

**DERBY CITY COUNCIL  
SOUTH DERBYSHIRE DISTRICT COUNCIL**

**DERBY GROWTH ZONE REPORT  
AUGUST 2018**

QUALITY, INTEGRITY, PROFESSIONALISM

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**DERBY GROWTH ZONE  
DRAFT REPORT**

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## PART ONE: INTRODUCTION

This report focuses on the shared area of growth between the City of Derby and South Derbyshire (termed the Derby Growth Zone) which will see significant housing growth to 2028. It draws on the findings and recommendations held exclusively within the Derby and South Derbyshire Playing Pitch Strategies (PPS) and should be used in close conjunction with them.

This report and the respective PPS action plans should be used together and should align, consequently the monitoring and updating of this report should form part of the Stage E monitoring and updating process of the PPS documents ensuring that whilst they can be used in exclusivity, they also support and inform the use of this report.

Actions and recommendations within this report are based on requirements for improvements or additional capacity evidenced through the PPS to address existing supply and demand issues and/or provide additional capacity or improvements to support increased demand anticipated from within the growth zone.

### ***Playing pitch strategy findings***

The respective PPSs evidence the following headline findings with regards to the two local authority areas in their entirety. Ultimately, shortfalls exist both currently and with a view to future demand up to 2028 therefore there is a need to protect all existing playing pitch provision until demand is met.

#### *Derby*

The existing position is that current quantitate shortfalls exist for football, full sized 3G pitches and rugby union, with qualitative improvements required to hockey suitable AGP provision to maintain the level of current capacity available, which is presently able to meet demand.

The future position projected to 2028 exacerbates these shortfalls to include cricket (potentially to a greater extent than evidenced dependent on the success of new National Governing body (NGB) and club growth initiatives and new playing formats) and potentially tennis subject to the realisation of aspirational club growth plans.

#### *South Derbyshire*

The existing position is that current quantitate shortfalls exist for football, rugby union and cricket.

The future position projected to 2028 exacerbates these shortfalls to include full sized 3G pitches, with shortfalls for cricket potentially exacerbated to a greater extent than evidenced dependent on the success of new NGB and club growth initiatives and new playing formats.

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## Extent of the Derby Growth Zone

Derby City Council and South Derbyshire District Council share a boundary along the South edge of Derby City from Radbourne/Mickleover in the West to Elvaston/Boulton in the East. This geographical area is identified as a significant area of housing growth over the period 2018-2028 with developments proposed on either side of the district border. This sits within the Derby Housing Market Area (HMA) and covers the area identified in the Area of Strategic Urban Growth on the Derby City border. The current housing plans for each authority and subsequent anticipated population growth is a key driver in the two authorities seeking to work in partnership to develop robust and up to date evidence relating to the provision of outdoor sport. It is important to assess the sporting and recreational needs of the changing demographic base across the two authorities and ensure adequate supply of land and facilities to meet future demand in line with the requirements of the National Planning Policy Framework.

As detailed within the PPS assessment reports for both Derby and South Derbyshire, the Derby HMA aligned Core Strategies set out that Derby City is required to deliver 11,000 new homes from 2011-2028, with 12,618 required to be delivered in South Derbyshire and 9,770 in Amber Valley.

The Objectively Assessed Housing Need (OAN) for Derby is actually 16,388, however, it has been agreed collectively by the HMA Authorities that Derby City cannot provide more than 11,000 dwellings in the period up to 2028. As such, the remaining 5,388 will be delivered within South Derbyshire (3,013) and Amber Valley (2,375) as urban extensions to the City, with five of the strategic housing sites identified in the Derby Local Plan to be schemes delivered across Derby and South Derbyshire. They are:

Table A.1: Strategic housing sites within the Derby Growth Zone

Policy reference	Site name	Local authority	Number of dwellings
<i>Boundary schemes</i>			
AC18	Wragley Way	Derby City	180
AC20	Rykneld Road	Derby City	900
AC21	Hackwood Farm	Derby City	400
AC23	Boulton Moor East	Derby City	800
AC24	South Chellaston Sites	Derby City	100
H12	Highfields Farm (South West of Derby)	South Derbyshire	1,041
H13	Boulton Moor (South East of Derby)	South Derbyshire	1,950
H14	Chellaston Fields, Chellaston	South Derbyshire	500
H15	Wragley Way (South of Derby)	South Derbyshire	1,300*
H16	Primula Way, Sunny Hill	South Derbyshire	500
H17	Holmleigh Way, Chellaston	South Derbyshire	120
H18	Hackwood Farm, Mickleover	South Derbyshire	290
H19	Land West of Mickleover	South Derbyshire	1,400**
<b>Total</b>			<b>9,481</b>

Policy	Site name	Local	Number of
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reference		authority	dwellings
<i>Other nearby housing allocations</i>			
H8	Former Aston Hall Hospital, Aston on Trent	South Derbyshire	38
H10	Land south of Willington Road, Etwall	South Derbyshire	199
<b>Total</b>			<b>237</b>

\* The site is allocated for 1,950 dwellings in total – 1,300 by 2028

\*\* The site is allocated for 1,650 dwellings in total – 1,400 by 2028

This inter-related region of growth is known as the Derby Growth Zone (DGZ), reflecting the meeting of Derby City housing need within South Derbyshire District as an urban extension. For the purposes of the PPS, the local planning authorities for both Derby City Council (DCC) and South Derbyshire District Council (SDDC) agree that the DGZ should be considered as spanning the following ward areas:

*Table A.2: Local ward areas which form the Derby Growth Zone*

Local authority	
Derby	South Derbyshire
Blagreaves	Aston
Boulton	Etwall
Chellaston	Stenson
Littleover	Willington and Findern
Sinfin	

In total, the DGZ presently accommodates a total population of 95,477<sup>1</sup>, made up of 73,163 in Derby and 22,314 in South Derbyshire. Based on these constituent wards, Figure A.1 shows the extent to which the DGZ spans, including housing sites within it and existing outdoor sports facilities as identified within the preceding assessment, summarised in Table A.3.

<sup>1</sup> Source: ONS Mid-2016 Population Estimates for Lower Layer Super Output Areas in England and Wales by Single Year of Age and Sex

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Table A.3: Existing sites with outdoor sports provision within the Derby Growth Zone

Local authority	PPS ID	From	Housing Area in closest proximity (drive time)	Housing Map ID	Policy Ref	Distance (miles)	Drive time
Derby	60	Pit Close Playing Field	South Chellaston Sites	30	AC24	0.35	1.71
Derby	18	City of Derby Academy	Wragley Way	33	AC18	0.46	2.13
Derby	19	Cotton Lane Park	Osmaston Regeneration Area	40	AC14	0.47	2.50
Derby	14	Chellaston Academy	South of Chellaston	30	AC24	0.48	2.65
Derby	16	Chellaston Park	Boulton Moor	32	AC23	0.54	2.49
Derby	83	Swarkestone Road	South of Chellaston	30	AC24	0.69	3.17
Derby	15	Chellaston Junior School	South of Chellaston	30	AC24	0.71	3.20
Derby	95	Wren Park Primary School	Manor Kingsway	41	AC19	0.72	3.20
Derby	40	Littleover Community School	Rykneld Road	28	AC20	0.80	3.15
Derby	50	Moorways Sports Complex	Osmaston Regeneration Area	40	AC14	0.87	4.60
Derby	58	Osmaston Park	Osmaston Regeneration Area	40	AC14	0.89	4.67
Derby	31	Gayton Junior School	Primula Way, Sunny Hill	10	H16	0.91	4.10
Derby	34	Homefields Primary School	Holmleigh Way, Chellaston	19	H17	0.93	3.88
Derby	84	The Pavilion	Osmaston Regeneration Area	40	AC14	1.00	5.16
Derby	41	Littleover Tennis Club	Manor Kingsway	41	AC19	1.17	4.07
Derby	36	King George V Playing Fields	Rykneld Road	28	AC20	1.21	5.27
Derby	27	Derby High School	Rykneld Road	28	AC20	1.23	4.84
Derby	28	Derby Moor Academy	Primula Way, Sunny Hill	10	H16	1.36	5.91
Derby	1	Allen Street Recreation Ground	Osmaston Regeneration Area	40	AC14	1.36	6.06
Derby	30	Field Lane Playing Field	Boulton Moor	37	AC23	1.41	6.25
Derby	55	Oakwood Junior School	Boulton Moor	23	H13	1.55	5.04
Derby	73	Sinfin Moor Park	Primula Way, Sunny Hill	10	H16	1.58	7.09
Derby	11	Boulton Lane Park	Osmaston Regeneration Area	40	AC14	1.63	7.05
Derby	71	Shelton Junior School	South of Chellaston	30	AC24	1.71	7.30
Derby	54	Nunsfield House Community Association	Boulton Moor	24	H13	1.75	3.33
Derby	64	Rosehill Methodists Sports Ground	Manor Kingsway	41	AC19	2.05	7.06

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Local authority	PPS ID	From	Housing Area in closest proximity (drive time)	Housing Map ID	Policy Ref	Distance (miles)	Drive time
Derby	96	Wyndham Primary Academy	Boulton Moor	24	H13	2.06	4.13
Derby	98	Merrill Way Playing Fields (Rolls-Royce)	Holmleigh Way, Chellaston	19	H17	2.11	5.72
Derby	26	Derby Co-Operative Bowls	Manor Kingsway	41	AC19	2.12	7.43
Derby	52	Noel-Baker Community School & Language College	Boulton Moor	23	H13	2.12	7.53
Derby	25	Derby Congregational Cricket Club	Manor Kingsway	41	AC19	2.13	7.55
Derby	46	Merrill Academy	Boulton Moor	24	H13	2.61	6.12
South Derbyshire	28	King George V Playing Field	Land south of Willington Road, Etwall	12	H10	0.23	1.06
South Derbyshire	16	Etwall Primary School	Land south of Willington Road, Etwall	12	H10	0.24	1.10
South Derbyshire	14	Etwall Bowling Club	Land south of Willington Road, Etwall	12	H10	0.31	1.41
South Derbyshire	58	Sandypitts Lane Playing Fields	Land south of Willington Road, Etwall	12	H10	0.53	2.44
South Derbyshire	15	John Port Spencer Academy (Etwall Leisure Centre)	Land south of Willington Road, Etwall	12	H10	0.55	2.46
South Derbyshire	84	Etwall Cricket Club	Land south of Willington Road, Etwall	12	H10	0.74	3.31
South Derbyshire	1	Aston & Weston Bowls Club	Former Aston Hall Hospital, Aston on Trent	21	H8	0.90	4.49
South Derbyshire	69	The Recreation Centre (Ashton-on-Trent Recreation Ground)	Former Aston Hall Hospital, Aston on Trent	21	H8	0.93	4.16
South Derbyshire	75	Weston-on-Trent C of E Primary School	Former Aston Hall Hospital, Aston on Trent	21	H8	1.11	4.56
South Derbyshire	63	Stenson Fields Primary Community School	Wragley Way	15	H15	1.11	4.35
South Derbyshire	38	Mickleover Country Park Social Club	Land west of Mickleover	14	H19	1.12	3.67
South Derbyshire	11	Derby Grammar School Grass Pitches	Land west of Mickleover	14	H19	1.17	3.97
South Derbyshire	2	Barrow Turn (Swarkestone Cricket Club)	South of Chellaston	31	AC24	1.20	2.48
South Derbyshire	19	Findern Primary School	Wragley Way	15	H15	1.80	4.76

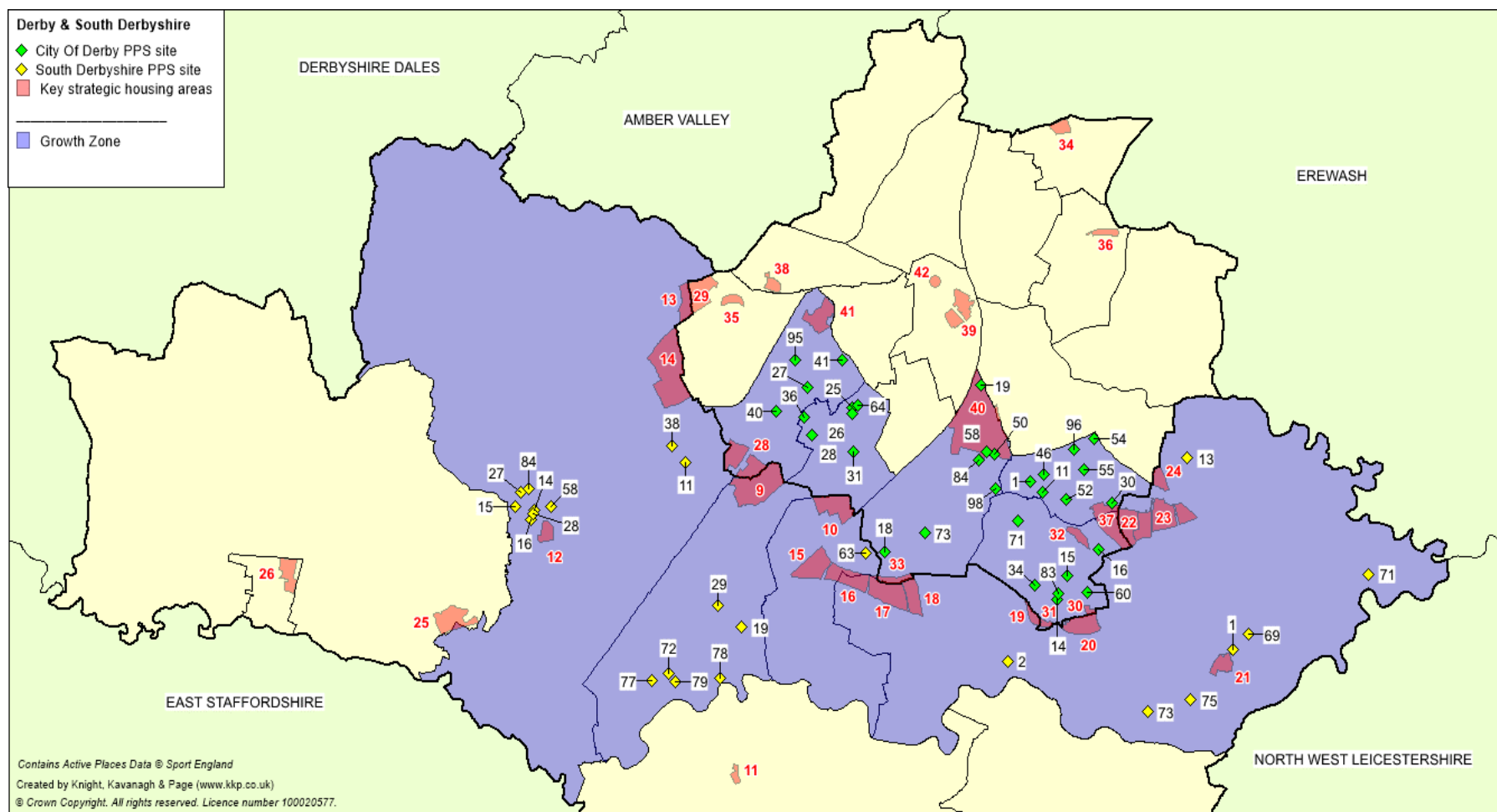


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Local authority	PPS ID	From	Housing Area in closest proximity (drive time)	Housing Map ID	Policy Ref	Distance (miles)	Drive time
South Derbyshire	13	Elvaston Cricket Ground	Boulton Moor	23	H13	1.96	5.45
South Derbyshire	29	King George V Playing Fields (Findern Recreation Ground)	Wragley Way	15	H15	2.19	5.72
South Derbyshire	73	Ukranian Youth Centre	South of Chellaston	31	AC24	2.57	5.28
South Derbyshire	78	Willington Football Club	Wragley Way	15	H15	2.63	5.96
South Derbyshire	77	Willington Bowls Club	Rykneld Road	28	AC20	3.16	5.95
South Derbyshire	79	Willington Primary School	Wragley Way	15	H15	3.23	8.38
South Derbyshire	71	The Wharf Recreation Ground	Boulton Moor	23	H13	3.30	6.76
South Derbyshire	72	Twyford Road Playing Field	Rykneld Road	28	AC20	3.38	7.45

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Figure A.1: Existing outdoor sports facilities within the Derby Growth Zone



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Table A.4: Map key of housing sites within or complimentary to the Derby Growth Zone

Map ID	Ref	Housing policy	Local authority
9	H12	Highfields Farm	South Derbyshire
10	H16	Primula Way, Sunny Hill	South Derbyshire
12	H10	Land south of Willington Road, Etwall	South Derbyshire
13	H18	Hackwood Farm, Mickleover	South Derbyshire
14	H19	Land west of Mickleover	South Derbyshire
15	H15	Wragley Way	South Derbyshire
16			
17			
18			
19	H17	Holmleigh Way, Chellaston	South Derbyshire
20	H14	Chellaston Fields, Chellaston	South Derbyshire
21	H8	Former Aston Hall Hospital, Aston on Trent	South Derbyshire
22	H13	Boulton Moor	South Derbyshire
23			
24			
28	AC20	Rykneld Road	Derby
29	AC21	Hackwood Farm	Derby
30	AC24	South of Chellaston	Derby
31			
32	AC23	Boulton Moor	Derby
33	AC18	Wragley Way	Derby
37	AC23	Boulton Moor	Derby
40	AC14	Osmaston Regeneration Area	Derby
41	AC19	Manor Kingsway	Derby

A number of sites within the DGZ are identified through the respective Playing Pitch Strategies as requiring action or improvement. With regards to residential development, where onsite development of new playing field provision is considered not preferable, an offsite contribution to improvement or extension/increase of capacity at existing sites could help to resolve existing issues and provide better for potential increases in demand arising from new residential development in the area.

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*Table A.5: Identified issues and opportunities at existing playing field sites within the Derby Growth Zone*

Site ID	Site name	Local authority	Issues & opportunities
18	City of Derby Academy	Derby	Poor quality full sized AGP, in excess of recommended surface lifespan and requires resurfacing to continue to support school and community use including by hockey clubs.
14	Chellaston Academy	Derby	Three poor quality rugby union pitches in need of improvement, currently overplayed due to levels of curricular and community usage, including by Melbourne RFC.
16	Chellaston Park	Derby	Identified as a key site for football. Need to repair burst pipes preventing changing facilities from being used, whilst football pitches are considered priority for investment and cricket square is also poor quality but used by community teams. Section 106 funding secured for improvement of the site.
50	Moorways Sports Complex	Derby	Full sized sand based AGP significantly exceeding the recommended lifespan, however is of standard quality. To be considered for surface replacement in the short-term and with no hockey users offers potential for conversion to 3G, subject to potential delivery of Parklife football hubs.
28	Derby Moor Academy	Derby	Extension to the Academy planned to accommodate growth in school places required. Increased demand will place added pressure on existing facilities and may require improvement or additional provision to support this. The hard court area has also been subject to development proposals for a new swimming pool in the area.
73	Sinfin Moor Park	Derby	Football hub site which offers significant potential for development as a Parklife football hub with multiple 3G pitches. Also under consideration to host a non-turf cricket pitch through the ECB non-turf pitch investment programme.
98	Merrill Way Playing Fields (Rolls-Royce)	Derby	Need to reprovide changing pavilion to be lost in order to continue to service football and rugby pitches onsite. Need to mitigate loss of playing field to development which accommodated an adult football pitch.
25	Derby Congregational Cricket Club	Derby	Despite reported improvement in quality since last season, the site offers limited space and no room for expansion to help eliminate current overplay of 18 match equivalent sessions per season. Reported as obstructive to league promotion as size does not meet league requirements, whilst it offers no security of use through rental from the United Reformed Church.
46	Merrill Academy	Derby	Despite limited community use of grass pitches by just one football team, the full sized 3G is not broadly available for community use, only by Derby County FC.
84	Etwall Cricket Club	South Derbyshire	Need to develop new, modern pavilion provision to ECB specifications where

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Site ID	Site name	Local authority	Issues & opportunities
			possible to replace dated and old facilities. Overplay considered sustainable, however either installation of a non-turf pitch onsite or access to neighbouring John Port Spencer Academy (Etwall Leisure Centre) would help provide capacity for future growth.
2	Barrow Turn (Swarkestone Cricket Club)	South Derbyshire	Capacity to accommodate non-peak time or junior play but reported need for mobile net training provision.
13	Elvaston Cricket Ground	South Derbyshire	Multi-party tenure agreements across both pitches and car park areas which need aggregating or aligning to allow for ECB investment in principle. Need to develop permanent social provision to replace temporary structure which must be taken down.
71	The Wharf Recreation Ground	South Derbyshire	Poor quality adult pitch currently overplayed. Need for qualitative improvement through maintenance or equipment support, or relocation of some demand to other sites locally.

Furthermore, DCC (with support of SDDC) is on the Parklife Journey with an aspiration to develop new football hubs in the City through application to the FA Parklife Football Hubs Programme. Rather than contribute off-site sums towards sites identified as having existing issues, for football it may be considered preferable to invest capital receipt towards funding required to develop football hubs (within or outside of the Parklife funding programme) as a better way to help meet need for both competitive and 3G training facilities. If done within the Parklife programme it would also represent strength of investment in terms of sustainability and security within the Football Trust created as part of the programme

## PART TWO: HOUSING GROWTH SCENARIOS

### *New onsite development*

The PPS provides an estimate of demand for pitch sport based on population forecasts and club consultation to 2028 (in line with the Local Plan period). This future demand is translated into teams likely to be generated, rather than actual pitch provision required. The Sport England Playing Pitch New Development Calculator (PPNDC) adds to this, updating the likely demand generated for pitch sports based on housing increases and converts the demand into match equivalent sessions and the number of pitches required. This is achieved via team generation rates (TGRs) in the Assessment Report to determine how many new teams would be generated from an increase in population derived from housing growth and gives the associated costs of supplying the increased pitch provision.

For the purposes of the following growth scenarios, the TGRs for Derby City have been applied to calculate future growth from developments within the growth zone, given that the DGZ is considered to primarily service the City housing requirement, though South Derbyshire residents will be able to benefit from associated infrastructure and facilities development. Likewise, the indicative figures are based on the assumption that population growth will average 2.4 per dwelling, the growth figure used by Derby City Council.

For scenarios relating to South Derbyshire allocations which fall within the DGZ, indicative figures are based on the assumption that population growth will average 1.9 per dwelling, the growth figure used by South Derbyshire District Council.

The scenarios below show the additional demand for pitch sports generated from housing growth in the Derby Growth Zone. The demand is shown in match equivalent sessions per week for the majority of sports, with the exception of cricket, where match equivalent sessions are by season. This is also equated to pitches required at peak time for each sport rounded up or down to the nearest whole pitch.

### *Derby Growth Zone schemes*

Across the schemes, a total of 9,481 new homes are to be delivered across the DGZ; 2,380 in Derby and 7,101 in South Derbyshire. The estimated additional population derived from this housing growth by 2028 is 19,204, (5,712 Derby and 13,492 South Derbyshire). In total, this equates to 17.98 match equivalent sessions per week for grass pitch sports, 1.27 on AGPs for hockey and 114.27 per season for cricket.

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Table A.5: Likely demand for grass pitch sports generated from housing growth from DGZ schemes (to 2028)

Pitch Sport	Estimated demand by sport (2028)			
	Match equivalent sessions (MES) per week <sup>2</sup>			Whole new DGZ pitches required
	Derby	South Derbyshire	Combined total	Combined total
Adult football	0.96	3.5	4.46	Four adult pitches
Youth football	2.55	4.03	6.58	Seven youth pitches
Mini soccer	2.73	2.89	5.62	Six mini soccer pitches
Rugby union	0.22	0.76	0.98	One senior pitch
Rugby league	0.05	0.29	0.34	No senior pitches
Hockey	0.19	1.08	1.27	No full sized AGPs
Cricket	14.76 per season	99.51 per season	114.27 per season	Two senior cricket pitches

**Derby** - To accommodate all of this demand, the capital cost is estimated at £535,165<sup>3</sup> and the total life cycle cost (per annum) is £100,818<sup>4</sup>.

**South Derbyshire** - To accommodate all of this demand, the capital cost is estimated at £1,732,775<sup>3</sup> and the total life cycle cost (per annum) is £307,578<sup>4</sup>.

**Combined total** - To accommodate all of this demand, the capital cost is estimated at £2,267,940<sup>3</sup> and the total life cycle cost (per annum) is £408,396<sup>4</sup>.

<sup>2</sup> As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

<sup>3</sup> Capital cost is based on 2018 second quarter calculations.

<sup>4</sup> Sport England Life Cycle Costs Natural Turf Pitches and Artificial Surfaces April 2012

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Whilst the following scenarios apply to Rykneld Road and Boulton Moor as the most significantly sized developments, the cumulative impact of housing across the local authority clearly shows that there will be significant demand generated during the Local Plan period. Application of the calculator to the two aforementioned developments shows likely demand generated to be as follows:

### *Rykneld Road (AC20)*

Pitch Sport	Estimated demand by sport (2028)	
	Match equivalent sessions (MES) per week <sup>5</sup>	Whole new pitches required
Adult football	0.15	No new pitches
Youth football	0.4	No new pitches
Mini soccer	0.43	No new pitches
Rugby union	0.03	No senior pitches
Rugby league	0.01	No senior pitches
Hockey	0.03	No full sized AGPs
Cricket	2.33 per season	No full cricket pitches

To accommodate all of this demand, the equivalent capital cost is estimated at £84,322<sup>6</sup> and the total life cycle cost (per annum) is £15,885<sup>7</sup>, though demand from the new development is not considered sufficient at any pitch type to warrant the creation of a new pitch onsite.

### *Boulton Moor East (AC23)*

Pitch Sport	Estimated demand by sport (2028)	
	Match equivalent sessions (MES) per week <sup>5</sup>	Whole new pitches required
Adult football	0.13	No new pitches
Youth football	0.36	No new pitches
Mini soccer	0.38	No new pitches
Rugby union	0.03	No senior pitches
Rugby league	0.01	No senior pitches
Hockey	0.03	No full sized AGPs
Cricket	2.07 per season	No full cricket pitches

To accommodate all of this demand, the equivalent capital cost is estimated at £74,953<sup>6</sup> and the total life cycle cost (per annum) is £14,120<sup>7</sup>, though demand from the new development is not considered sufficient at any pitch type to warrant the creation of a new pitch onsite.

<sup>5</sup> As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

<sup>6</sup> Capital cost is based on 2018 second quarter calculations.

<sup>7</sup> Sport England Life Cycle Costs Natural Turf Pitches and Artificial Surfaces April 2012



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### South Derbyshire allocations

Further to the boundary schemes, there are two other sites allocated within the South Derbyshire Local Plan which fall within the DGZ area, to deliver 237 new homes. The estimated additional population derived from this housing growth by 2028 is 451 (237 dwellings). This equates to 0.38 match equivalent sessions per week for grass pitch sports, 0.04 on AGPs for hockey and 3.33 per season for cricket.

*Table A.6: Likely demand for grass pitch sports generated from housing growth from DGZ South Derbyshire Local Plan allocations (to 2028)*

Pitch Sport	Estimated demand by sport (2028)	
	Match equivalent sessions (MES) per week <sup>8</sup>	Whole new pitches required
Adult football	0.12	No pitches
Youth football	0.13	No pitches
Mini soccer	0.1	No pitches
Rugby union	0.03	No senior pitches
Rugby league	0.01	No senior pitches
Hockey	0.04	No full sized AGPs
Cricket	3.33 per season	No cricket pitches

To accommodate all of this demand, the capital cost is estimated at £57,922<sup>12</sup> and the total life cycle cost (per annum) is £10,281<sup>13</sup>.

Experience shows that only housing sites with 600 dwellings or more are likely to generate demand in their own right (in this case Boulton Moor – H13, Wragley Way – H15 and Land West of Mickleover – H19); however, the cumulative impact of housing across the local authority clearly shows that there will be significant demand generated during the Local Plan period. Application of the calculator to the three aforementioned developments shows likely demand generated to be as follows:

Pitch Sport	Estimated demand by sport (2028)	
	Match equivalent sessions (MES) per week <sup>8</sup>	Whole new pitches required
<b>H13 - Boulton Moor (1,950 new homes, 3,705 population)</b>		
Adult football	0.96	1 adult
Youth football	1.11	1 youth
Mini soccer	0.79	1 mini soccer
Rugby union	0.21	No senior pitches
Rugby league	0.08	No senior pitches
Hockey	0.3	No full sized AGPs
Cricket	27.33	One new cricket pitch
<i>To accommodate all of this demand, the capital cost is estimated at £475,833<sup>9</sup> and the total life cycle cost (per annum) is £84,463<sup>10</sup></i>		

<sup>8</sup> As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

<sup>9</sup> Capital cost is based on 2018 second quarter calculations.

<sup>10</sup> Sport England Life Cycle Costs Natural Turf Pitches and Artificial Surfaces April 2012

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Pitch Sport	Estimated demand by sport (2028)	
	Match equivalent sessions (MES) per week <sup>11</sup>	Whole new pitches required
<b>H15 – Wragley Way (1,300 new homes, 2,470 population)</b>		
Adult football	0.64	1 adult
Youth football	0.74	1 youth
Mini soccer	0.53	1 mini soccer
Rugby union	0.14	No senior pitches
Rugby league	0.05	No senior pitches
Hockey	0.2	No full sized AGPs
Cricket	18.22	No new cricket pitches
<i>To accommodate all of this demand, the capital cost is estimated at £317,222<sup>14</sup> and the total life cycle cost (per annum) is £56,309<sup>15</sup></i>		
<b>H19 – Land West of Mickleover (1,400 new homes, 2,660 population)</b>		
Adult football	0.69	1 adult
Youth football	0.8	1 youth
Mini soccer	0.57	1 mini soccer
Rugby union	0.15	No senior pitches
Rugby league	0.06	No senior pitches
Hockey	0.21	No full sized AGPs
Cricket	19.62	No new cricket pitches
<i>To accommodate all of this demand, the capital cost is estimated at £341,623<sup>12</sup> and the total life cycle cost (per annum) is £60,640<sup>13</sup></i>		

### Scenarios summary

Whilst significantly sized housing schemes at Boulton Moor East and Rykneld Road are expected to generate considerable increased demand for outdoor sports provision, the calculator indicates that this is not sufficient to warrant the creation of whole new pitches at any format and instead offsite contribution to increase capacity and capability at existing or new sites within accessible distance is recommended.

However, the three South Derbyshire Local Plan allocations represent greater increases in demand per site, sufficient at Boulton Moor and Land West of Mickleover to warrant the creation of new pitches onsite or within the locality. The sites are on opposite sides of the DGZ to develop a new site combining the pitches to service the two, however there may be opportunity to pool contributions from nearby developments to create a new site to service these sites and other nearby allocations most sustainably.

Whilst the calculator indicates no whole new pitches are required for hockey, rugby union, cricket and rugby league, contributions should be secured to invest into expanding or improving existing sites or to pool to develop new provision for these sports at one or more sites.

<sup>11</sup> As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

<sup>12</sup> Capital cost is based on 2018 second quarter calculations.

<sup>13</sup> Sport England Life Cycle Costs Natural Turf Pitches and Artificial Surfaces April 2012

## DERBY GROWTH ZONE REPORT

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Both Councils report a preference not to take on management of additional playing field stock, consequently to further help determine the sustainability of establishing new provision, consideration should be given to the potential management opportunities which may be available onsite:

- ◀ Is the local authority (or Town/Parish council) in a position to take on further outdoor sports facilities from a financial point of view?
- ◀ Is an education establishment to be provided as part of the development which offers a potential management option of outdoor sports facilities?
- ◀ Is there a leisure trust in place which has the capacity to take on the management of outdoor sports facilities?
- ◀ Is there an opportunity for a trust-based model of management, for example, by formation of a Community Interest Company (CIC) or Charitable Incorporated Organisation (CIO)?
- ◀ Is there an existing sports club that has the capacity to take on the management of another site?

The Council could consider using CIL (if adopted) to obtain contributions to priority sites, or pooling S106 contributions from major housing schemes to invest in priority sites. Derby City Council is presently exploring the feasibility to develop a multi 3G pitch football hub in the South of the City and dependent on-site selection and accessibility to the DGZ it may be considered appropriate that contributions secured from housing growth sites in the DGZ could be invested towards the development of such a hub site. This would need to be on the basis that the eventual location would be considered able to serve DGZ residents and that they would likely be willing to travel North to access a South Derby Parklife hub.

There are also plans for the development of new school sites within the DGZ. A new 210 place primary school is also planned for development in South Derbyshire on the Derby border area near Findern to service demand arising from the Highfields Farm development, proposed to open September 2019. Additional to the facilities required based on likely increase in demand for formal community sport, new facilities will be required at the new school site as an education requirement to service school need. Where suitable and demand exists, community access of these facilities should be secured where if possible in order to help service population growth in the locality.

## PART THREE: RECOMMENDATIONS

The following recommendations are based on the preceding context and scenario testing and whilst they relate to sites within the Derby Growth Zone in particular with a view to how they may support housing growth in the area, they do not detract from site by site actions for each site within the growth zone also contained within the respective Derby and South Derby PPS Strategy & Action Plans.

These recommendations relate to the need to accommodate increased demand from housing growth and as such existing sites considered are within this context, not superseding any sites which require improvement or action but are not specifically investigated within this report as they are not near to or directly influenced by local housing growth.

### **Derby Growth Zone recommendations – general**

- ▶ Use the recommendations and scenarios within the report and the accompanying PPS to inform optimal facility mix and design where onsite development of new sports facilities is planned.
- ▶ Ensure that where new pitch or ancillary provision is to be developed that facilities meet national governing body specifications where possible
- ▶ Explore opportunities to secure Section 106 funding and use as match funding in order to help secure partnership funding and further enhance potential and opportunities for development through capital investment
- ▶ Ensure that any new facilities or investment is able to evidence a case for sustainability. The respective Councils report preference not to take on management of additional playing field assets and as such there may be opportunities for Community Asset Transfer or to secure tenure through long-term leasehold for clubs, leagues or community associations deemed able to realistically manage such a facility.
- ▶ Where Section 106 contributions may be used towards the improvement of facilities not primarily driven towards community sport (such as schools), secure community use access through the planning process, for example in the form of a Community Use Agreement (CUA).

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### *Site specific recommendations*

Local Authority	PPS site ID	Site name	Action	Priority	Aim
Derby	18	City of Derby Academy	Resurface the AGP in the short term and retain as a hockey suitable surface. England Hockey consultation required to understand level of sinking funds held by the school. Formally secure community access as a condition of any external partner funding.	High	Protect Enhance
Derby	14	Chellaston Academy	Improve quality through investment into better and more regular maintenance to support school and Melbourne RFC use. Presently overplayed.	Low	Protect Enhance
Derby	16	Chellaston Park	Repair burst pipes preventing changing facilities from being used. Improve quality of both football and cricket onsite through better and more regular maintenance and remedial works. Potential to provide equipment support for AFC Chellaston to self-maintain should the Club be considered feasibly able to undertake works to the required standard.	High	Protect Enhance
Derby	50	Moorways Sports Complex	Resurface the AGP in the medium term as standard quality not considered to be a concern in the short-term despite relative age of the surface. Dependent on the proposed delivery of football hubs, determine demand and strategic case for conversion to 3G to become a smaller football hub site.	Low	Protect Enhance
Derby	28	Derby Moor Academy	Support growth in pupil in numbers through ensure pitch quality is sustained or improved where possible through high standard maintenance regimes. If required, consider potential to improve or extend capacity at neighbouring King George V Playing Fields as an extended offer to support Academy growth.	Low	Protect

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Local Authority	PPS site ID	Site name	Action	Priority	Aim
Derby	73	Sinfin Moor Park	<p>Further develop the site as a key football hub in the South of the City and accessible to residents within the DGZ area. Develop multiple new 3G pitches for football as part of a self-sustaining site management model which sees re-investment of revenue into improvement of supporting grass pitch provision onsite. Recommended to pool off-site contributions from nearby housing development to invest into hub model delivery as a sustainable offer.</p> <p>Dependant on suitability of site layout, explore provision of additional non-turf pitches to support short format and recreational cricket in order to offer year-round use.</p> <p>Within 20-minute drive time of both Boulton Moor (17 mins, c4.5 miles), Wragley Way (7 mins, c1.7 miles) and Primula Way allocations. Off-site contributions into delivering this additional required capacity at a Southern Derby football hub site is recommended, notwithstanding need to contribute to additional capacity for other sports.</p>	High	Protect Enhance Provide
Derby	98	Merrill Way Playing Fields (Rolls-Royce)	Reprovide changing pavilion to be lost in order to continue to service football and rugby pitches onsite. Mitigate loss of playing field which accommodated an adult football pitch through re-investment of contribution to football hub site development in the South of the City, for example at Sinfin Moor Park.	Medium	Protect Provide
Derby	25	Derby Congregational Cricket Club	Explore options to greater secure tenure for the Club and improve pitch quality through better maintenance, remedial preparatory work. Pursue relocation of some demand to Parker's Piece Playing Fields (Derby) as a resident user in order to relieve capacity issues, as well as removing barriers to league promotion presently posed by the limitations of the current ground. Further consultation required around the Parker's Piece Playing Fields management model but if considered a preferable option, relocate the Club to the new pitch at Parker's Piece Playing Fields which offers secure tenure, retaining access to unsecure facilities at the present site as a satellite venue to provide capacity for growth.	High	Protect Enhance

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Local Authority	PPS site ID	Site name	Action	Priority	Aim
Derby	46	Merrill Academy	Further consultation with the Academy to understand rationale behind current position on allowing limited community use. Potential to improve quality of poor hard court provision and standard quality football pitches if there is potential community benefit.	Low	Protect
South Derbyshire	84	Etwall Cricket Club	Develop new pavilion provision to ECB specifications where possible to replace dated and old facilities. Install non-turf pitch and maximise use for junior activity to provide capacity to service future growth. Access to the non-turf pitch at neighbouring John Port Spencer Academy (Etwall Leisure Centre) represents an alternative or supplementary solution to extending capacity, whilst the Academy site also offers potential for the development of a natural turf square in future as an extended offer to complement Etwall Cricket Club.	Medium	Protect Provide
South Derbyshire	2	Barrow Turn (Swarkestone Cricket Club)	Increase capacity available for training through investment into additional mobile net training provision.	Low	Protect Provide
South Derbyshire	13	Elvaston Cricket Ground	Develop permanent social provision to replace temporary structure which must be taken down. Need to align present multi-party tenure agreements across both pitches and car park areas to allow for ECB investment support in principle.	High	Protect Provide
South Derbyshire	71	The Wharf Recreation Ground	Increase capacity of the present poor quality pitch through improvements to level and regularity of maintenance. Potential need to assist Parish Council with equipment support if required. Youth 9v9 football played on the adult pitch. Rural area with few local playing field sites. Explore potential for use of Glenn Way/Shardlow Primary School to support football locally.	Low	Protect Enhance

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Local Authority	PPS site ID	Site name	Action	Priority	Aim
South Derbyshire	NEW	Land West of Mickleover	New development site with few significantly sized playing field sites locally. Nearest sites are Mickleover Country Park Social Club, Havenbault Park and Mickleover Community Pavilion; only the former has formal sports provision. Consider feasibility to deliver onsite provision for football with supporting ancillary provision, potentially also utilising pooled contributions from Hackwood Farm allocations. An alternative may be to invest off-site at Littleover Community School which permits community use but is unused and requires improvements to football and rugby union pitch quality.	Medium	Provide
South Derbyshire	NEW	New Primary School (Findern area)	Deliver new 210 place primary school with accompanying outdoor sports provision. Ensure optimal site design and layout allows for potential community use, for example position of any playing field towards the front of the School entrance where possible so to facilitate use without creating issues around security and building access.	Low	Provide