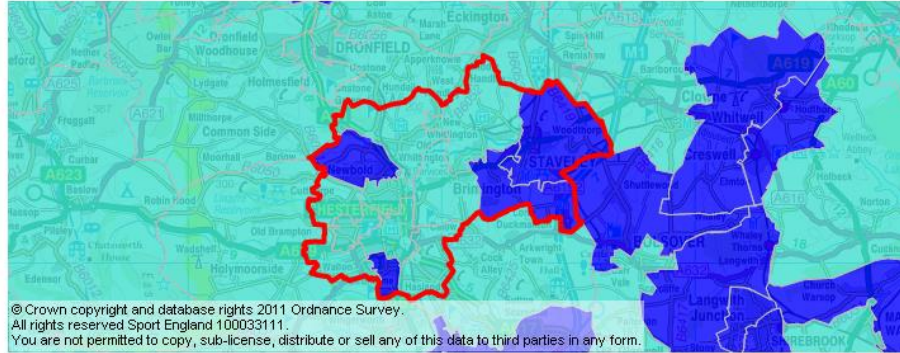
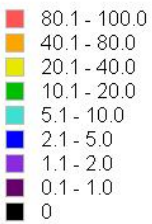
Current Participation

Percentage of population participating in: Athletics




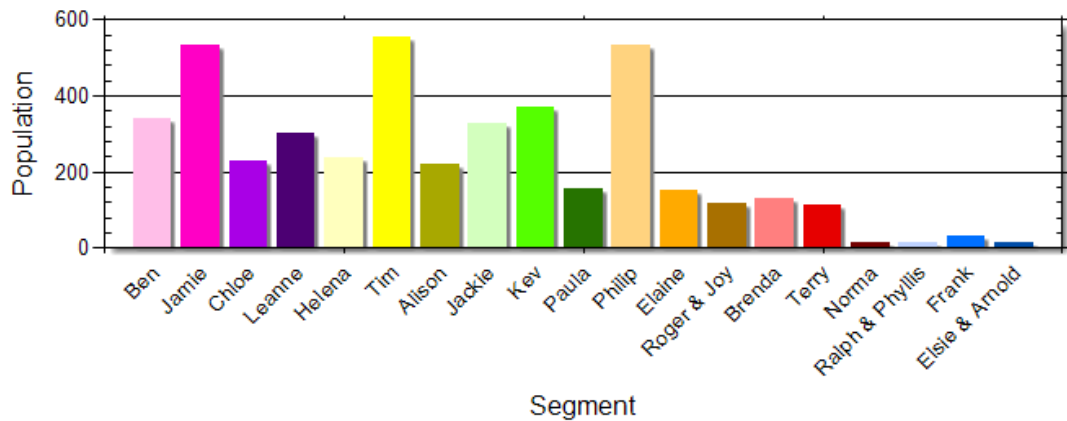
Catchment area:
Chesterfield District

Percentage colour key:



— Catchment area
— Middle Super Output Areas

Population within catchment area participating in: Athletics

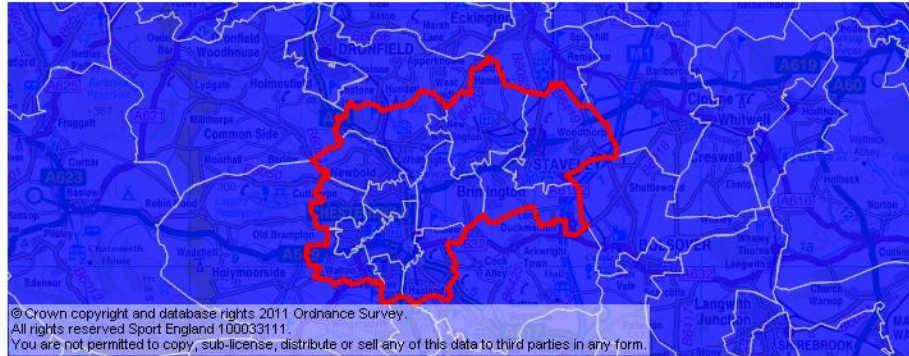
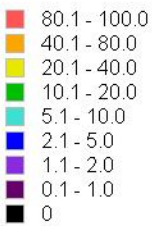
Potential Participation

Percentage of population wanting to participate in: Athletics



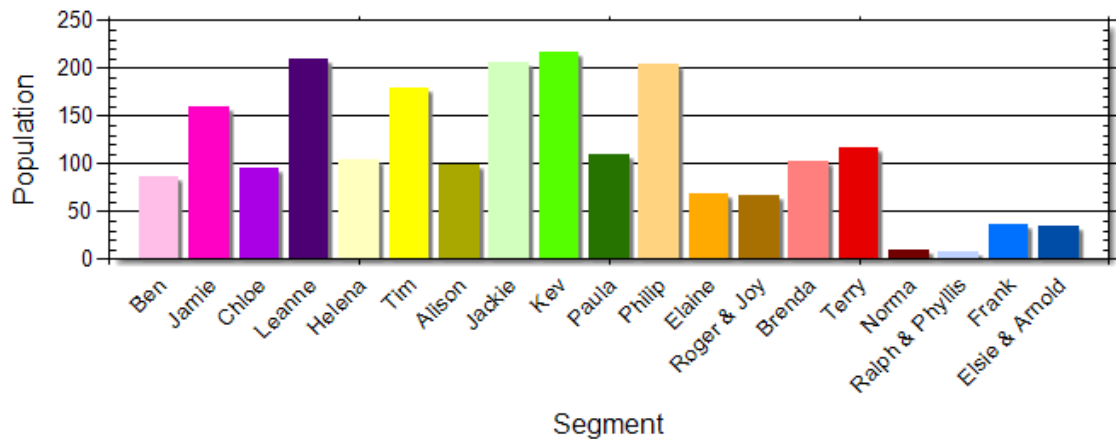
Catchment area:
Chesterfield District

Percentage colour key:



— Catchment area
— Middle Super Output Areas

Population within catchment area wanting to participate in: Athletics



Market Segmentation suggests that there might be an additional 2100 adults who might wish to take up athletics. This is uniform across the area as illustrated by the map above. There is therefore a potential future demand for an additional 50% increase in activity, though this is considered optimistic and is based on potential usage.

Governing Body Consultation

UK Athletics, the sport's governing body, produced its latest facilities strategy Athletics Facilities Planning and Delivery 2007 – 2012 to guide facility provision up to and after the 2012 Olympics. The criteria for new projects seek to ensure a hierarchy of provision for competition and training purposes for both outdoor and indoor facilities.

The firm, but not strict, criteria for the provision of outdoor facilities is:

- One outdoor synthetic track (6 or 8 lanes) per 250,000 within 20 minutes drive (45 minutes in rural areas)

Current provision in this part of Derbyshire means that Chesterfield residents can gain access to three tracks within this recommended catchment, and there is no justification for any additional facilities in Chesterfield on the basis of NGB guidelines.

England Athletics

The Strategic Facility Plan 2012-2017 builds upon and supports England Athletics core priorities as detailed in its partner strategy '*Fulfilling Our Promises*' which aims to:

- Raise standards in coaching
- Improve the quality of clubs and schools
- Improve competition structures
- Support and recruit officials and volunteers
- Address the needs of competitors and participants within the four priority groups of: young people, mass participation, club athletes and aspiring champions

The strategy sets out a *menu of projects* and subsequent facility requirements. There is no mention of the Chesterfield track in the audit of provision or no priority placed on new additional provision in the area.

The strategy sets out England Athletics belief that there are sufficient formal tracks, however it also notes it will not support track closure unless a suitable alternative solution is found that aims to provide a better long-term future for the local clubs involved and for the communities that are served. In terms of Chesterfield this has happened and Chesterfield Athletics club has happily re-located to a combination of Tupton Hall School and Moorways for over 5-years.

As part of the consultation on QPSC discussions were held with England Athletics. Commenting on the QPSC proposals Steven Moore, England Athletics commented:

- Athletics were happy with the prospect of compact athletics as part of the master plan for the site (not part of this Project)
- England Athletics would consider potentially funding external activities including compact athletics, cycle tracks, trim trail and Park run routes
- Chesterfield Athletics Club has expressed an interest in locating into the centre of town – a compact athletics facility might meet this aim and be well received

The *Derbyshire Built Facility Strategy, Derbyshire Sport 2012-2017* also noted that in terms of athletics, the Queens Park Annexe in Chesterfield which was previously used for athletics should be considered for alternative uses.

Athletics Summary

Although there are no existing tracks in Chesterfield, there is relatively good access to athletics tracks outside the borough in accordance with NGB guidelines, and potential athletes can access 3 tracks within 20 minutes. While supply local to Chesterfield is nil, when considering a wider area comprising the three local authorities in the local area, there is above average provision.

As with other facilities, future need is dependent on any increase in population, which is mitigated by the ageing of the population. Even if increased participation in accordance with local and Sport England targets is achieved, it is unlikely that additional tracks/lanes would be required in the next 10-15 years over and above any planned increases at the present.

There is little justification in considering a new track in Chesterfield unless there is an identified local need for one, after discussion with an existing or new club and the governing body. Athletics facility provision of any kind should only be predicated on the basis of local club or sports development need. A small compact/training track/J track (where feasible) might be considered in the borough, but only if this is justified to meet the identified local needs of a club or athletics group.

These discussions have not suggested the need for a replacement track for QPSC and even the need for a compact track appears less clear, therefore in line with para 74 of the NPPF the track can be deemed *surplus to requirements* and there is no requirement for a replacement facility.

In terms of meeting future 'compact athletics' need in Chesterfield Brookfield School recently included provision as a bid to Sport England. The application was rejected on the basis that investment and resultant impact was not sufficient or at least the case was not sufficiently made. The potential implication of this is that Sport England accepts that there is adequate other provision within the catchment so use of Tupton and Mount St Marys is sufficient to meet athletics needs.

It is interesting to note that all SSP athletics events are now currently held at Mt St Marys. Chesterfield Athletics club were also consulted on the recent funding application but advised that they would only use Brookfield at best as a satellite option and for a maximum of two hrs per week.

In summary in terms of athletics it is evident:

- Supply and demand analysis suggests there is no case for re-provision now and in the future
- England Athletics were engaged in the new QPSC consultation and did not object to the project proposals and loss of the track
- The local Athletics club have been engaged in the consultation and have not identified any negative impact on current local provision or potential future activity arising from proposed removal of the disused facility and track.
- The athletics facility including running track on the Annexe has been out of use for several years, the local club has relocated successfully locally and is accessible to residents.
- The sports centre on the Annexe will continue to support athletics development by providing indoor sports hall athletics opportunities for young people.
- Sport England have not supported the Brookfield School Athletics bid as the case for provision was not made
- The SSP are also already established at nearby accessible Athletics facilities and this is sustainable (Mount St Marys School and other use of Tupton School)
- The disused track does not meet current standards and there is no other athletic throwing, jumping facilities remaining on the site.

Despite the above the master plan for the QPSC site includes provision for future development of some external athletics provision in line with the *compact athletics* option, potentially providing jogging and running provision from the site to support a pathway into formal athletics. Discussions will continue with the club and NGB re delivery of this over the long-term.

Playing Pitch Assessment

Introduction

Proposals to provide a new leisure centre on the site of the Queens Park Annexe will result in the loss of playing field space and the preferred layout and design for the new site is such that the provision of a replacement adult football pitch will not be possible on this site.

This section explores the impact of the proposed loss of playing fields to inform decision making relating to the future of the playing field area. Specifically it considers:

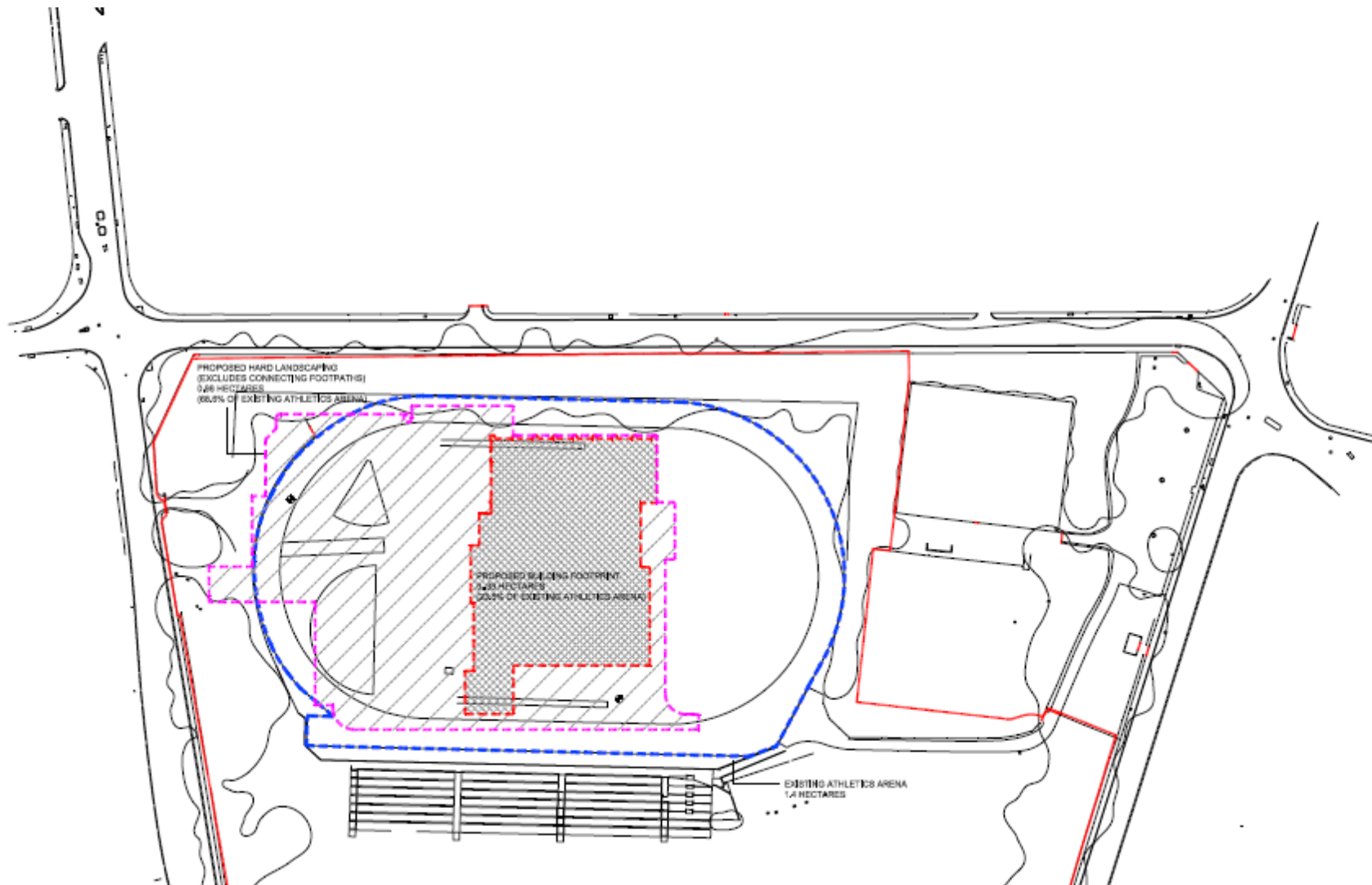
- the context for the loss of playing pitches;
- the existing Chesterfield Borough Council evidence base relating to playing pitch provision;
- the current role of the playing pitch at Queen's Annexe;
- the implications of loss of this site; and
- the recommended way forward.

Background

The footprint of the proposed building is illustrated in Figure 1 overleaf. It can be seen that the existing athletics arena (which the pitch is inside) is 1.4ha in size. The proposed development area covers 68.6% of this site (0.96ha including hard landscaping) and the building footprint itself will cover 23.5% of the area (0.33ha). This means that the total proposed loss of playing fields is 0.96 ha. 0.44 ha of playing fields will remain.

Whilst this area cannot accommodate an adult pitch the Council will keep the space for potential future pitch provision dependent on the outcome of the Councils Playing Pitch Strategy.

Figure 1 – Proposed Location of the New Leisure Centre and Impact on the Existing Pitch



Context for the loss of Playing Pitches

As set out previously, the National Planning Policy Framework sets out planning policy and seeks to promote sustainable development.

Directly referencing open space and sport, paragraph 73 of the NPPF states;

'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessment should be used to determine what open space, sports and recreational provision is required.'

Paragraph 74 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;*
- *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 needs for which clearly outweigh the loss'.*

National Planning Policy therefore emphasises the importance of the provision of high quality facilities for sport and recreation based upon evidence of need. It also seeks to protect open space and playing fields unless one of a series of criteria are met.

Reflecting the principles of the National Planning Policy Framework, Sport England has been a statutory consultee on planning applications affecting playing pitches since 1996 and has a long established policy of retention of playing fields.

Sport England policy on the loss of playing fields is set out in 'A Sporting Future for the Playing Fields of England'. This document indicates that Sport England would oppose the granting of planning permission for any development which would prejudice the use of whole or part of a playing field, unless an assessment has been carried out which confirms that there is an excess in playing field provision in the catchment area and the site has no special significance to the interests of sport.

Sport England considers the definition of a playing field to be *"the whole of a site which encompasses at least one playing pitch"*. A playing field is defined as such where it has either been used in the last five years for this function, or is allocated as a playing field within Local Authority Plans. This policy relates to all playing fields of 0.2 ha or above.

The policy indicates that Sport England will not object to the loss of playing fields where one or more of the following exception criteria are met:

- E1 - An assessment of current and future needs has demonstrated that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport

- E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use
- E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch
- E4 - Lost playing fields would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development
- E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing field.

Earlier sections of this statement have sought to summarise the need for the proposed leisure centre as well as the impact that the facility will have and the benefits that it will bring to the local community.

As policy seeks to retain playing fields, in line with policy set out above, it is therefore also necessary to evaluate the implications of the proposed loss of the playing pitch to ensure that is and of overall benefit to the community.

The remainder of this section therefore evaluates the impact of the loss of the pitch and sets out how it will be ensured that the creation of the new leisure facility is of overall benefit to the local community.

Methodology

The basis for decision making in relation to playing fields is a local authority playing pitch strategy, which evaluates the adequacy of provision, highlights issues arising and sets key priorities to shape current and future provision.

Chesterfield Borough Council is currently preparing a Playing Pitch Strategy which will evaluate the adequacy of the stock of pitches to meet current and projected demand. This strategy is in early stages of development and therefore cannot be used as an evidence base in relation to the proposed loss of the Queens Park Annexe Playing Pitch.

A bespoke assessment has therefore been undertaken specifically to explore the implications of the proposed loss. The assessment has included the following;

- analysis of current usage of the site;
- evaluation of the potential impact of loss of the site through analysis of activity at sites where teams are being displaced;
- consultation with impacted clubs; and
- consideration of the longer term strategy for pitch provision across Chesterfield.

The remainder of this section therefore sets out the key findings of this baseline assessment and then summarises the suggested way forward, based upon the evidence collated.

Current Picture

Queen's Annexe Football Pitch

Queen's Annexe Football pitch is located on Boythorpe Road, St Leonard's Ward, Chesterfield. It contained one senior adult football pitch. This pitch is located inside the cinder athletics track and was established in the 1960s.

The pitch was served by changing accommodation and was managed by Chesterfield Borough Council as part of the overall pitch booking system for the local authority. It closed at the end of the 2012 / 2013 season.

The pitch was flat and drainage was established on the pitch during the 1960s but has not been upgraded since. Council records indicate that it started to suffer from poor drainage and become uneven and rutted by the end of the season.

Since the closure of the site, the pitch has not been maintained and as a consequence, is now overgrown. The pavilion and changing accommodation is boarded up and has recently been vandalised. The pitch is no longer capable of functioning as a pitch without investment to reinstate the facility.

Usage

Due to the closure of the site, there will be no usage of the pitch during the 2013 / 2014 season. The pitch and associated changing rooms have however been consistently used over the past three seasons (in terms of both the clubs using the facility and the number of teams playing at the site) as set out in Table 10. Most notably, the site functioned as an important venue for Chesterfield Ladies Football Club.

Table 10: Historical Use of Playing Pitch at Queen's Park Annexe

| 2010 - 2011 | 2011 - 2012 | 2012 - 2013 |
|---------------------------------------|---------------------------------------|---------------------------------------|
| Chesterfield Ladies U18 (Sat AM) | Chesterfield Ladies U18 (Sat AM) | Chesterfield Ladies U18 (Sat AM) |
| Chesterfield Ladies U16 (Sat AM) | Chesterfield Ladies U16 (Sat AM) | Chesterfield Ladies U16 (Sat AM) |
| Chesterfield Ladies U15 (Sat AM) | Wingerworth Juniors U18 (Sun AM) | FC Britannia (Sun AM) |
| Tapton Juniors U15 (Sun AM) | Hosetech FC (Sun AM) | Hosetech FC (Sun AM) |
| Chesterfield Ladies Open Age (Sun PM) | Chesterfield Ladies Open Age (Sun PM) | Chesterfield Ladies Open Age (Sun PM) |

Site Specific Activity – Queen’s Park Annexe

To begin to understand the role of the pitch in meeting demand in Chesterfield, in line with the methodology set out in *Playing Pitch Strategy Guidance; An Approach to Developing and Delivering a Playing Pitch Strategy* (Sport England 2013), an analysis of site specific activity has been undertaken.

The guidance requires the level of activity to be measured through the use of match equivalents to ensure that a comparison is possible between the capacity of the pitch and the demand for the pitch. It is important to consider both:

- the adequacy of pitch provision over the course of a week; and
- capacity of a pitch at peak time.

The above is based upon the following principles:

Capacity over the course of a week

To measure demand, a team playing home fixtures every other week would generate the equivalent of 0.5 match equivalents per week (one fixture every other week). Match equivalent values are also used to measure the use of pitches by educational establishments and the impact of casual access and training.

FA guidelines on playing pitch capacity are used to measure supply – pitch capacity is based upon the quality of the pitch and the consequential number of matches that it can sustain per week. The assumptions used are set out in Table 11.

Table 11: Capacity based upon Pitch Quality

| Agreed pitch quality rating | Adult Football | Youth Football | Mini Soccer |
|-----------------------------|--|----------------|-------------|
| | Number of match equivalent sessions a week | | |
| Good | 3 | 4 | 6 |
| Standard | 2 | 2 | 4 |
| Poor | 1 | 1 | 2 |

The Queens Park Annexe site has been assumed to be of standard quality and therefore to have a capacity of 2 matches per week. This is based upon consultation of the historic carrying capacity of the pitch and pitch conditions over the season, which sometimes deteriorated due to overuse.

Peak time demand

The ability of a pitch to accommodate demand at peak time is as important as the overall capacity of the site over a week. The local leagues all have specific kick off times and while these are flexible to a degree, it is important that there are enough pitches available when people wish to use them.

As there is only one senior pitch, the Queens Park Annexe Playing Pitch is able to accommodate just one match equivalent at peak time.

Table 12 therefore summarises the activity at Queen's Park Annexe. It uses the information provided in Tables 10 and 11 and reveals that over the past three seasons, the playing pitch at Queen's Park Annexe has functioned at or above capacity.

This suggests that historically, despite being a single pitch site, the pitch has played a valuable role in meeting demand for football in Chesterfield Borough.

Table 12: Site Activity at Queens Park

| Demand | Data | 2010 - 2011 | 2011 - 2012 | 2012 - 2013 |
|-------------------|---|-------------|-------------|-------------|
| Demand | Sat AM (Number of matches) | 1.5 | 1 | 1 |
| | Sat PM (Number of matches) | | | |
| | Sun AM (Number of matches) | 0.5 | 1 | 1 |
| | Sun PM (Number of matches) | 0.5 | 0.5 | 0.5 |
| | Total Match Equivalents (Number of matches) | 2.5 | 2.5 | 2.5 |
| Supply | Capacity across Week (Number of matches) | 2 | 2 | 2 |
| | Peak time capacity (Number of matches) | 1 | 1 | 1 |
| Activity on Pitch | Capacity of Pitches -Matches per week | -0.5 | -0.5 | -0.5 |
| | Pitch availability at peak time (Sat | -0.5 | 0 | 0 |

| | | | | |
|--|---|---|---|---|
| | AM) | | | |
| | Pitch operating over capacity both across the week and at peak time | Pitch operating over capacity both across the week and at peak time | Pitch operating over capacity across the week. At capacity at peak time | Pitch operating over capacity across the week. At capacity at peak time |

Impact of Pitch closure and Club relocation

As the site is now closed, the pitch is not available to hire during the season 2013 / 2014 and teams have been relocated for the start of this season.

Table 13 summarises the teams that have been relocated and the pitches that they will be playing on this year (2013 / 2014). It indicates that two of the five teams previously playing on the site have now folded and provides the reasons behind this, which were not related to the required relocation.

Table 13: Relocation of Teams

| Team Name | New Site | Comment |
|------------------------------|------------|--|
| Chesterfield Ladies U16 | Arkwright | Relocated |
| Chesterfield Ladies U18 | Folded | Team folded while club were seeking new venue due to lack of players |
| Chesterfield Ladies Open Age | Arkwright | Relocated |
| Hosetech Mill | Folded | Club were found a pitch at Poolsbrook (Council pitch venue). They paid their fees for the new season but then folded due to a lack of players. |
| FC Britannia | Walton Dam | Relocated |

As demonstrated in Table 13, the remaining teams have relocated to Arkwright Playing Fields and Walton Dam Playing Fields. The reduction of two teams means that the impact of the closure of the Queens Park Annexe Playing Fields on other sites is therefore just three teams (1.5 match equivalents).

Those clubs directly impacted by the closure are Chesterfield Ladies FC and FC Britannia and the sites directly impacted by the relocation are Arkwright Playing Fields (Hardwick Drive) and Walton Dam.

To evaluate the impact of relocation, the activity at each of these sites has been considered and consultation has also been undertaken with clubs in order to understand any issues that they have arising with the closure of the pitch and their arrangements for the forthcoming season.

Robinsons Sports Fields - Walton Dam Playing Fields

Walton Dam Playing Fields is a private facility (also known as Robinsons Sports Ground). As well as a senior football pitch, it includes a cricket pitch (over which the football pitch is marked) and a bowling green. It is located 1.2 miles from the Queens Park Annexe.

The cricket pitch is the home of Chesterfield Barbarians Cricket Club who use it during the summer months. Britannia FC, who play in the Chesterfield and District Sunday Football League are the only team to use the site for football. The club have taken a five year lease for the use of this facility (starting 2013 – 2014 season) and have invested in improvements to the quality of the site over the close season.

Table 14 therefore summarises the pitch provision and capacity of Walton Dam Playing Fields, while Table 15 summarises the demand / current use of the facility.

Table 14: Pitch Supply (Walton Dam Playing Fields)

| | Pitches available | Capacity Rating | Total Capacity | Cost |
|--------------|---|-----------------|----------------|-------------------------------------|
| Total | 1 senior football (on cricket outfield) | Standard - Good | 2 | Leased by club for five year period |

Table 15: Use of Walton Dam Playing Fields

| Teams | Demand | Match Equivalent |
|---------------------|--------|------------------|
| FC Britannia | Sun AM | 0.5 |

Table 16 therefore evaluates the overall activity of the site, summarising the usage of Walton Dam playing fields and measuring this against the overall capacity of the site.

Table 16: Usage of Walton Dam Playing Fields

| Demand | Temporal Demand | Match Equivalents |
|---------------|---|-------------------|
| | Sat AM (Number of matches) | |
| | Sat PM (Number of matches) | |
| | Sun AM (Number of matches) | 0.5 |
| | Sun PM (Number of matches) | |
| | Total Match Equivalents (Number of matches) | |
| Supply | Capacity across Week (Number of matches) | 2 |
| | Peak time capacity (Number of matches) | 1 |

| | | |
|--------------------------|--|--|
| Activity on Pitch | Capacity of Pitches (Number of Matches Possible – Number of matches sustained) | Scope to accommodate additional matches (current capacity 2, demand 0.5) |
| | Pitch availability at peak time (Sat AM) | 0.5 pitches available – ie use of pitch at peak time every other week |

Table 16 therefore indicates that there is capacity to accommodate additional matches on the Robinson Sports Ground and scope for the growth and development of Britannia FC. Specifically:

- the pitch is able to sustain an additional 1.5 match equivalents across the week; and
- a further game every other week (0.5 match equivalents) could be accommodated in the peak period.

FC Britannia has therefore secured their own home venue for the next five years and are benefitting from facilities that are of improved quality.

Arkwright Playing Fields

Chesterfield Ladies are the club most impacted by the closure of the Queens Park Annexe Pitch, with three teams playing on the site last season.

For season 2013 / 2014, Chesterfield Ladies will be running the following teams

Table 17: 2013 / 2014 Chesterfield Ladies Teams

| Team Name | Venue | Pitch Provision |
|--------------------------|---|---|
| Chesterfield Ladies U11 | High Field Recreation Ground | 3 adult football, 1 junior football and 3 mini pitches Currently onsite: 3 x adult, 1 x mini (although scope for more on demand) |
| Chesterfield Ladies U12 | Tapton Park | 1 junior football pitch |
| Chesterfield Ladies U16 | Hardwick Drive, Arkwright (NE Derbyshire) | 1 senior football pitch |
| Chesterfield Ladies Open | Hardwick Drive, Arkwright (NE Derbyshire) | 1 senior football pitch |

As can be seen in Table 17 (and detailed in Table 10), the teams previously playing at the Queens Park Annexe are now based at Arkwright Playing Fields while the remaining teams continue to play in Chesterfield.

Arkwright Playing Field is located in Arkwright, a village in North East Derbyshire circa 4 miles from Queens Park Annexe. The playing pitch is of adult size and is adjacent to the Community Centre

and is managed by North East Derbyshire Council. The community centre contains indoor sports facilities and there is also a small Artificial Grass Pitch (AGP) adjacent to the playing pitch.

The pitch is of good quality and is flat and clearly marked. There is drainage installed, although it is built upon clay foundations, which impacts upon the effectiveness of the drainage systems. The use of the pitch is restricted to 2 games per week to ensure that the quality of the facility is maintained. The pitch has therefore been awarded a quality rating of standard (2 games per week) to reflect this.

Table 18 considers the pitch provision and capacity of Arkwright Playing Fields while Table 10 summarises the use of the playing fields.

Table 18: Pitch Supply (Arkwright Playing Fields)

| Pitches available | Capacity Rating | Total Capacity |
|-------------------|-----------------|----------------|
| 1 senior football | 2 (standard) | 2 |

Table 19: Use of Arkwright Playing Fields

| Teams | Demand | Match Equivalent | Pitch Used |
|---------------------------------------|---------|------------------|----------------------|
| Chesterfield Ladies U16 | Sat AM | 0.5 | Grass Football Pitch |
| Chesterfield Ladies Open Age | Sun PM | 0.5 | Grass Football Pitch |
| Chesterfield Ladies Open Age Training | Midweek | 0.5 | AGP |
| Chesterfield U15 Training | Midweek | 0.5 | AGP |

Table 20 uses the information in these tables to provide an overview of the activity at the site and an understanding of the adequacy of provision.

Table 20: Arkwright Playing Fields

| Demand | Data | |
|--------|---|-----|
| | Sat AM (Number of matches) | 0.5 |
| | Sat PM (Number of matches) | |
| | Sun AM (Number of matches) | |
| | Sun PM (Number of matches) | 0.5 |
| | Total Match Equivalents (Number of matches) | |
| Supply | Capacity across Week (Number of matches) | 2 |

| | | |
|-------------------|--|--|
| | Peak time capacity (Number of matches) | 1 |
| Activity on Pitch | Capacity of Pitches -Matches per week | Scope to accommodate additional matches (Demand 1, capacity 2) |
| | Pitch availability at peak time (Sat AM) | 0.5 (Spare slot on both Sat AM and Sun PM) |

Table 20 therefore indicates that there is capacity to accommodate additional matches on the Arkwright Playing Fields and scope for the growth and development of Chesterfield Ladies FC, specifically:

- the pitch is able to sustain an additional 1 match equivalent across the week; and
- a further game every other week (0.5 match equivalents) could be managed in the peak period.

Consultation – Chesterfield Ladies

The greatest impact of the closure of the Queens Park Annexe has been on Chesterfield Ladies FC. As a consequence of this, as well as the loss of one team between 2012 / 2013 and 2013 / 2014, consultation has been carried out with the club in order to understand the rationale for the selection of the new pitch as well as any issues the club has with their new arrangements.

Consultation with the club revealed that:

- the decision to use Arkwright Playing Fields was made following a programme of site visits to a variety of playing fields in the Chesterfield area. The site was selected for the quality of the pitch, as well as the availability at the times the club required use of the pitch and the ancillary facilities available;
- a new pitch was required for the senior team and the U16 team. The U18 team folded due to a lack of players (before a venue for a third team had been found);
- while the process of finding an appropriate new site for the club was difficult (and resulted in a delay in informing the league of home venues), although the club have only been using the new pitch for a few weeks, they are happy with the facilities and have settled in well in the new surroundings. They indicate that the changing accommodation and facilities provided are of a higher quality than the facilities associated with the Queens Park Annexe pitch. There have been no issues with the relocation across Chesterfield and into North East Derbyshire and no impact upon team numbers;
- with regards the pitch quality, the club rates the site highly, although they do not yet have an understanding of how well the pitch will cope with poor weather conditions (particularly due to the clay foundations of the pitch). They valued the pitch at Queens Park Annexe as it coped well with poor weather conditions and was rarely unplayable, even after taking several matches during the week. Pitch quality is particularly important to the club;

- since the relocation, the teams have also moved training activities to the Arkwright Community Centre. The senior team and U16 team use the AGP adjacent to the pitch and because activity is now concentrated on the one site, have started to create a club base. They previously trained at Brookfield School;
- although the younger teams still play home fixtures on playing fields in Chesterfield, they also now train at the Arkwright Community Centre, using the indoor sports hall as their venue; and
- adding to the benefits of the new facility with regards the adjacent AGP and access to indoor training facilities, the club indicate that the cost of pitch hire, which is considerably cheaper than renting the pitch at Queens Park Annexe, has improved club sustainability.

Chesterfield Ladies are therefore happy in their new home and believe that as a club, they have benefitted from the new arrangements.

Overall impact of relocation

While data indicates that the Queens Park Annexe Playing Field was highly valued and well used, analysis of the impact of closure reveals that both affected clubs have benefitted through securing access to higher quality pitches at the same or lower cost than that which they used last season.

There has therefore been no negative impact of the closure of the playing pitch on either of the clubs involved and the needs of both clubs have been addressed for a minimum of the forthcoming season.

Wider adequacy of provision - situation across Chesterfield

The playing pitch strategy which is currently underway will accurately evaluate supply and demand for playing pitches across Chesterfield, taking into account public pitch provision as well as sites owned and managed by other providers. As this work is currently in progress, it is not possible to provide a full picture of supply and demand across Chesterfield as a whole to complement the site specific analysis evaluating the direct impact of pitch closure.

It is however possible to consider the availability of Council pitches based upon pitch booking records. Analysis of used capacity at Council pitch sites indicates that:

- there are five match equivalents available at adult peak time (Sunday AM) on Council pitch sites and further capacity across the week; and
- there are three match equivalents available on a Saturday on junior pitches and four available on a Sunday.

While Somersall Playing Fields is currently out of commission due to drainage issues. This pitch will be brought back into use next season. Eastwood Park Hasland has also been taken out of commission for 2013/14 season due to the recent redevelopment that has taken place and Rother Recreation Ground has temporarily been brought into use to replace it.

It is clear therefore, that there is scope for a limited amount of additional play on pitches owned and managed by Chesterfield Council, based upon the assumption that pitches can sustain up to two games per week.

This analysis does however provide comfort that the loss of the playing pitch at Queens Park Annexe will not have a detrimental impact on football participation in the immediate short term, as any new teams, or teams wishing to relocate, can be accommodated within the existing pitch stock.

It should be noted that this provides an indication of the adequacy of provision only, as it does not take into displaced or latent demand, or consider activity at sites that are not owned by the Council.

New Provision

Building upon the availability of existing Council pitches, there are also several changes to the pitch stock that are currently underway which will increase the overall supply of football pitches significantly, creating an additional 11 pitches. These new pitches will be as follows;

- Additional 3 pitches at Holmebrook Valley Park. Chesterfield Ladies are an important part of the development plan for this site, which includes specialist changing facilities and all four teams are ultimately expected to relocate from the current holding position in Arkwright to this site. The creation of further pitches at this site will follow once the initial phase of work is completed. This scheme is part of an overall strategy to relocate Chesterfield Ladies from the Queens Park Annexe site
- Three new football pitches will be provided at Chesterfield Rugby Club – linking with a club
- 2 new pitches will be provided at Langer Lane College. These pitches have not been used for 3 or 4 years while the site has been drained and levelled. This will be in use from October 2013 and access for the community has been secured
- Brookfield School (with formal community use agreement) will offer two new full size pitches
- A new pitch will be provided at Eastwood Park, Hasland. Changing facilities will also be provided in due course.

Capacity in the pitch stock will therefore increase significantly through the creation of additional pitches at schemes that are already underway. Chesterfield Ladies, who have been relocated as a result of the recent closure of the Queens Park Annexe pitch, are an important part of the development plan for Holmebrook Valley Park and will benefit from the new and tailored facilities that will be provided at the site. The new facilities will also provide the club with the opportunity to accommodate all of their teams on one site, a luxury that they have not previously had.

Summary and Conclusions

The basis for decision making in relation to playing fields is a local authority playing pitch strategy, which sets out the adequacy of provision and highlights issues arising and sets key priorities to shape current and future provision. The Chesterfield Playing Pitch Strategy is in early stages of development and therefore cannot be used as an evidence base for decision making in relation to the proposed loss of playing pitches.

A bespoke analysis of the impact of the closure of the playing field at Queens Park Annexe has therefore been undertaken and this reveals the following;

- Up to the closure of the Queens Park Annexe Playing Pitch at the end of the season 2012 – 2013, the pitch was at capacity across the week and heavily used at peak time. The key users were Chesterfield Ladies FC and FC Britannia
- The closure meant that both of these teams were required to relocate for the start of the 2013 – 2014 season. Both teams have successfully secured new venues, with FC Britannia signing a 5 year lease at Walton Dam Playing Fields, while Chesterfield Ladies have moved to Arkwright Playing Fields. The other two teams using the Queens Park Annexe playing pitch folded for reasons not attributable to the closure of the pitch
- Both clubs have benefited from the relocation in terms of pitch quality and both clubs are now the sole tenants of the playing fields that they use. FC Britannia have invested in qualitative improvements to their new site, while Chesterfield Ladies indicate that they now have access to better changing facilities as well as an adjacent all weather pitch and indoor training facilities. Both clubs have also benefitted from lower costs, improving club sustainability. There is scope to increase the amount of play at both sites used by the clubs and both clubs are happy with their new arrangements
- Looking wide at pitch availability across Chesterfield, analysis of pitch booking records for Chesterfield Borough Council pitches demonstrate that despite the closure of the Queens Park Annexe pitch, the existing Council pitch stock is able to sustain additional play both at peak time and during the week. This indicates that participation in football will not be limited by the closure of the football pitch in the short term as any teams emerging or teams wishing to relocate can be accommodated within existing structures should this be required
- Added to this, significant work is currently underway on several schemes across the borough and a further 11 new pitches will be provided to supplement the existing facilities that are available. Most notably, Chesterfield Ladies, who were relocated following the closure of the Queen's Park Annexe pitches, are an important part of the development plan for the Holmebrook Valley Park Playing Fields. This will see the creation of tailored changing accommodation for ladies football as well as the provision of new high quality playing pitches enabling the whole club to be based at the site, a luxury that they have not had previously. The new pitches will provide more opportunities to participate in football.

This bespoke analysis therefore suggests that the closure of the playing pitch at Queens Park Annexe has had no negative impact upon the clubs that previously used the pitch, with both clubs now based at pitches of higher quality and more suited to their needs. A long term strategy has been put in place for the security of FC Britannia (5 year lease) and the redevelopment of Holmebrook Valley Playing Fields also provides security for Chesterfield Ladies FC. Furthermore, the pitch stock will increase significantly in future years through the provision of new playing fields that will be secured for community use including Chesterfield Rugby Club, Langer Lane, Eastwood Park and Brookfield School.

Proposals to replace the playing field with a the new QPSC will therefore have greater benefit to the local community than the retention of the former playing field at the Queens Park Annexe as the overall development will increase the range of facilities and opportunities provided and deliver new high quality facilities in line with need, which will deliver increases in participation.

Playing Pitch analysis Summary

As set out earlier, both the National Planning Policy Framework and Sport England policy for the protection of playing fields seek to protect playing fields from development. Sport England

policy indicates that Sport England will not object to the loss of playing fields where one or more of the exception criteria E1 – E5 are met.

As the loss of playing field area will arise as a result of proposals to provide sporting facilities, and analysis has demonstrated that there is no immediate detrimental impact of the loss of the playing field, exception E5 can be considered to be applicable. *The new sporting facilities that will be created as a result of the loss of playing field will be of greater benefit than the retention of the playing field space.*

This assessment has however considered only the direct impact of the loss of the playing field at Queens Park Annexe and has not taken into account the adequacy of provision across Chesterfield in its entirety. While the teams formerly based at the site have been successfully relocated to facilities of higher quality, and according to booking records there is a small amount of spare capacity within the remaining Council pitch stock (with additional pitches to be created) this does not conclusively demonstrate that the overall stock of provision (including pitches owned and managed by other providers) is sufficient to meet current and projected future demand. This means that there remains a possibility that the emerging Chesterfield Borough Council Playing Pitch Strategy may require the provision of additional pitches.

Based upon the findings of this assessment, which has justified that there is no negative short term impact of the proposed loss of the playing pitch at Queens Park Annex, the loss of the playing field at Queens Park Annexe is considered appropriate on the basis that the development is for an indoor sports facility, the provision of which would be greater additional benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing field.

It is however acknowledged that this assessment does not consider provision across the whole of Chesterfield and cannot therefore accurately project future demand.

If therefore, the Chesterfield Borough Council Playing Pitch Strategy uncovers shortages of playing pitches across the borough and a need for further pitch provision to meet future need, the lost playing field space will be replaced in line with the priorities of the playing pitch strategy.

This approach would provide a guarantee that not only would the playing field be replaced if it was identified that more are required, but that by drawing upon the priorities set out in the Chesterfield Borough Council Playing Pitch Strategy, any new provision would be directly in line with local need. The playing pitch strategy would help to maximise the benefits of any replacement provision by ensuring that the new pitch is of the right type and in the right location to best meet current and projected need.

The longer term reprovision of a new pitch to replace that lost (if the emerging Playing Pitch Strategy suggests it is required) will be in line with Sport England Exception E4 - Lost playing fields would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements.

Whilst the pitch would not be provided before development takes place on site, this evidence base indicates that there is no short term negative impact of the loss of the playing pitch and as a consequence, no immediate requirement for replacement to take place prior to the commencement of development of the leisure centre. Any required replacement will be more effective if it takes into account the key findings and issues identified through the preparation of the playing pitch strategy and associated action plan.

Conclusion and Recommendations

The Council has previously made the case for the new build option on the Annexe through detailed feasibility work and options appraisal. The final scheme and facility mix represents the best value for money and long-term sustainable solution for the residents of Chesterfield.

The option will result in the loss of one adult football pitch and a derelict redgra athletics track.

In line with para 74 of the NPPF the analysis set out has shown clearly that the athletics track is 'surplus to requirements' and does not require to be replaced.

The analysis has also demonstrated that there is no immediate detrimental impact of the loss of the playing field, (all displaced team have been more than adequately catered for) Sport England Planning Policy exception E5 can therefore be considered to be applicable i.e. *the new sporting facilities that will be created as a result of the loss of playing field will be of greater benefit than the retention of the playing field space.*

Proposals to replace the playing field with a the new QPSC will have greater benefit to the local community than the retention of the former playing field at the Queens Park Annexe as the overall development will increase the range of facilities and opportunities provided and deliver new high quality facilities in line with need, which will deliver increases in participation.

The Council accepts that the longer term re-provision of a new pitch to replace that lost may be required (if the emerging Playing Pitch Strategy suggests it is required). This will be in line with Sport England Exception E4 - *Lost playing fields would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements.*

Whilst the pitch would not be provided before development takes place on site, the evidence base indicates that there is no short term negative impact of the loss of the playing pitch and as a consequence, no immediate requirement for replacement to take place prior to the commencement of development of the QPSC. Any required replacement will be more effective if it takes into account the key findings and issues identified through the preparation of the playing pitch strategy and associated action plan at a later date. The Council are happy to condition this as part of the planning application.

The proposal therefore meets Sport England Playing Fields policy.

Turning to the built provision the analysis set out is also sound in planning terms. Para 73 requires a robust and up to date assessment of need to be undertaken. Analysis of national data and local issues has made the case for the scale of development proposed as part of the new QPSC.

The pitch and athletics facility will be lost as part of the development of the new QPSC however it is evident that there is no established need for this provision going forward and that there will be wider benefits for sport as a result of the whole development. The council accept that if the outcomes of the PPS require an adult pitch replacement then this will be delivered. The new centre has the support of the Chesterfield community and is a better deal for sport. The needs analysis has made the case for the core of the built provision, in terms of the increase in quality and wider benefits, these are summarised in the table below.

Table 21: Summary of the Sporting benefit of the new QPSC

| Existing Centre | New Centre | Increased Sporting Benefit |
|---|---|--|
| Wet Facilities | | <ul style="list-style-type: none"> Increased quality will attract users who appear currently put off by condition of changing rooms Pool configuration will provide greater flexibility for a wider range of users Movable floor provides greater programming flexibility and recreational swimming water depth All current swimmer needs will be met and 6.75 extra hours per week of general swimming space will be accessible within the programme New design and provision will particularly improve access for disabled participants |
| Main Pool with channel surround 6 Lane 33m x 12m with max. depth of 3.5m with 1m, 3m, and 5m diving boards and moveable boom. Ladder access with moveable hoist | Deck Level Main Pool 6 Lane 25m x 12.5m with fixed bottom profile to max depth of 2m with easy access steps and platform hoist plus ladder access | |
| Learner Pool 16m x 6m constant depth 0.9m | Deck level Learner Pool 12.5m x 7m with moveable floor to max depth of 2m | |
| Flume | Not provided | |
| Beached paddling pool for toddlers | Water play features | |
| Separate Male and Female Changing Rooms | Village Change with 2x group changing rooms | |
| Changing Places Facility | Changing Places Facility | |
| Dry Facilities | | <ul style="list-style-type: none"> Partnership with Chesterfield College will increase significantly off-peak usage England Squash are supportive and investing Flexible squash courts will provide greater programming opportunities for indoor space Higher quality and larger health and fitness will deliver greater throughput and usage Larger hall will better meet some sports needs e.g. basketball |
| 6 Court sports hall 32m x 26m | 6 Court sports hall 33m x 27m | |
| 3 squash courts (fixed solid walls) | 2 glass backed squash courts with moveable wall | |
| Male and Female Changing Facilities | Male and Female Changing Facilities | |
| Activity Studio | Activity Studio | |
| 47 Station Fitness Suite | 65 Station Fitness Suite | |
| External Facilities | | <ul style="list-style-type: none"> Increased daytime usage by the College Opportunity to develop formal and informal team activity, athletics, jogging, running, cycling, fitness |
| 3G Pitch | 3G Pitch (retained on existing site) | |
| Community park access | Site specific greenspace | |

Appendix A

