



**Middlesbrough Council Playing Pitch Strategy
Strategy Document**

September 2019



SHAPING THE FUTURE OF SPORT



4global Consulting Terms of Reference

Estimates and forecasts contained within this report are based on the data obtained at that time and the accuracy of resultant findings and recommendations is dependent on the quality of that data.

The author(s) will not be held liable for any data provided by third party organisations as part of the Playing Pitch Strategy (PPS) delivery process. While the data and recommendations have been conscientiously reviewed through the PPS governance process followed throughout project delivery, it has not been possible for the author to independently review every element of data provided by third parties.

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Section 1: Introduction and strategic context



1 Introduction and scope

1.1 Project scope and objectives

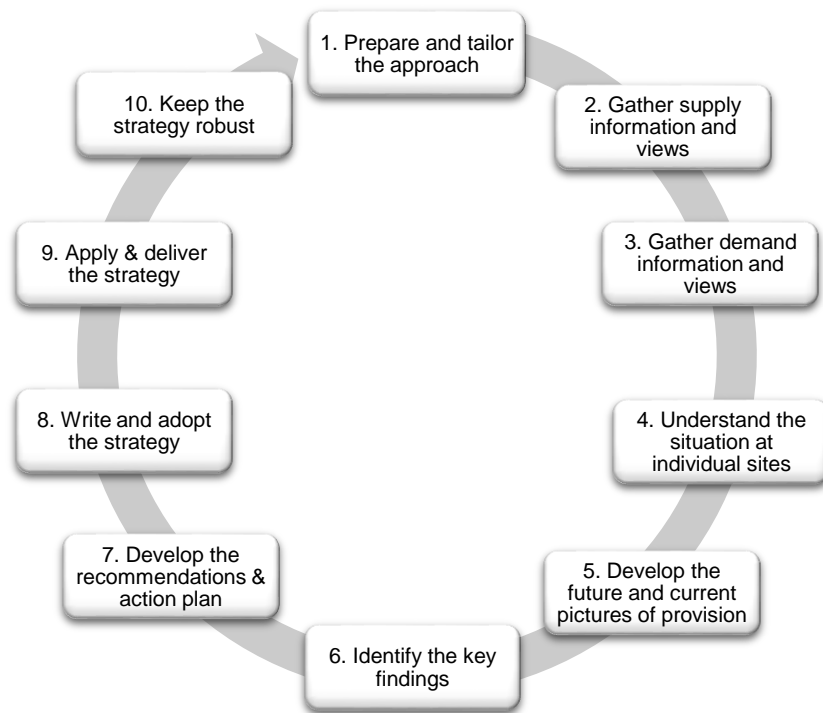
- 1.1.1 Middlesbrough Council (hereafter referred to as the Council) has commissioned 4global Consulting to prepare a Playing Pitch Strategy, to provide the Council with a clear evidence base and set of recommendations for future outdoor sports facility development across the study area.
- 1.1.2 A PPS is a strategic assessment that provides an up to date analysis of supply and demand for playing pitches (grass and artificial) in a local authority area. The strategy and the evidence base upon which it is based is delivered using national guidance and facility insight from specific Governing Bodies of Sport.
- 1.1.3 The assessment will focus on facilities used by the following sports:
- Football
 - Cricket
 - Rugby Union
 - Hockey
 - Tennis
 - Golf
 - Rugby League (see footnote).
- 1.1.4 Within these sports, the strategy will seek as far as is practicable to include consideration of all forms of play, whether;
- Club and league based (formal) play and training
 - Less formal programmed forms of the respective sports (e.g. turn up and play 'products' such as Rush Hockey, Mash-up Football, Last Man Stands Cricket, Cage Cricket and Touch Rugby)
 - Informal and un-programmed play by groups of residents, workers, students, school friends (out of school).
- 1.1.5 The PPS will provide a holistic analysis of sports facilities across the study area, leading to a comprehensive set of recommendations for the future development of facilities, in line with the demands needs of local residents.
- 1.1.6 The consultancy team has worked with the Council to provide a strategy that is fit-for-purpose and addresses the specific issues and risks for the area. It is key that this Playing Pitch Strategy reflects the local context and enables the Council to maximise the amount of high quality sporting provision for its residents, while understanding the need to meet planning and housing requirements. The Strategy will therefore aim to deliver against the following drivers:
- Contribution to the Middlesbrough Council Local Plan through the provision of a clear action plan with owners and defined timescales for completion;
 - Recognition of the importance of outdoor physical activity and sport and the clear demonstration of how these should be prioritised within any development or regeneration project;
 - Provision of an evidenced based approach and the management of a clear sign-off and governance structure for key stakeholders; and

- Evidence to support a wider review into sport and physical activity provision, including housing and population growth projected in neighbouring local authorities.

1.2 Methodology

1.2.1 The assessment methodology utilised for the PPS follows the published guidance from Sport England. The guidance used is the 2013 version, *Playing Pitch Strategy Guidance – An Approach to Developing and Delivering a Playing Pitch Strategy*¹. Figure 1 summarises the approach proposed in this guidance and is broken down into 10 steps.

Figure 1.1: Developing and Delivering a Playing Pitch Strategy – The 10 Step Approach (Sport England, 2013)



1.2.2 The findings in this report are based on data collected from several credible sources, including but not limited to;

- Local authority and public policy strategic documentation;
- Sport England tools, including the Facility Planning Model (FPM), Active Places Power, the Active People Survey, Market Segmentation and the Sports Facility Calculator;
- Stakeholder consultation, including Middlesbrough MBC Officers and Members, Sport England, Relevant National Governing Bodies of Sport, key user clubs; and
- Site visits, undertaken at all strategically important sites across the study area.

1.2.3 To facilitate information gathering and help ensure PPS reports are based on a robust evidence base, 4global has developed an online data entry and assessment platform (see example below), which contains all site and club information. This will enable the Council to keep supply

and demand information and the strategy up to date through to the end of the strategy and beyond.

Figure 1.2 - 4global's Online Playing Pitch Platform

The screenshot displays the 'Edit Site' interface for 'Marton Cricket Club' within the 4global's Online Playing Pitch Platform. The interface includes a sidebar menu with options like 'List', 'Create', 'Upload', 'Edit', 'Overview', 'Pitches', 'Ancillaries', 'Site Visits', 'Settings', and 'Clubs'. The main form contains the following fields:

- Name: Marton Cricket Club
- Local Authority: Middlesbrough
- Contact Person: Contact Person
- Phone Number: Phone Number
- E-Mail Address: E-Mail Address
- Visit Season: Summer/Winter
- Address: Stokesley Road, Marton-in-Cleveland, Middlesbrough, TS7 8JU
- Postcode: TS78JU
- Longitude: -1.20686
- Latitude: 54.53576

A map of the location is shown on the right side of the form, with a green marker indicating the site location. The map includes labels for 'St Cuthbert Marton' and 'Tiny Turners M'. The interface also features a 'Complete and Return to Schedule' button in the top right corner.

1.2.4 A Project Steering Group comprising representation from the Council, Sport England and National Governing Bodies of Sport (NGBs) has guided the study from its commencement. At critical milestones, the Steering Group members have reviewed and verified the data and information collected to allow the work to proceed efficiently through each stage.

1.3 The structure of the strategy document

1.3.1 The structure of the playing pitch strategy document is as follows:

- Section 1 - Introductory
- Section 2 – Strategic Context
- Section 3 – Scenario testing
- Section 4 – Strategic recommendations and action plan
- Section 5 - Delivering the PPS

1.3.2 In addition to the Executive Summary, a detailed report has also been produced, which provides a full evidence base for the analysis and a clear methodology for the project.

1.3.3 Section 2 of this strategy document provides a summary of the strategic context included within the needs assessment. Please see this document for a comprehensive review of the strategic context for this project.

2 Strategic context

- 2.1.1 This section summarises the most important policies and context that impact upon the strategy and its interpretation. It also gives an overview of the demographics of the study area, which provides contextual background to sport participation and the need for provision now and in the future.
- 2.1.2 Sport specific strategies and policy documents published by NGBs are included within each sport's section to provide more relevant context to each sport.

2.2 National Planning Policy

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 2.2.1 The National Planning Policy Framework (NPPF) sets out the requirement of local authorities to establish and provide adequate and proper leisure facilities to meet local needs. Paragraphs 96 and 97 outline the planning policies for the provision and protection of sport and recreation facilities:

“Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate”.

- 2.2.2 Paragraph 97 states that “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

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

PROTECTION, ENHANCEMENT AND PROVISION OF FACILITIES

- 2.2.3 The key drivers for the production of the strategy as advocated by Sport England are to protect, enhance and provide sports facilities, as follows²:
- **Protect** sports from loss as a result of re-development
 - **Enhance** existing facilities through improving their quality, accessibility and management
 - **Provide** new facilities that are fit for purpose to meet demands for participation now and in the future.

2.3 Local context- Middlesbrough

- 2.3.1 Middlesbrough is situated on the north-east coast of England, at the centre of the Tees Valley conurbation built around the River Tees. The borough comprises the town of Middlesbrough and the surrounding villages of Nunthorpe, Coulby Newham, Stainton, Thornton, Hemlington, Acklam, Linthorpe, Marton and North Ormesby³.
- 2.3.2 To the east, the Borough borders Redcar and Cleveland, Stockton-on-Tees to the north-west and Hambleton to the south, with the North York Moors National Park sitting to the south-east of the study area. The Borough is well connected to the north and south by the A19, and to the east and west by the A66.
- 2.3.3 Due to the area’s history with the industrial revolution, the borough is largely urban and very compact, with relatively little open space. When considering the study area for this PPS, it is important to only consider the Borough, as the ‘Middlesbrough built-up area’ includes areas that fall into Redcar & Cleveland.

2.4 Population and demographic analysis

- 2.4.1 The current and future population profile within Middlesbrough and the locations of population growth are important to understand in planning for the future provision of sport and physical activity.

POPULATION PROJECTIONS

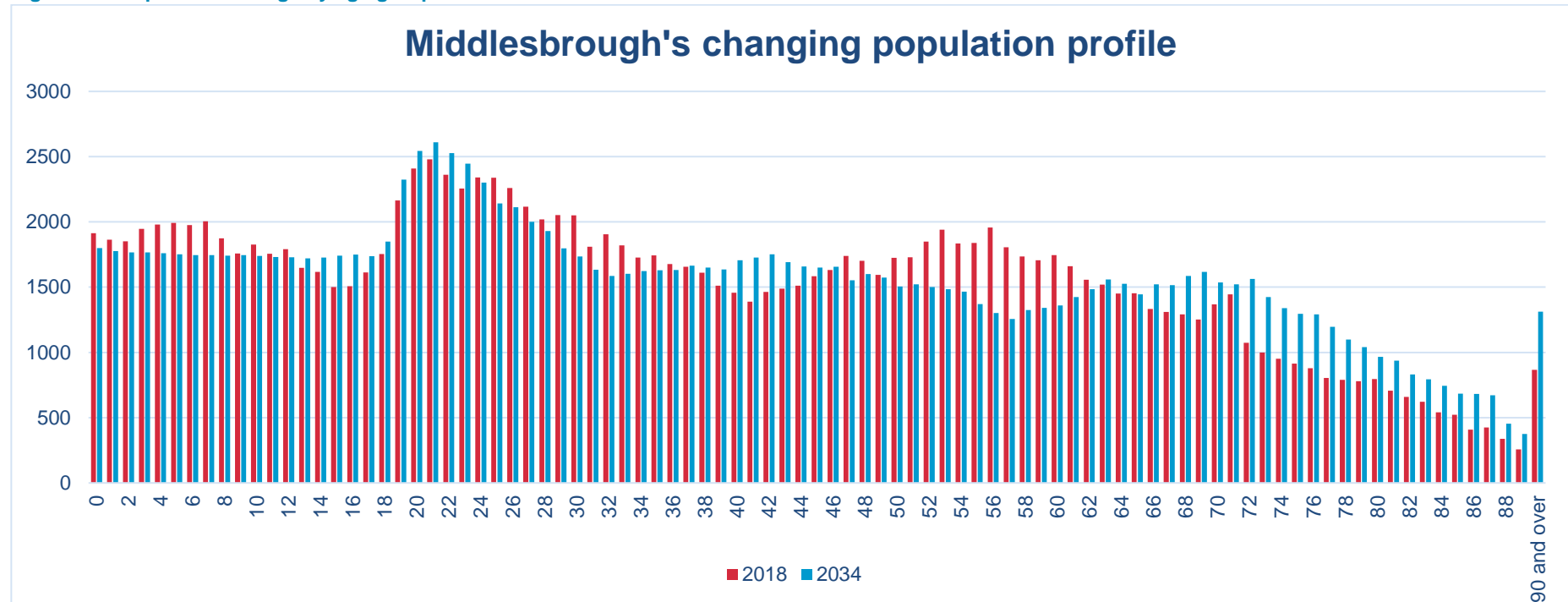
- 2.4.2 Table 2.1 below provides a summary of the key population and demographic trends for Middlesbrough. It should be noted that this data is consistent with that used across the Built Facilities Strategy and Open Spaces Strategy, as well as the wider strategic planning work currently being undertaken by the Council.

Table 2.1: Population and demographics analysis for Middlesbrough

Current and Future Population	Data
Current population	140,903(Office of National Statistics 2016 Sub-national Population Projections - 2018 estimate)
Future population- 2034	141,901 (Office of National Statistics 2016 Sub-national Population Projections - 2034 estimate)
Notes on population figures	The population growth figures predict a small 1% increase over the lifetime of the strategy. This should not have a significant impact on the level of demand the Borough is facing.
Age profile	Middlesbrough has an ageing population, which is evident when comparing 2018 to 2034. The ages from 45 – 60 are experiencing the largest decrease with roughly 3%. 60+ is increasing which indicates an ageing population and as a result will increase the stresses on services such as healthcare and elderly care. There will also be an increasing demand for sport and physical activity provision that is accessible for elderly age groups, both from a physical perspective but also in terms of the overall ‘environment’. It is key that places, spaces and people are welcoming to the older age group, encouraging participants to return and use facilities in the future.

2.4.3 Figure 2.1 below provides greater detail on how the population is going to age across the lifetime of the strategy, with a greater proportion of residents moving into 65+ age bands. It should be noted that population of younger people (0-24) is projected to stay relatively static, with a fall in population in ages 25 – 64.

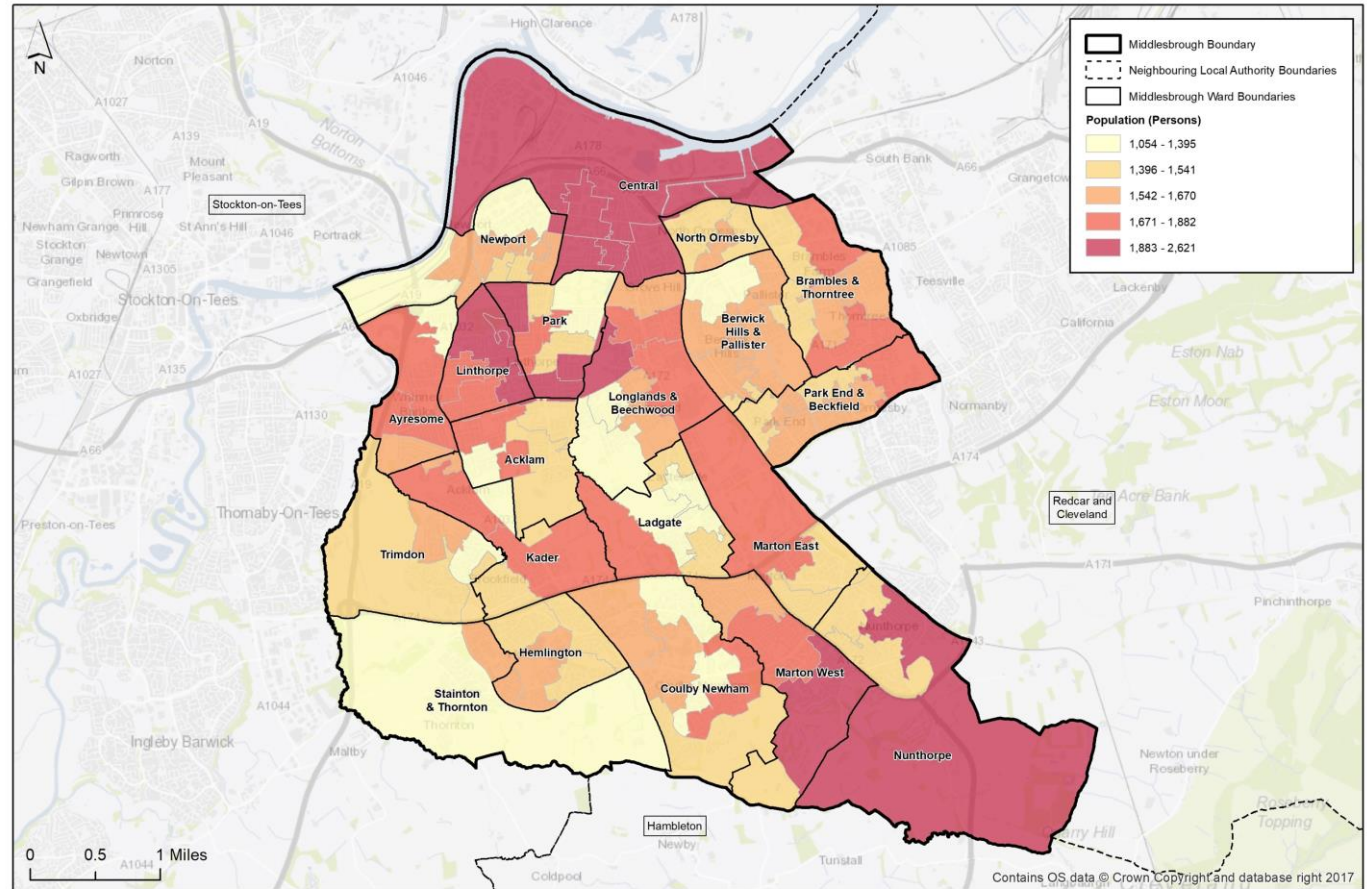
Figure 2.1: Population change by age group



2.4.4 To provide greater insight into the current and projected population trends across the Borough, Figure 2.2 to 2.4 below show the overall 2018 population per Lower Super Output Area (LSOA), the 2017 population density and the projected change in population to 2034.

2.4.5 Figure 2. 2 illustrates the total number of residents per super output area, therefore the darker red areas show the highest number of residents. The map indicates the areas with the highest density are located to the north and the south of the borough. The population density map shown as Figure 2.3 below shows this in more clarity.

Figure 2.2 – Current Population by Lower Super Output Area (2018)



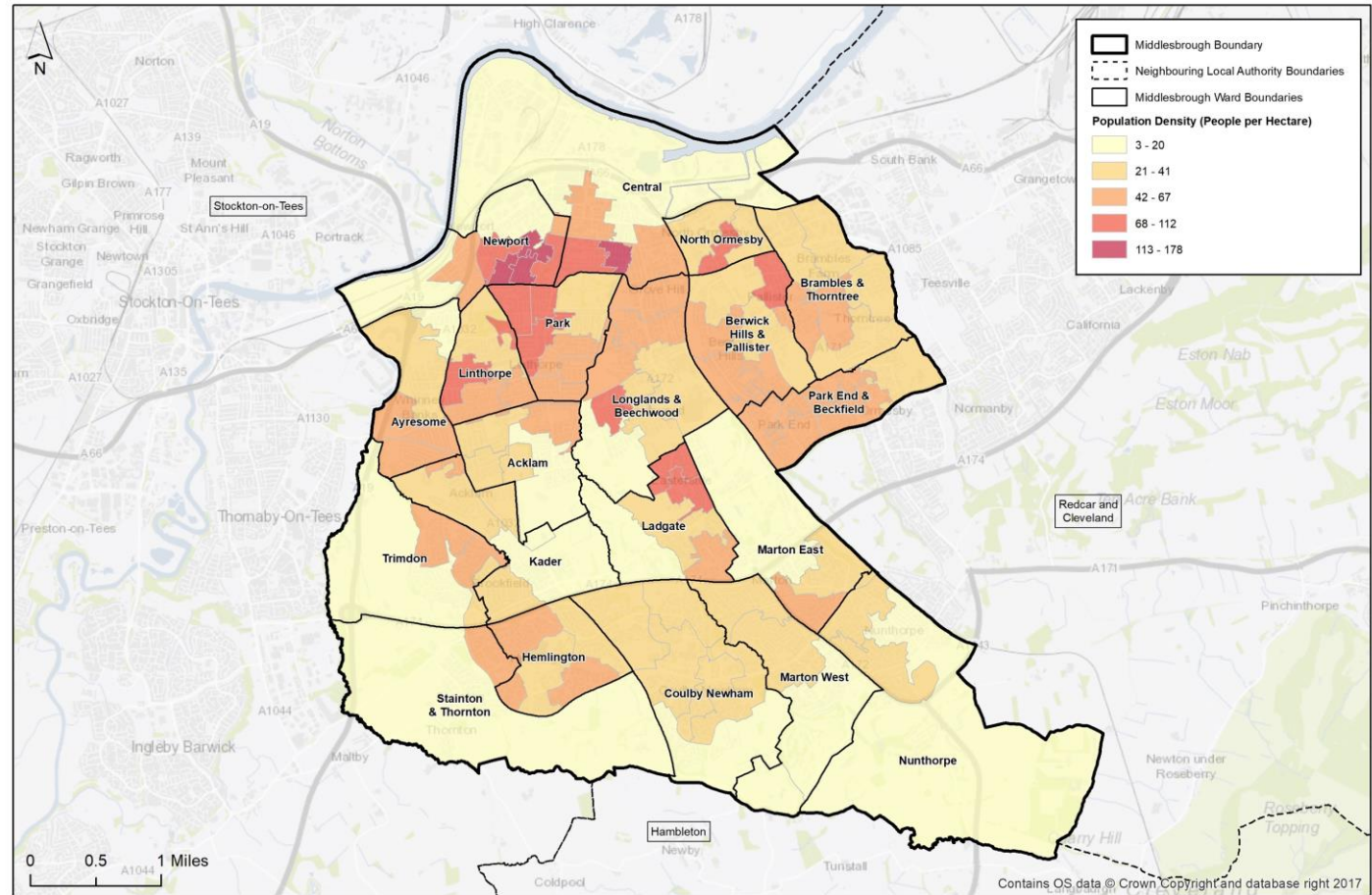
Usual resident population by lower super output area in Middlesbrough (2018)



2.4.6 Figure 2.3 indicates that the ward boundaries of Newport, Linthorpe and to the south of the Central ward have the highest population density, with pockets of relatively high density in smaller settlements, such as Ladgate.

2.4.7 Overleaf, Figure 2.4 shows how the level of deprivation changes dependent upon Lower Super Output Area (LSOA).

Figure 2.3 – Population Density by Lower Super Output Area (2018)



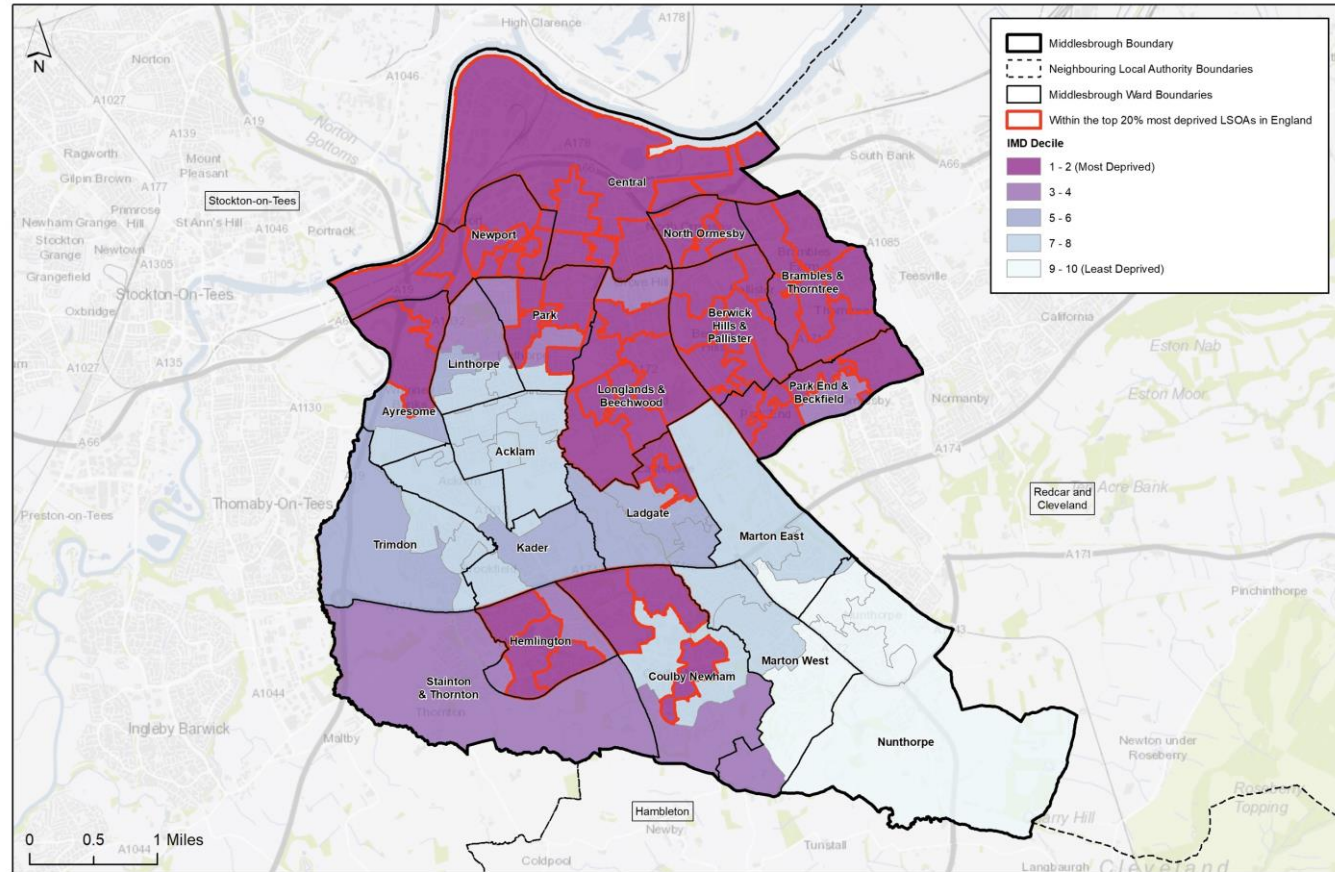
Usual resident population density by lower super output area in Middlesbrough (2018)

DEPRIVATION ANALYSIS

2.4.8 It is key that any future sporting developments meet the specific needs of their residents and it therefore important to consider deprivation trends for the local authority. Geographical areas with high level of deprivation will typically have lower levels of health, standard or living and car ownership, which all contribute to a lower overall level of participation.

2.4.9 Figure 2.4 shows the levels of deprivation across the local authority, with the most deprived areas being located in the north of the Borough. It should be noted that a large proportion of the Borough sit within the top 20% most deprived LSOAs in England, and that 12/21 wards are rated 1-2, the deepest shade of purple which indicated the most deprived areas.

Figure 2.4: Deprivation Analysis



Index of multiple deprivation by lower super output area in Middlesbrough (2015)



2.5 Physical activity and participation

THE VALUE OF PARTICIPATION

2.5.1 The value of participation in sport and physical activity is significant, and its contribution to individual and community quality of life should not be underestimated. This is true for both younger and older people as participation in sport and physical activity delivers:

- Opportunities for physical activity, and therefore more 'active living'
- Health benefits – cardio vascular, stronger bones, mobility
- Health improvement
- Mental health benefits
- Social benefits – socialisation, communication, inter-action, regular contact, stimulation.

2.5.2 In addition, participation in sport and physical activity can facilitate the learning of new skills, development of individual and team ability / performance, and provide a 'disciplined' environment in which participants can 'grow' and develop.

2.5.3 The benefits of regular and active participation in sport and physical activity will be important to promote in relation to future sport, leisure and physical activity in Middlesbrough. There is an existing audience in the Borough, which already recognizes the advantages of participation, and a latent community who are ready to take part. The sport, physical activity and leisure offer in the study area can support the delivery of the desired outcomes across a number of study area priorities and objectives.

ACTIVE LIVES

2.5.4 In 2016 Sport England launched the Active Lives monitoring system to measure sport and physical activity in line with the objectives set out by the recent DCMS and Sport England strategies.

2.5.5 Although the project is still in its 1st year and therefore providing a consistent and reliable benchmark is difficult, data for the study area identifies that:

- 27.3% of Middlesbrough's residents aged 16+ are inactive (2016/17), slightly above the national level at 25.6%
- 70.1% of Middlesbrough residents aged 16+ took part in sport and physical activity at least twice in the last 28 days, compared to 77.2% in England. Please note that this measure includes sporting activities, fitness activities and walking for leisure and travel, among others.

***Data as of October 2017 Active Lives Report**

INACTIVITY

2.5.6 In addition to evaluating physical activity statistics and mosaic groups for Middlesbrough, we have also undertaken an assessment of inactivity across the Borough, to identify target areas that should be central to the delivery of this strategy.

2.5.7 Utilising leisure facility data from across the UK, as well as market segmentation and profiling insight provided by Experian and physical activity research and insight from Sheffield Hallam University, we have profiled the segments of society that are most likely to be inactive, in line

with the latest Sport England definition referenced in the Active Lives Survey. This analysis is based on data and insight gathered by 1 million visits per day, generated by the DataHub project.

- 2.5.8 Figure 2.6 overleaf shows the output of this analysis, with each segment mapped against the actual demographic breakdown of residents across the local authority. This provides a spatial analysis of the areas of the study area that have the highest risk of inactivity.
- 2.5.9 Figure 2.6 illustrates that areas such as North Ormesby, Berwick Hills (suburbs of Middlesbrough Town) and Coulby Newham have a high risk of inactivity. The more rural you travel down to the south of the Borough, the more risk of inactivity decreases, particularly in areas such as Nunthorpe and Stainton.

3 Scenario testing and options appraisal

- 3.1.1 The supply and demand analysis undertaken in each of the previous sections provides a clear view of the capacity for sports facilities across Middlesbrough, based on the existing supply of facilities and the demand for these facilities from residents, both now and in the future.
- 3.1.2 This data provides an accurate evidence base, on which future planning and investment decisions can be made, using the guidelines outlines in the 'Delivering the Strategy' chapter of the strategy.
- 3.1.3 To complement the analysis that has been undertaken in each of the sport-specific sections, this chapter contains detailed further analysis on a small number of key scenarios, which have been identified by the project steering group throughout the development of the PPS.
- 3.1.4 For each of the scenarios identified below, a short summary is provided to explain why the scenario needs to be tested. Following this, a needs assessment for each of the relevant facility types is undertaken and explained.

3.2 Scenario 1: Use of 3G artificial grass pitches for affiliated football

- 3.2.1 During the last decade, 3G FTPs have played an increasing role within the national game. They are regarded by the Football Association (FA) and Football Foundation (FF) as the optimum facility for training by clubs. In recent seasons, they have also become more popular for competitive matches. With this in mind, before developing the recommendations and action plan for this PPS, a key scenario has been looked at to help with understanding what demand there may be for full size floodlit 3G FTPs in Middlesbrough, if increased amounts of play were to take place on them.

PROVIDING HIGH QUALITY 3G AGP PROVISION FOR YOUTH AND MINI FOOTBALL

- 3.2.2 In line with national priorities, to get more young people playing football on 3G AGPs this scenario considers the likely total demand if all youth 9v9 and mini demand that is currently being played during the period of peak demand is moved from grass pitches to 3G AGP.
- 3.2.3 While it is understood that in practice it is unlikely that 100% of demand will transfer for these age groups, it provides a valuable assessment of the potential impact on pitch capacity, if the FA and FF are successful in changing player and coach behaviour and moving clubs from natural grass to 3G AGP provision.
- 3.2.4 Table 3.1 takes information from the assessment stage of this PPS to present the number of youth 9v9 and mini teams playing on natural grass pitches during the relevant peak periods. This then calculates an estimated number of matches at peak time and associated 3G AGP requirement.

Table 3.1: Number of 3G AGPs that would be required to meet demand if all mini and youth 9v9 match play was moved to AGP

Format	No Teams per time (x)	No matches at PEAK TIME (y)= x/2	3G units per match (z)	Total units required formats (A)=(y)*(z)	3G pitches required B= (A)/64
5v5	64	32	4	128	2.0
7v7	54	27	8	216	3.4
9v9	40	20	10	200	3.1
11v11(Y)	0	0	32	0	0.0
11v11(A)	0	0	32	0	0.0
					8.5

3.2.5 Table 3.1 illustrates that if all mini and junior (7v7 and 9v9) football matchplay was to be moved to 3G AGP, then 8.5 (rounded to 9) full sized facilities would be required in order to meet demand. Given the existing provision of 6 full sized 3G AGPs that are available to the community, a further 3 full sized facilities would be required in order to meet demand.

3.2.6 It should be noted that this scenario does not replace the supply and demand modelling shown in Section 7 of the needs assessment report. Instead, it shows the future need for 3G AGPs *IF* football stakeholders and administrators look to move all affiliated mini and youth football onto 3G AGP.

PROVIDING HIGH QUALITY 3G AGP PROVISION FOR YOUTH 11V11 AND ADULT MATCHPLAY

3.2.7 In addition to testing the potential demand for 3G AGP provision should youth and mini football be transferred to this pitch typology, it is also important to understand the potential impact of a greater amount of adult and youth 11v11 teams looking to utilise 3G AGP facilities.

3.2.8 This scenario calculates how many full sized 3G AGPs would be required should all adult and youth 11v11 demand be transferred to 3G AGP provision across the study area.

3.2.9 Table 3.2 takes information from the assessment stage of this PPS to present the number of adult and youth 11v11 playing football during the relevant peak periods. This then calculates an estimated number of matches at peak time and associated 3G AGP requirement.

3.2.10 It should be noted that this calculation takes into consideration that the majority of teams will want to play during the peak period of demand, kicking off at the same time. As a result, this will require a large amount of the pitches to be available concurrently, with adult 11v11 and youth 11v11 matches requiring a full sized 3G AGP for a match slot of 2 hours.

3.2.11 With this amount of concurrent demand, Table 3.2 overleaf calculates that over 24 full sized 3G AGPs would be required, should all adult and youth 11v11 demand be transferred on artificial provision.

Table 3.2 Number of 3G AGPs that would be required to meet demand if all adult and youth 11v11 match play was moved to AGP

Format	No Teams per time (x)	No matches at PEAK TIME (y)= x/2	3G units per match (z)	Total units required formats (A)=(y)*(z)	3G pitches required B= (A)/64
5v5	0	0	4	0	0.0
7v7	0	0	8	0	0.0
9v9	0	0	10	0	0.0
11v11(Y)	49	24.5	32	784	12.3
11v11(A)	48	24	32	768	12.0
					24.3

3.2.12 It is key to note that this scenario is highly unlikely to be realised for a variety of reasons, including but not limited to;

- The cost of investing in this volume of 3G AGP provision is prohibitive
- Grass-roots adult football teams and participants have, historically, raised concerns with playing competitive football on 3G AGP. While this continues to change, there is likely to be resistance to any future attempts to move adult football onto 3G AGP provision
- If a more pragmatic approach is sought and teams are asked to adopt a staggered kick-off schedule so that facilities can be used 'back-to-back' for fixtures throughout a Saturday and/or Sunday, there is still likely to be resistance to this approach. Historically, clubs and leagues have preferred to have consistent kick-off times.

AGP SCENARIO TESTING – CONCLUSIONS AND WAY FORWARD

3.2.13 The two analyses explained and tested as part of Scenario 1 demonstrate the potential demand for 3G AGP provision, should mini, youth and/or adult demand be transferred to 3G AGP across the study area.

3.2.14 The analysis indicates that a total of 9 full sized 3G AGP pitches would be required to satisfy demand should all mini and youth 9v9 football be transferred onto 3G AGP, in contrast to the 24 full sized pitches that would be required to meet the needs of adult and youth 11v11 football.

3.2.15 In practice, it is likely that neither of these scenarios will be realised in full, as there will always be clubs and participants that prefer to use grass. For instance, large clubs who operate and have access to multi-pitch high quality grass provision may be reticent to move to 3G AGP provision if the club's current provision meets all needs and allows multiple teams to play concurrently.

3.2.16 Instead, it is likely that a combination of mini, youth and adult football will be transferred onto 3G AGP, with the highest proportion coming from the younger age groups. The ideal model to service the needs of clubs is to provide multi-pitch hub models, which use a

combination of full sized and small sided 3G AGP provision, alongside grass pitch provision, to meet the total need for grass roots football in an area.

- 3.2.17 This hub model approach is the basis of the Football Association's and Sport England's Parklife investment programme, with high quality multi-pitch models proving to be the most sustainable and beneficial delivery models for grass-roots pitch sports in the current sporting landscape. The ability of Middlesbrough MBC and partner stakeholders to deliver this approach, as has been delivered at the Middlesbrough Sports Village, is tested within the later sections of this scenario analysis.

3.3 Scenario 2: Improved maintenance programme for grass rugby pitches

- 3.3.1 This scenario tests the potential impact of improving the maintenance regime on all grass pitches that are secured for community use across the study area. The analysis assumes that all maintenance would be improved to M2, which subsequently increases the carrying capacity of pitches due to the improve ability of pitches to cater for increased training or matchplay demand. It should be noted that only the maintenance score has been improved with the drainage score remaining consistent, therefore not all pitch capacity figures will change.
- 3.3.2 The capacity column (shown in bold) shows the increased total capacity), while the far right-hand column identifies the projected improvement in carrying capacity, when comparing the final balance against the same analysis presented for the raw data contained within the needs assessment.
- 3.3.3 While all sites would reduce the deficit of grass pitch provision, improving maintenance alone would not be enough to address the full deficit of grass rugby pitch provision in the study area.

Table 3.2: Rugby maintenance improvement scenario

Site Name	Pitch type	Floodlit	Capacity (assuming all maintenance is improved to Good (M2))	Demand (matches + training in match equivalents)		Pitch balance (Supply minus demand)	Site balance (Supply minus demand)	Change
				SNR	JNR			
Acklam Park	Senior Rugby Union	Yes	3.5	5	0.5	-2	-2.5	0.5
	Senior Rugby Union	No	2	2	0.5	-0.5		
Tollesby Road	Junior Rugby Union	No	3	1.5	3	-1.5	-2.5	2
	Junior Rugby Union	No	3	1	3	-1		
Talbot Park	Senior Rugby Union	No	3.5	1	2	0.5	1	3
	Senior Rugby Union	No	3.5	1	2	0.5		
	Senior Rugby Union	No	3	0.5	1	1.5		
	Senior Rugby Union	Yes	3	4	0.5	-1.5		

3.4 Scenario 3: Additional floodlighting for rugby facilities

- 3.4.1 This scenario tests the potential impact of installing additional floodlights at the Acklam RFC Talbot Road site and the Middlesbrough RFC Acklam Park site, which would increase the capacity of the site during mid-week peak training periods.

- 3.4.2 The analysis assumes that the additional floodlit training area would reduce the amount of demand placed on the current floodlit training pitch, therefore reducing the overall deficit of provision at the site. The bold figures indicate that demand will be assumed to go down on current pitches, which in turn creates a position where supply balances within demand. It should be noted that this analysis assumes that the floodlights will be installed on a non-pitch area, therefore creating additional capacity.
- 3.4.3 This scenario demonstrates the positive impact that installation of additional floodlighting would have at Talbot Park and Acklam Park. In addition to the additional total capacity for grass pitch provision, this development would also increase capacity during the mid-week peak period, therefore reducing the amount of wear and tear on the single floodlit pitch.

Table 3.3: Rugby floodlit investment scenario

Site Name	Pitch type	Floodlit	Capacity	Demand (matches + training in match equivalents)		Pitch balance (Supply minus demand)	Site balance (Supply minus demand)	Change
				SNR	JNR			
Acklam Park	Senior Rugby Union	Yes	3.5	3	0.5	0	-1	2
	Senior Rugby Union	No	1.5	2	0.5	-1		
Talbot Park	Senior Rugby Union	No	3	1	2	0	0	2
	Senior Rugby Union	No	3	1	2	0		
	Senior Rugby Union	No	2	0.5	1	0.5		
	Senior Rugby Union	Yes	2	2	0.5	-0.5		

3.5 Scenario 4: Improved access to World Rugby Compliant AGP for local rugby clubs

- 3.5.1 This scenario tests the potential impact of increasing the amount of capacity and usage of WR22 3G AGPs within the study area.
- 3.5.2 When evaluating this scenario, it's key to understand the following considerations
- If WR22 facilities are to be used for training, they must be available during mid-week peak periods (typically, Tuesday, Wednesday and Thursday between 7pm and 10pm)
 - If WR22 facilities are to be used for matchplay, they must be available during weekend peak periods (Saturday and Sunday all day)
 - Players and clubs need to embrace the use of artificial facilities and recognise that they are an equal or improved alternative to grass pitch provision.

3.5.3 This scenario assumes that both the Middlesbrough College and Teeside University facilities have fully accredited WR22 facilities, that are used for all mid-week training. It does not assume that match play will also be transferred to WR22 AGP facilities, however it is likely that this would occur during periods of poor weather.

3.5.4 In addition to adult training demand, it is assumed that half of all junior demand will be transferred to WR22 facilities, given the improved playing experience that this provides for young rugby players.

Table 3.4: Rugby scenario – increased usage of WR22 AGP facilities

Site Name	Pitch type	Floodlit	Capacity (assuming all maintenance is improved to Good (M2))	Demand (matches + training in match equivalents)		Pitch balance (Supply minus demand)	Site balance (Supply minus demand)	Change
				SNR	JNR			
Acklam Park	Senior Rugby Union	Yes	3.5	1	0.5	2	2.5	5.5
	Senior Rugby Union	No	1.5	0.5	0.5	0.5		
Tollesby Road	Junior Rugby Union	No	2	0.5	1.5	0	0	4.5
	Junior Rugby Union	No	2	0.5	1.5	0		
Talbot Park	Senior Rugby Union	No	3	1	1	1	5.5	7.5
	Senior Rugby Union	No	3	1	1	1		
	Senior Rugby Union	No	2	0	0.5	1.5		
	Senior Rugby Union	Yes	2	0	0	2		

3.5.5 This scenario demonstrates the significant positive impact that the increased accessibility and usage of WR22 AGPs could have in Middlesbrough, should both facilities pass the technical assessment for WR22 facilities and should usage of these facilities be adopted as part of 'normal practice' for local clubs. In practice, it is unlikely that this level of demand would be able to be transferred to AGP provision, however if this was possible, it is projected that all three sites that are currently used by club sides would address the current deficit of provision.

3.6 Scenario 5: Creation of multi-pitch hub sites

- 3.6.1 The needs assessment of the Middlesbrough MBC PPS demonstrates a deficit of available and secured grass and artificial grass pitch provision during the peak period across all sports included within the brief of this study.
- 3.6.2 In an effort to address this, the Council has identified a potential investment strategy that aims to go some way towards addressing current shortfalls in provision. There is also an intention that development of high-quality hub-site facilities will mitigate the potential loss of lapsed and disused facilities that have been identified for development as part of the Middlesbrough MBC Preferred Options Consultation document. This approach will ensure that MBC provides for future capacity requirements up to 2034.
- 3.6.3 This scenario evaluates the potential impact of investment at two site options, which have been identified by the Council during the PPS process. The two sites that will be considered as part of this scenario; Southlands and Saltersgill Avenue, are both open spaces within the boundary of Middlesbrough MBC.
- 3.6.4 The following considerations should be taken into account when reviewing this scenario test:
- While the analysis provides an assessment of the increased capacity for pitch sport provision that could be generated, it does not take into consideration the reduced capacity that may occur from loss of provision at existing playing field sites
 - The scenario test does not take into consideration the financial implications of each potential scheme, in terms of projected capital cost, operating cost or potential revenue. As a result, no analysis has been undertaken to identify whether development at either potential site would represent a sustainable sports facility in the long term. Further feasibility work is required to identify the preferred site for future development (as per recommendation A4)
 - The proposed pitch layout addresses the deficits identified within the PPS and would represent a development of facilities in line with the strategy's recommendations and action plan
 - A spatial analysis has been undertaken using CAD drawings provided by Middlesbrough MBC and associated desktop research. Spatial recommendations are therefore not based on detailed site visits or land assessments
 - Capacity for the proposed pitches is quantified in either Match Equivalent Sessions (for grass pitches) or the number of teams that the facility can cater for (for artificial grass pitches). This is consistent with the capacity analysis undertaken in the relevant sections of the needs assessment.

SOUTHLANDS CENTRE

- 3.6.5 For the purposes of this scenario, the Southlands Centre site has been assumed to have 14.4 Acres (5.83 Hectares) of available space for development as part of a sports facility multi-pitch hub site. This data has been provided by Middlesbrough MBC alongside

associated technical drawings. This site has been identified as a lapsed site (see section 4.9 of this document), with an estimated 1 youth 9v9 pitch previously being located on the land where the potential development would be located.

- 3.6.6 Figure 3.1 overleaf shows a site layout for the proposed Southlands site, consisting of an additional full sized 3G AGP (to accompany the existing full size 3G AGP) and 2 x youth 9v9 grass pitches.
- 3.6.7 The proposed facility mix would create a multi pitch 3G AGP site, which has been demonstrated to be a more sustainable investment model when compared to a single pitch offer. The proposed layout also includes grass pitch provision, which will allow multiple youth matches to occur concurrently and address the current shortage of youth 9v9 pitch provision across the study area, as identified in the needs assessment.

Figure 3.1: Proposed site layout for Southlands Centre Hub Site

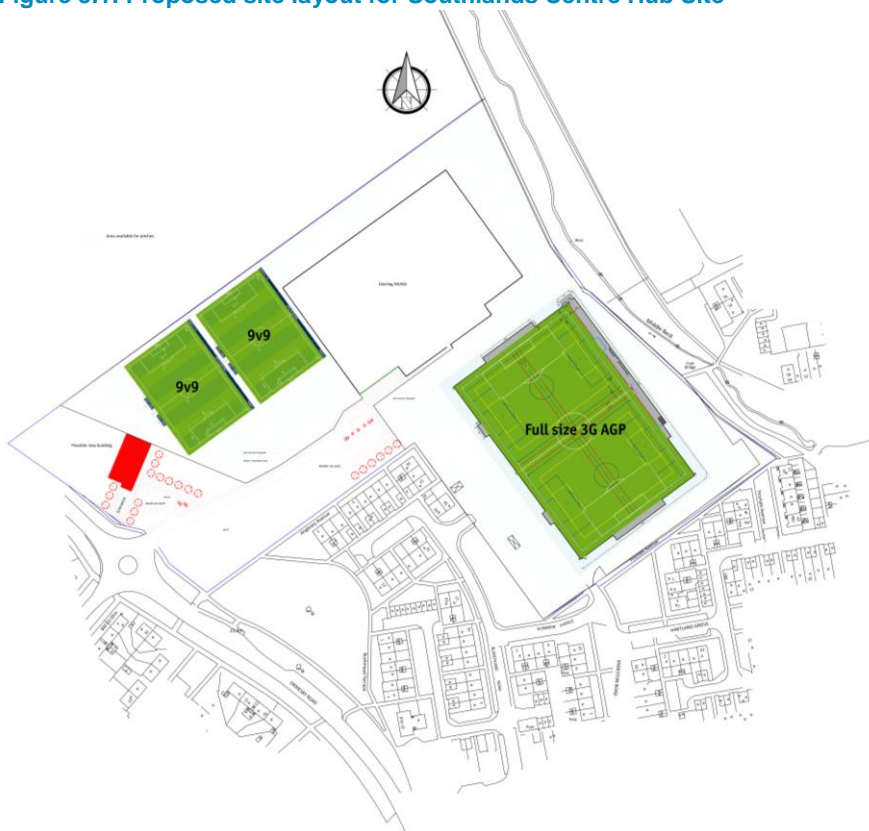


Table 3.5: Facility mix with projected carrying capacity

Pitch type	No. of pitches	Total carrying capacity	Peak period capacity (MES – match equivalent sessions)	Notes
Full sized 3G AGP	1	38 teams	1 adult MES 2 youth 9v9 MES 2 mini 7v7 MES 4 mini 5v5 MES	Carrying capacity for small sided 3G AGP provision is calculated using the number of teams that the facility can accommodate
Youth 9v9 grass	4	12 MES	2 youth 9v9 MES 2 mini 7v7 MES 4 mini 5v5 MES	Assumes grass pitch quality will be good

- 3.6.8 The proposed development would create a multi-pitch hub site at the Southlands Centre, providing additional capacity for grass roots football over the week and during the peak period. The proposed layout does not provide a location for an ancillary facility, however there is sufficient space in the area surrounding the pitches to cater for a high-quality ancillary that can meet the needs of all pitch users and supporters, while generating a secondary revenue stream for the site operator
- 3.6.9 A key consideration for the site is the current issue with antisocial behaviour and facility damage, which has had a negative impact on the existing 3G AGP. Prior to significant investment being made on site, it is key that this risk is mitigated appropriately.

SALTERSGILL AVENUE

- 3.6.10 For the purposes of this scenario, the Saltersgill Avenue site has been assumed to have 19.6 Acres (7.93 Hectares) of available space for development as part of a sports facility multi-pitch hub site. This data has been provided by Middlesbrough MBC alongside associated technical drawings.
- 3.6.11 Figure 3.2 overleaf shows a site layout for the proposed Saltersgill Avenue site. Table 3.6 details the proposed facility mix and the additional carrying capacity that would be generated, based on the assumption that all grass pitches would be rated as **good**, with the required drainage infrastructure and maintenance arrangement.
- 3.6.12 It is key to note that this site has previously been used as playing pitches, as defined in the lapsed/disused playing fields analysis within the needs assessment document. If development of this hub site were to go ahead, pitches would be reinstated on the land where previous pitches were marked, however they would be in an alternative layout and AGP provision would be introduced.

Figure 3.2: Proposed site layout for Saltersgill Avenue Hub Site



Table 3.6: Facility mix with projected carrying capacity

Pitch type	No. of pitches	Total carrying capacity	Peak period capacity (MES – match equivalent sessions)	Notes
Full sized 3G AGP	1	38 teams	1 adult MES 2 youth 9v9 MES 2 mini 7v7 MES 4 mini 5v5 MES	Carrying capacity for small sided 3G AGP provision is calculated using the number of teams that the facility can accommodate. It is also assumed that there are two match slots during the peak period.
Full sized WR22 or sand-based AGP	1	36 peak time hours	4 adult MES (per weekend day) 4 youth and mini MES (per weekend day)	It is assumed that both rugby and hockey clubs would utilise the facility back to back on Saturday and Sunday, for both adult and youth. It is also assumed that facility would be used for all available peak hours during midweek evening sessions. As shown in scenario 3 and 4, there is currently a significant deficit of grass pitch rugby provision in the study area and there is an opportunity to reduce this through the offset of demand from grass pitches to artificial surfaces. This scenario provides the opportunity for this to be realised, should a WR22 facility be provided.
Youth 9v9 grass	2	8 MES	2 youth 9v9 MES 2 mini 7v7 MES 4 mini 5v5 MES	Assumes grass pitch quality will be good . Only one pitch type can be used per individual peak period.
Mini 7v7 grass pitches	4	12 MES	4 mini 7v7 MES 8 mini 5v5 MES	

- 3.6.13 The proposed development would create a large multi-pitch hub site at the Saltersgill Avenue site, providing significant additional capacity for grass roots football over the week and during the peak period. The proposed layout includes an area to provide a high-quality ancillary facility and parking (grey rectangle in north-west corner) that can meet the needs of all pitch users and supporters, while generating a secondary revenue stream for the site operator.
- 3.6.14 In addition to a full sized 3G AGP site, the scenario of the second AGP on site being either WR22 or sand-based has also been modelled. This would provide further capacity for hockey and rugby clubs in the area, while creating a multi-sport hub site capable of satisfying a range of demand during the peak period.
- 3.6.15 Given the proximity of the facility to Acklam Rugby Club, there may also be an opportunity to invest in a shared facility with the neighbouring Acklam Rugby Club, should the 3G AGP provision be judged to add the greatest benefit during further feasibility testing. It should be noted that this option has not been explored as part of the PPS.

- 3.6.16 A key consideration for the site is the significant capital and operational investment that would be required on site, in order to create high quality grass and 3G AGP provision, as well as delivering the required level of maintenance for pitches to remain as good quality.
- 3.6.17 A second key consideration is the proximity of the site to the Middlesbrough Sports Village and the impact that it could have on demand at the existing MSV facility. A detailed feasibility and options appraisal is required to ensure that a development of this scale does not have a detrimental impact on the Sports Village, which has benefited from significant funding from the Council in the past.

SCENARIO TEST 5: CONCLUSIONS AND NEXT STEPS

- 3.6.18 This scenario test has evaluated the potential benefit of investing in two separate sites within the study area, with an overall objective of creating high quality multi-sport hub sites for grass-roots sport in Middlesbrough.
- 3.6.19 Both options would create multi-pitch hub sites that could be used for a number of sports and improve the availability of facilities during periods of peak demand, with the Saltersgill Avenue site providing the larger scale and more costly option when compared with Southlands.
- 3.6.20 It is key that in order to refine the potential options and develop the business cases for each option, a feasibility and options appraisal is undertaken, taking into consideration the demand for relevant facilities, as well as local competition and local usage patterns.

3.7 Scenario test summary and way forward

- 3.7.1 This section of the strategy has summarised a range of 'what-if?' scenarios that have been tested as part of the project, which can be used to test the potential impact of specific interventions into pitch provision across the study area.
- 3.7.2 From this, a number of key findings have been identified, which will influence the overarching recommendations for the strategy, as well as the following site-by-site action plan:
- Investment into AGP provision has the opportunity to significantly reduce the deficit of football provision across the study area, with the large amount of mini and youth football across the study area influencing a high requirement for future AGP provision, should all mini and youth football be transferred to artificial provision. It is key to note, however, that any investment into AGP provision will need to be accompanied by a significant shift in local behaviour and appetite to use artificial provision
 - There is an opportunity, through improving the quality of maintenance and installing floodlighting for training use, to reduce the deficit of rugby provision across the study area. Even with the improvements modelled within the scenario, however, the deficit is not projected to be totally eliminated. Further capacity is therefore required, potentially as part of the multi-sport hub sites, as described in Scenario 5 and the following point

- Through the needs assessment and strategy, a number of lapsed and disused playing pitch sites have been identified across the local authority, some of which have been identified within the development plans in the draft Middlesbrough MBC Local Plan. If these are to be disposed of, they will need to be mitigated through investment in new or improved pitch provision elsewhere in the study area. Middlesbrough MBC has identified a number of potential sites to develop as multi-sport hub sites and the scenario test identifies the significant potential capacity that these sites could provide for the study area.

3.7.3 In line with Middlesbrough MBC's strategic objectives to invest in artificial grass pitch provision and multi-sport hub sites, this scenario testing section identifies the potential capacity that can be generated through the investment into new and improved provision. This will be reflected as part of the following recommendations and following site-by-site action plan.

4 Strategic recommendations and action plan

4.1.1 To facilitate the development of sport and physical activity across Middlesbrough, it is advised that the Steering Group, set up as part of the Playing Pitch Strategy project, continues to work together to deliver the recommendations defined as part of this strategy.

4.1.2 This section of the report provides a set of strategic recommendations, to guide future governance and investment into pitch sport provision across the study area.

4.2 Overarching strategic recommendations

4.2.1 This section brings together the complete evidence base and analysis that has been developed as part of the PPS and provides a clear strategy for the future delivery of sports provision in Middlesbrough.

4.2.2 The following key recommendations have been identified at a 'cross-sport' level. They do not apply to a specific sport or facility type, instead focussing on general trends for sport and physical activity across the study area. Given these recommendations may be valid for all sport facility types included within the scope of this strategy, they have been cross referenced using "A", followed by the number of the recommendation.

Ref	Issue or opportunity to address	Strategic recommendation
A1	In order to bid for capital funding and develop long term strategies to improve facilities and programmes, clubs require long-term security of tenure	Work with multi-team, well run sports clubs across the study area to ensure they have long term community use and subsequently, the ability to invest and grow facilities and club infrastructure
A2	Ancillary facilities across the study area have been identified as being of poor quality, which reduces the quality of experience for participants and reduce the likelihood of those people coming back on a regular basis	Address the issue of poor ancillary and changing pavilion quality through the refurbishment and replacement of existing ancillary facilities, with key local authority owned sites being the key priority. Utilise the Action Plan to identify the specific sites that should be focussed on for this investment
A3	There are a number of facilities across the study area that are currently operating over-capacity, which reduces the quality of facilities and may compromise the experience of participants	Enhance the drainage and maintenance of pitches that are currently operating over-capacity, to increase the pitch capacity to accommodate demand of current user clubs. Utilise the Action Plan to identify the sites that should be invested in
A4	The needs assessment has demonstrated that there is a deficit of playing pitch provision during the peak period, across a number of different pitch typologies. Furthermore, there is additional projected growth through latent demand and population growth, as well as the demand that has previously been displaced out of the study area. As well as grass pitch provision deficit, there is a future deficit of 3G AGP provision across	Develop at least one multi-sport facility hub site in the study area providing high quality pitch provision for residents. It is key that any major infrastructure project of this type is delivered as part of a wider network of sports facilities in Middlesbrough, alongside current facilities such as the highly successful Middlesbrough Sports Village. Further feasibility work required in order to define the specific need for a potential hub site, as well as the optimal facility mix and investment programme. Scenario 5 has tested 2 potential

Ref	Issue or opportunity to address	Strategic recommendation
	the study area with a requirement of 3 full sized 3G AGP's over the lifetime of the study. Following previously successful developments of sports facility 'hub's' at facilities such as the Middlesbrough Sports Village, there is an appetite to look to try and address the current deficit of provision through investing in further multi-sport hub sites.	sites, as identified by the Council during the PPS process. In line with the Council's objective to mitigate the loss of lapsed or disused sites through the development of multi-pitch hub sites, it is key that Exception 5 (Sport England Playing Field Policy and guidance) is met.
A5	There is significant development identified across the study area, to meet the growing need for housing and statutory services. If playing pitch sites (including those identified as being disused or lapsed) are identified as being surplus to use or they are required for development, it is key that any capital receipt is invested back into sport and physical activity to meet current and future need.	Where there are disposals of sites identified as surplus, ensure that where appropriate, capital receipt is secured for investing into pitch sports, either through improving existing provision or developing new provision to meet current and future need.

4.2.3 In additional to the general recommendations identified above, the following sport-specific sections have been included, which apply to sport specific facility types. These sections contain a summary of the key findings from the needs assessment document, to provide the evidence base for the subsequent strategic recommendations.

4.2.4 For each of the strategic recommendations, the key issue or opportunity that is to be addressed has been identified, alongside an ID code. This ID code will be used to match each action within the action plan to a specific strategic recommendation, so that the full strategy has clear linkages between the overall strategic section and the site-by-site delivery plan.

4.3 Football key findings and recommendations

KEY FINDINGS FROM THE NEEDS ASSESSMENT

4.3.1 The following key findings have been identified in the needs assessment and form the basis of the strategic recommendation for this pitch typology. The key findings have been presented by answering the 5 key questions identified in the Sport England 2013 Playing Pitch Strategy Guidance Checklist.

What are the main characteristics of the current supply and demand for provision?

4.3.2 The quality of football provision across the Borough is standard and appears to have stayed at a consistent level over the past years. The level of demand has grown significantly in recent years, due to the large growth in mini and youth football and the rapid increase in teams across a number of new clubs.

Is there enough accessible and secured community use provision to meet current demand?

4.3.3 The current supply and demand analysis for secured and accessible pitch provision shows there is spare capacity across the Borough when all available capacity is considered. While this is the case for 'theoretical' capacity, analysis for the peak period indicates that there is no spare capacity during the peak period.

4.3.4 There is a small deficit for full sized 3G AGP provision that is suitable for competitive football, however there is a significant stock of small sided 3G AGP provision which provides valuable capacity during the peak period.

Is the provision that is accessible of sufficient quality and appropriately maintained?

4.3.5 While several clubs have identified issues with drainage and maintenance, the overall quality of facilities and the robustness of maintenance regimes is standard. There are a small number of poor-quality sites, with most of the issues on these sites being due to antisocial behaviour and / or poor quality ancillary facilities.

What are the main characteristics of the future supply and demand for provision?

4.3.6 With the projected growth in population during the lifetime of the study, the requirement for youth and mini pitches is likely to increase, in particular youth 11v11. Clubs have also identified a significant amount of latent growth, which aligns with the recent growth in mini and youth football across the study area. Furthermore, a large amount of demand is currently displaced outside of the study area, due to a lack of facilities in Middlesbrough.

4.3.7 A key consideration for the future supply and demand of provision is the current status of Boro Rangers FC as the club currently plays outside of the local authority but has been considered as displaced demand as part of the needs assessment. This demand is considered as displaced as the club originated within the Middlesbrough study area and moved out due to lack of appropriate facilities. At the time of Stage B data collection the club was identified as having 33 teams across all age groups however this has grown to an estimated 54 teams at the time of issue. Consultation with the club has indicated that it has aspirations to move demand back into the study area, if a site could be made available. This is therefore considered as future demand, as it is the ambition of the PPS to identify how clubs can be best serviced by community facilities over the lifetime of the strategy.

Is there enough accessible and secured community use provision to meet future demand?

4.3.8 If the anticipated amount of latent demand is realised, in addition to the growth that is expected from population growth, there will be a deficit of grass pitch provision over the lifetime of the strategy. If displaced demand is also included in this assessment, the deficit worsens, with a significant deficit projected by the end of the strategy period.

4.3.9 If it is assumed that all new grass pitches would be rated as good, the following number of new pitches would be required to address the future deficit that is projected.

- Adult 11v11: no new grass pitches – spare capacity identified
- Youth 11v11: 11 new pitches
- Youth 9v9: 3 new pitches
- Mini 7v7: 6 new pitches

- Mini 5v5: 1 new pitch.
- 4.3.10 Given the shortage of space in Middlesbrough, it is likely that this deficit will be met through a combination of artificial and grass pitch provision. The number of AGPs required to meet demand will be included in the AGP section of this needs assessment.
- 4.3.11 An alternative way of addressing the deficit of youth and mini grass pitch provision will be remarking of adult 11v11 provision (which currently shows spare capacity), to youth and mini provision (see recommendation F3 below).
- 4.3.12 The PPS guidance seeks to ensure that an adequate amount of spare capacity is available across the study area through accessible pitches with secured community use. Given the spare capacity identified for the current picture of grass football provision as part of the needs assessment, especially for adult 11v11 provision, there is deemed to be enough spare provision in the existing pitch stock to meet current demand, pending the remarking of adult pitches as junior and mini pitches. As an overarching target, it is recommended that the Steering Group should seek to ensure that every pitch has at least 0.25 match equivalents of spare capacity, which allows pitches to be ‘rested’ every fourth week, allowing them to be treated and recover effectively.
- 4.3.13 Given the lack of available green space within the study area, the strategic recommendation in to create spare capacity in the future through the development of artificial grass pitch provision, to complement the existing grass pitch stock. This not only meets the strategic aims of the Football Foundation and the FA, but also aligns with the strategic recommendation to develop high-quality multi-sport facility hub sites, with a mixture of grass based and artificial pitch provision.

KEY ISSUES, OPPORTUNITIES AND STRATEGIC RECOMMENDATIONS

- 4.3.14 The table below shows the key issues and opportunities that have been identified during the Playing Pitch Process, alongside the strategic recommendations that have been agreed upon, following consultation with the project steering group.

Table 4.1 – Football key issues and strategic recommendations

Ref	Issue or opportunity to address	Strategic recommendation
F1	There is a deficit of football pitch provision during the peak period across the study area	As part of the Local Plan and ongoing planning policy, protect all sites designated as football playing fields
F2	The needs assessment has identified sites that are not currently fit for purpose and require improvement in order to meet the demand from local residents.	Continue to invest in the grass pitches across the study area, to improve the quality and reduce the amount of cancelled games during periods of poor weather. Enhance the drainage and maintenance of pitches that are currently being heavily used and have been identified as having a deficit of provision. Utilise the Action Plan to identify sites that should be improved, prioritising those that are well used.
F3	The needs assessment has identified that a large proportion of demand is taking place on the wrong sized pitches, such as	Reconfigure and reallocate pitch sizes (for example, from adult-sized to youth-sized) to meet demand with the appropriate size of

Ref	Issue or opportunity to address	Strategic recommendation
	youth 11v11 teams playing on adult pitches. Playing on inappropriately sized pitches can reduce the enjoyment for players and compromises the development of skills in younger people.	pitch provision. Utilise the Action Plan to identify the specific sites that should be re-configured or re-allocated as an alternative pitch typology
F4	There are continuing issues with vandalism and anti-social behaviour across a number of football sites in Middlesbrough, which are leading to damage that is costly to repair.	Work with key sites to continue to address issues with site security, engaging with the Football Foundation and Football Association to maximise support and expert advice.
F5	Boro Rangers FC currently plays outside of the local authority and this is considered displaced demand as the club originated within the Middlesbrough study area and moved out due to lack of appropriate facilities. The club has identified an objective to relocate back into the study area, should an appropriate site be made available.	Work with Boro Rangers to identify a suitable site that can accommodate as many teams as possible within a single co-located facility. This site identification should look to take into consideration the aspiration to provide long-term security of tenure and facility further growth of a highly successful club.

4.4 Cricket key findings and recommendations

KEY FINDINGS FROM THE NEEDS ASSESSMENT

- 4.4.1 The following key findings have been identified in the needs assessment and form the basis of the strategic recommendation for this pitch typology. The key findings have been presented by answering the 5 key questions identified in the Sport England 2013 Playing Pitch Strategy Guidance Checklist.

KEY FINDINGS

What are the main characteristics of the current supply and demand for provision?

- 4.4.2 The quality of cricket provision across Middlesbrough is standard, with minimal examples of good and poor provision. The lowest rated elements of cricket provision across Middlesbrough are artificial as non-turf practice wickets, which is reducing the ability of clubs to train and play on non-turf pitches during the season.
- 4.4.3 The demand for cricket across Middlesbrough is high. The area has 13 senior men and youth boy's teams; however, no female sides are present at any age. Given the high proportion of South Asian residents, there is expected to be high levels of demand for informal cricket. This demand is difficult to quantify, however the presence of informal and mid-week teams, made up primarily of South Asian residents, supports this demand.

Is there enough accessible and secured community use provision to meet current demand?

- 4.4.4 There is a small amount of spare capacity for the current level of demand, when all supply and demand across the season is considered. The peak time capacity analysis illustrates that there is no spare capacity during the peak period, with any loss of site likely to result in the reduction of playing opportunities and participation by the local population.

Is the provision that is accessible of sufficient quality and appropriately maintained?

4.4.5 Overall, the provision is of standard quality, with good quality provision at Marton Cricket Club. Maintenance is largely undertaken by individual clubs, either through the use of a paid groundsman or through club volunteers. There are also a number of sites that are owned and managed by educational facility, which typically scored lower in the site assessment.

What are the main characteristics of the future supply and demand for provision?

4.4.6 The future demand for cricket is projected to increase across the Middlesbrough, with slight increases in male senior and youth teams. There were no further teams identified within latent demand however an additional three teams have been assumed for women and girls' cricket, through the rise in the game following the 2017 World Cup Win and grassroots women's softball campaign.

4.4.7 The future level of supply across Middlesbrough is relatively certain as the majority of the major sites are currently owned by clubs, which offer clubs long term security of tenure. Any reduction in the level of supply for cricket in Middlesbrough will have a significant impact on the overall balance of provision.

Is there enough accessible and secured community use provision to meet future demand?

4.4.8 Given the high levels of demand growth projected across the Middlesbrough, the future supply and demand analysis indicates that there will be a deficit of supply for sites that are available and secured across Middlesbrough, when only considering grass pitch provision. There is a small amount of capacity when artificial pitches are included in the analysis, however this assumes that teams use AGPs for match play.

KEY ISSUES, OPPORTUNITIES AND STRATEGIC RECOMMENDATIONS

4.4.9 The table below shows the key issues and opportunities that have been identified during the Playing Pitch Strategy process, alongside the strategic recommendations that have been agreed upon, following consultation with the project steering group.

4.4.10 Of specific note for cricket, the ECB is currently going through a period of significant investment into the grass roots game, to provide increased opportunities for all people to participate.

4.4.11 Women's and girls' cricket has been identified as a significant growth area for Middlesbrough and neighbouring Local Authorities. Several clubs in the area including Marton CC and Middlesbrough CC will engage in the ECB/YCB Women's and Girls' Cluster Club programme. This programme is intended to support Clubs in growing the women's and girls' game as well as helping shape each cricket club's structure. It has already been identified that a number for girls are already participating in cricket in Middlesbrough, but this data isn't captured for the PPS due to them not, as yet, playing in a girls' team. The majority of girls play in mixed teams with some girls teams playing in primarily boys leagues. The cluster program will look to identify more of these girls and to help generate more girls' teams and girls' only leagues. A dedicated practice evening and match session time will need to be scheduled by cricket clubs to accommodate play.

Table 4.2– Cricket key issues and strategic recommendations

Ref	Issue or opportunity to address	Strategic recommendation
C1	There is a deficit of cricket pitch provision during the peak period across the study area and it is key that there is enough capacity to meet future need generated through the ECB's Inspiring Generations and South Asian investment plans.	As part of the Local Plan and ongoing planning policy, protect all sites designated as cricket playing fields
C2	A small number of facilities in the study area have been identified as requiring support, with the local clubs that are using these sites looking to develop and provide greater opportunities for people of all ages and genders to play cricket.	Work with key sites, such as Nunthorpe & Marton CC, to continue to address issues with ancillary provision, engaging with the England Cricket Board (ECB) and Yorkshire Cricket Board (YCB) to maximise support and expert advice, allowing clubs to continually progress and meet league requirements
C3	The ECB launched the South Asian Action Plan in 2018, which focusses on increasing playing opportunities for South Asian residents. This is relevant to Middlesbrough given the demographic profile of the study area.	Work with the ECB and YCB to engage with new and hard-to-reach participant groups, through the ECB's latest Cricket Unleashed strategy, especially focussing on South Asian residents as part of the South Asian Action Plan
C4	There are a small number of sites that have been identified as having an issue with waterlogging, however it is not clear whether this is due to poor maintenance or a lack of drainage infrastructure.	Support clubs and facilities that currently suffer from waterlogging during periods of wet weather to identify the root cause of the issues and where appropriate, the most efficient and effective mitigation approach.
C5	The ECB launched a new strategy (Inspiring Generations) in 2019 for 2020 to 2024. A key focus of the strategy is Women and Girls Cricket, with £50m of new investment into the women and girls game planned over the period of the strategy.	Work with the Yorkshire Cricket Board, local clubs and wider stakeholders such as the County Sports Partnership to identify clubs and organisations that can support with the overall objective of growing the women and girls' side of the game. Pavilion/changing room improvements will be needed to create environments that are appealing to women and girls and their families. This should be aligned to ECB design guidance when published. Dedicated match and practice sessions should be recognised and how this will impact on demand across the term of the strategy as it's not possible to currently translate this within team generation rate calculations.

4.5 Rugby key findings and recommendations

KEY FINDINGS FROM THE NEEDS ASSESSMENT

- 4.5.1 The following key findings have been identified in the needs assessment and form the basis of the strategic recommendation for this pitch typology. The key findings have been presented by answering the 5 key questions identified in the Sport England 2013 Playing Pitch Strategy Guidance Checklist.

KEY FINDINGS

What are the main characteristics of the current supply and demand for provision?

- 4.5.2 The quality of provision across the for rugby is standard, with the general level of maintenance fit for purpose and a lack of artificial drainage installed on key rugby club sites. The demand for rugby is strong, with three clubs of varying sizes playing in Middlesbrough.

Is there enough accessible and secured community use provision to meet current demand?

- 4.5.3 There is a significant deficit for secured and accessible rugby provision across the Borough, showing an undersupply of available and secured grass pitches. The major clubs therefore use pitches that are unfit for purpose for much of the year or are forced to look outside of the for access to Artificial Grass Pitches.
- 4.5.4 All sites are operating at over-capacity in the peak period, with this deficit of pitches only becoming more apparent when availability and secured filters are applied.

Is the provision that is accessible of sufficient quality and appropriately maintained?

- 4.5.5 The maintenance regime for non-education sides across Middlesbrough is standard, however more attention is required on sites with high demand to ensure that pitches are fit for purpose and able to withstand the high levels of demand for rugby.

What are the main characteristics of the future supply and demand for provision?

- 4.5.6 There is a small 3% predicted population increase during the lifetime of this strategy, combining this with the TGRs and latent demand it is predicted that demand will not increase significantly. To manage the current deficit, it is identified that pitch provision much increase or improve in the Borough. There is a WR22 pitch at Middlesbrough College that has the potential to host formal rugby demand, however further capacity analysis in conjunction with the football AGP analysis is required in order to manage this.
- 4.5.7 Women and girl's rugby demand is projected to increase, in line with the RFU's national strategic priorities.

Is there enough accessible and secured community use provision to meet future demand?

- 4.5.8 The future demand for rugby is projected to increase across the Borough, with the deficit for provision predicted to increase further over the lifetime of the strategy. In the capacity analysis, the deficit only worsens when considering available and secured sites and decreases further when predicting 2034 demand.

KEY ISSUES, OPPORTUNITIES AND STRATEGIC RECOMMENDATIONS

- 4.5.9 The table below shows the key issues and opportunities that have been identified during the Playing Pitch Strategy process, alongside the strategic recommendations that have been agreed upon, following consultation with the project steering group.

Table 4.3 – Rugby key issues and strategic recommendations

Ref	Issue or opportunity to address	Strategic recommendation
R1	There is a deficit of rugby pitch provision during the peak period across the study area and it is key that there is enough capacity to meet current and future rugby demand.	As part of the Local Plan and ongoing planning policy, protect all sites designated as rugby playing fields.
R2	There are is one accredited WR22 AGP in the area and further 3G AGP provision that can be used for non-contact training. These facilities are not currently used on a regular basis by clubs and therefore represent an opportunity to improve capacity across the study area.	Engage with the RFU, relevant site operators and local clubs to increase the availability and usage of WR22 AGPs located in the study area, working with clubs and players to change perceptions regarding playing full-contact rugby on artificial grass pitches
R3	There is a deficit of rugby provision during peak time, due to a lack of floodlighting across key clubs sites.	Improve the floodlighting, pitch drainage and maintenance regime rugby pitches at rugby sites across the study area, prioritising Acklam Park, Tollesby Road and Talbot Park, to increase carrying capacity and to improve the quality of provision on site
R4	Two key sites in the study area do not currently have fit for purpose ancillary provision and require support to meet the needs of the clubs that use these facilities.	Work with Middlesbrough Rugby Club (Tollesby Road) and Acklam Rugby Club (Talbot Park) to acquire suitable ancillary and storage provision at each of these respective sites, subject to planning.

4.6 Hockey key findings and recommendations

KEY FINDINGS FROM THE NEEDS ASSESSMENT

- 4.6.1 The following key findings have been identified in the needs assessment and form the basis of the strategic recommendation for this pitch typology. The key findings have been presented by answering the 5 key questions identified in the Sport England 2013 Playing Pitch Strategy Guidance Checklist.

KEY FINDINGS

What are the main characteristics of the current supply and demand for provision?

- 4.6.2 The quality of provision across Middlesbrough for hockey is high, given the existence of three good quality pitches. No provision in the study area is secured for community use however these are key sites for meeting demand from the three clubs in the study area. It should be noted that junior demand exported out of Middlesbrough, by Stokesley Men HC, can be accommodated in the study area as junior capacity at peak time has been identified.

Is there enough accessible and secured community use provision to meet current demand?

- 4.6.3 There is enough capacity at the existing site to meet the current needs for outdoor hockey in Middlesbrough, however none of the existing sites have secured community use agreements, therefore there is an ongoing risk that supply could be lost, and clubs impacted.

Is the provision that is accessible of sufficient quality and appropriately maintained?

4.6.4 Despite the age of one facility, Trinity College, all provision is of good quality and suitable for formal provision. All maintenance is carried out by the site owners, therefore there is no responsibility from Hockey Clubs to maintain the sites. No issues with this have been identified in during consultation.

What are the main characteristics of the future supply and demand for provision?

4.6.5 Future demand for hockey in Middlesbrough is growing slightly, through the conversion of latent demand. The sport has enjoyed significant growth since the Women’s gold medal at the Rio Olympics, which it is hoped will stimulate further growth at both junior and adult age groups across the country.

Is there enough accessible and secured community use provision to meet future demand?

4.6.6 The projected increase in demand can be satisfied at facilities in Middlesbrough, however consultation has indicated that this would exacerbate issues that clubs are currently having with winter hockey and finding and appropriate location for competitive and friendly hockey.

4.6.7 The future peak time analysis indicates that over the lifetime of the strategy, spare capacity for demand during the peak period is set to reduce. It is vital that, in order to mitigate the risk of losing hockey sites and subsequent capacity, that long term community use agreements are sought with all of the owners and operators of the three sites that are currently used.

KEY ISSUES, OPPORTUNITIES AND STRATEGIC RECOMMENDATIONS

4.6.8 The table below shows the key issues and opportunities that have been identified during the Playing Pitch Strategy process, alongside the strategic recommendations that have been agreed upon, following consultation with the project steering group.

Table 4.4 – Hockey key issues and strategic recommendations

Ref	Issue or opportunity to address	Strategic recommendation
H1	There are no sites in Middlesbrough that are secured for community use and suitable for competitive hockey provision. While there are sites that are suitable but not secured, these sites do not have spare capacity during the peak period.	As part of the Local Plan and ongoing planning policy, protect all sites designated as hockey playing fields.
H2	Marion Furness Hockey Club has identified an opportunity to invest in a sand-based AGP at the Marion Cricket Club site, which would provide a home ground for the club, as well as long term security of tenure.	Support the hockey club with plans to invest in a new sand-based AGP, with the overall objective of creating a sustainable and fit-for-purpose multi-sport hub site, alongside the existing cricket provision. If development at this site is not possible, support the club with agreeing a greater level of security of tenure at the Kings Academy.

4.7 AGP key findings and recommendations

4.7.1 The sports specific requirements for artificial grass pitch provision has been stated in each of the football, rugby and hockey sections above, however the AGP section below provides strategic recommendations for AGP's that can service a range of different sports.

Table 4.5 – AGP key issues and strategic recommendations

Ref	Issue or opportunity to address	Strategic recommendation
AGP1	There is a need for 3 additional full sized AGP's to cater for the sports included within this scope, over the lifetime of the strategy. This requirement assumes that rugby clubs can secure greater use and long-term security of tenure at existing WR22 sites.	Undertake further feasibility work to identify potential sites for 3 full sized 3G artificial grass pitches, ideally delivered as part of a multi-pitch facility that can cater for a range of different sports and deliver a high-quality sustainable hub site.
AGP2	All sand-based AGP provision that is currently used for hockey community use is key to the future of the sport and requires protection, especially sites such as Macmillan Leisure Centre. Further provision is also required to meet the current and future demand across the study area.	Improved access to sand-based AGP provision is required in order to improve the long-term security of use for hockey clubs within the study area. The current availability does not allow clubs to grow or invest strategically, due to the lack of long-term security

4.8 Additional non-core sports key findings and recommendations

4.8.1 The following recommendations have been identified for the non-core sports included within the scope of this project. Actions T1 and T2 refer to tennis and G1 refers to golf.

Table 4.6 – Non-core sports key issues and strategic recommendations

Ref	Issue or opportunity to address	Strategic recommendation
T1	In order to keep tennis maintained to a high standard, periodic updates are required, such as resurfacing or replacement of nets and fencing. It is important that funding is in place to do this and a sinking fund is the most effective way of ensuring this is available when maintenance work is required.	Work with all tennis site operators to ensure a sinking fund is in place, to fund future renovations and ensure facilities are maintained to a high standard
T2	Through and LTA partnership with Middlesbrough Council, there is an opportunity to invest in grass roots provision and provide high quality publicly assessable tennis provision across the study area.	Invest in grass-roots tennis court provision, through the improvement of court surfaces and the addition or refurbishment of floodlights.
T3	Any site that is currently operating under capacity across the study area represents and opportunity to increase participation in tennis and improve the sustainability of future facilities.	Work with sites that are currently under capacity, such as Tennis World, to develop a Tennis Development Plan and programme of activity aimed at growing court utilisation and membership figures.
G2	For golf to remain sustainable and to convert latent demand into actual participation, clubs, operators and those delivering programmes need to continue to innovate and provide high quality options for potential participants.	Work with England Golf to sustain golf participation in Middlesbrough, through the introduction and development of non-traditional playing opportunities wherever appropriate.

4.9 Disused/Lapsed sites

- 4.9.1 As part of delivering the action plan, it is crucial that the steering group has a clear process for planning the future use of lapsed or disused sites. A disused site is defined as a site that was previously used as formal playing fields and is still maintained as open space that is accessible to the public or education sector. It is defined as disused if it is not currently being used for formal playing provision.
- 4.9.2 A lapsed site is one that has previously been used as playing fields, however it is now not marked or used for playing fields or open space/recreation.
- 4.9.3 Sport England's Playing Fields Policy, which the organisation updated in 2018, states that unless the development meets one of the five specific examples⁴, Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of;
- All or any part of a playing field, or
 - Land which has been used a playing field and remains undeveloped, or
 - Land allocated for use as a playing field.
- 4.9.4 Given that lapsed or disused sites have been used as playing fields at some point in the past, they fall within the second bullet point and therefore must meet one of the five exceptions if they are to be lost.
- 4.9.5 The disused and lapsed sites identified as part of the Middlesbrough PPS are detailed in table 4.1 below. A short summary has been included to explain how, if the site cannot be deemed to be surplus, the loss can be effectively mitigated. Technical Appendix H includes drawings of all these sites.

⁴ Sport England Playing Fields Policy (Sport England: 2018 - <https://www.sportengland.org/media/12940/final-playing-fields-policy-and-guidance-document.pdf>)

Tale 4.1: Disused/Lapsed sites in Middlesbrough

Site	Current status	Site detail	Existing/ Previous provision	Current supply and demand status	Suggested mitigation/next steps
Former St David's School	Lapsed	The school closed in 2009 and now is a derelict brownfield site with no current sports facilities, supply or demand. The neighbouring site, Outwood Academy Acklam and Kader FC, has cricket, football (grass pitches and AGPs), tennis, netball and athletics facilities	Satellite imagery from 2007 indicates that 3 x 9v9 grass football pitches were previously present on site	There is no spare capacity in the peak period across grass football, cricket or rugby provision in the study area. There is also a deficit of 3G AGP provision.	The loss of the site should be mitigated through the re-provision of high-quality grass pitches or artificial grass pitch provision (Exception 4)
Colmore Avenue	Disused	This council owned green space is in poor condition, and so it is recommended that if the site is used to offset nearby deficit, the maintenance to the site is increased	This is a poor-quality site with a single adult 11v11 pitch.	There is no spare capacity in the peak period across grass football, cricket or rugby provision in the study area. There is also a deficit of 3G AGP provision.	The loss of the site should be mitigated through the re-provision of high-quality grass pitches or investment in artificial grass pitch provision (Exception 4)
Acklam Iron & Steelworks	Lapsed	The site has a functioning indoor facility used for functions and social events. The grass areas were previously playing fields however are now disused.	Satellite imagery from 2006 indicates that 1 x 11v11 grass football pitch and 1 x 9v9 grass football pitch were previously present on site	There is no spare capacity in the peak period across grass football, cricket or rugby provision in the study area. There is also a deficit of 3G AGP provision.	The loss of the site should be mitigated through the re-provision of high-quality grass pitches or artificial grass pitch provision (Exception 4)
Former Brackenhoe School	Lapsed	The site is a previous school site that is now disused. The land is currently open grass land.	Satellite imagery from 2000 indicates that the following pitches were marked on site: - 5 x youth 11v11 grass football - 2 x adult 11v11 grass football 1 x grass rugby union	There is no spare capacity in the peak period across grass football, cricket or rugby provision in the study area. There is also a deficit of 3G AGP provision.	The loss of the site should be mitigated through the re-provision of high-quality grass pitches or artificial grass pitch provision (Exception 4)

Site	Current status	Site detail	Existing/ Previous provision	Current supply and demand status	Suggested mitigation/next steps
Pennyman School	Lapsed	The playing fields are currently fenced off, with further development plans on site	It is not possible to identify the previous pitch provision through satellite imagery – approximately 2 x small sided grass football pitches are expected, as the site was previously a primary school.	There is no spare capacity in the peak period across grass football, cricket or rugby provision in the study area. There is also a deficit of 3G AGP provision.	The loss of the site should be mitigated through the re-provision of high-quality grass pitches or artificial grass pitch provision (Exception 4)
Saltersgill Avenue	Disused	The site has not had active playing pitches for at least 4 years. It is currently split into two sections with a fence between the larger open area to the north of the site and the wide but shallow area to the south of the site.	Satellite imagery identifies 3 x youth 9v9 pitches on the southern section of the site. Satellite imagery indicates that three adult 11v11 pitches were also previously present on the northern section of the site.	There is no spare capacity in the peak period across grass football, cricket or rugby provision in the study area. There is also a deficit of 3G AGP provision.	Further consultation is required to identify the reasons for this site becoming a disused site. This site has been identified as a potential site for a multi-sport hub site development, with further feasibility work required to identify if the site could be sustainable in the long term.
Southlands Leisure Centre	Lapsed	The site is currently an open grass area that lies adjacent (south west) to the full sized 3G AGP facilities at Southlands Leisure Centre	Satellite imagery from 2000 identifies a single youth 9v9 grass pitch.	There is no spare capacity in the peak period across grass football, cricket or rugby provision in the study area. There is also a deficit of 3G AGP provision.	This site has been identified as a potential site for a multi-sport hub site development, with further feasibility work required to identify if the site could be sustainable in the long term.

4.10 Action plan

4.10.1 Through a detailed supply and demand analysis of the sports included in the scope of the strategy, as well as stakeholder consultations across the study area, an action plan has been created, which will guide the steering group in their delivery of sports provision and facility decisions over the next 10 years. The action plan is broken down by site with clear owners, timescales and expected resources. This is shown Table 4.1.

IDENTIFYING FUNDING PARTNERS AND ESTIMATED COST

4.10.2 The table identifies potential sources of external funding. It should be noted that funding for the actions below could come from one, or a combination, of funding sources shown below. This is not an exhaustive list and could be extended to other sources, depending on availability.

- Capital receipts
- CIL monies
- Section 106 funding
- Community Grant Schemes

4.10.3 The Action Plan does not identify all those clubs that may be partners or provide resources in relation to its delivery. It is assumed that where clubs have a long-standing interest in a specific site that they will be a partner in delivering the actions and contribute financially or in-kind where appropriate.

4.10.4 The Action Plan does not identify Middlesbrough Council as a key resource either in terms of officer time or finance, except for those sites owned and/or managed by the Council. However, the Council has an interest in all those projects delivered within the local authority area and may contribute towards them either financially or in-kind, as appropriate and subject to available resources. It should be noted that not all sites have actions allocated to them, as it is unrealistic to expect funding partners to contribute to improvements at all facilities across a local authority.

4.10.5 All costs are estimated, based on 4 global desktop research and consultation with industry experts. These are not based on firm pricing or quotes from reputable contractors, unless stated otherwise. A key source of costs for capital expenditure is Sport England's costs guidance document⁵, which has been published most recently in June 2018.

4.10.6 All maintenance costs represent the full cost for maintaining the pitches. They do not, therefore, reflect any maintenance that is currently being undertaken at the site and the cost incurred for these services. In reality, the cost for additional maintenance would be reflected by an increase of the current maintenance cost, rather than the full price stated as part of this action plan.

⁵ Sport England Cost Guidance: 2018 (Sport England - <https://www.sportengland.org/media/13346/facility-costs-q2-18.pdf>)

- 4.10.7 There is not unlimited funding to invest in sports facilities, for any of the identified partners. As a result, actions have been prioritised on sites that are currently either not fit-for-purpose, showing a deficit of provision, or those that represent a viable investment opportunity that will significantly increase the quality, quantity or accessibility of sports provision in Middlesbrough.

ACTION PLAN TERMINOLOGY AND ORGANISATION

- Issue/ opportunity: The issue or opportunity that can be addressed
 - Key Actions: Numbering indicates order of preference
 - Partners: Top listed partner is identified as lead partner
 - Resources: Key resource implications (time and money)
 - Timescale: Short: 0–2 yrs Medium: 2-5 yrs Long 5-10 yrs
 - Priority: Low, Medium and High, depending on overall impact for sports participation
 - Acronyms: MC (Middlesbrough Metropolitan Borough Council), FA (Football Association), FF (Football Foundation), ECB (England & Wales Cricket Board), YCB (Yorkshire Cricket Board), EH (England Hockey), RFU (Rugby Football Union), LTA (Lawn Tennis Association, EG (England Golf).
- 4.10.8 To ensure that specific actions align with the strategic recommendations identified in the previous section of this strategy, the Action ID/Ref includes a cross-reference to one of the recommendations. For instance, any action that is associated with re-marking grass football pitches will fall under Football Recommendation 3 (F3).
- 4.10.9 To provide the Council and Steering Group with a clear identification of 'strategic' investment priorities across the study area, high profile strategic investment projects have been identified overleaf in bold. These projects are likely to be limited in number due to their size but will deliver a significant level of benefit for grass-roots sport and physical activity. These projects are likely to cost approximately £500k or more and will include a number of different stakeholders and funding partners.

Table 4.2: Middlesbrough's PPS Action Plan (2018-2036)

Site	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Time-scale	Priority
Cricket actions							
Acklam Park	Cricket C4 - Enhance	The club has experienced issues with poor drainage on the outfield, resulting in 7 games being cancelled last season.	Undertake further technical assessment, to identify the root cause of poor drainage and where appropriate, the suggested mitigation.	ECB MC	Work to be identified through consultation with the ECB and trusted technical pitch advisors.	Short	Low
Marthon Cricket Club	Cricket C4 - Enhance	The site suffers from waterlogging during periods of poor weather, leading to the cancellation of matches.	Undertake further technical assessment, to identify the root cause of poor drainage and where appropriate, the suggested mitigation.	YCB MC ECB	Work to be identified through further understanding of facility needs.	Short	Low
Nunthorpe & Marthon Playing Fields Association	Cricket C2 - Provide	It has been identified that the current ancillary (changing and clubhouse) does not meet the minimum requirements of the NYSD (North Yorkshire & South Durham) Cricket League.	Undertake detailed feasibility work, to further assess the viability and cost implications of investment into suitable ancillary provision, subject to feasibility work.	Nunthorpe & Marthon CC MC YCB ECB	Work required to be established through further feasibility work.	High	Med
Nunthorpe & Marthon Playing Fields Association	Cricket C2 - Provide	The NTP net facility onsite is old, derelict and no longer in use due to the poor quality.	Invest in the existing NTP net facility and provide the club with a high-quality training facility.	YCB MC ECB	£70,000	Short	Med
Football actions							
Acorn Centre	Football F2 - Enhance	This site is currently used by Acklam Green FC, however the 3G AGP on site does not have the suitable FA quality accreditation to make it suitable for competitive matchplay.	Work with the club, local authority and key football stakeholders to bring the site back up to the requisite FA standard and undertake an options appraisal to review the current management arrangement of the site.	Acklam Green FC FA FF MC	Steering group officer time and, if required, external fees for options appraisal.	Short	Med
Colmore Avenue	Football F3 - Enhance	This is a poor-quality site with a single adult 11v11 pitch. The site has not been identified as hosting any formal affiliated football	This site has been identified as a site that could address issues with a shortage of provision in the local area. If the site is to be used, it should be re-configured as youth 11v11 and/or mini football provision, to meet local demand.	FF MC	Work required to be established through IOG assessment.	Short	Low

Site	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Time-scale	Priority
Kader FC	Football F2 - Provide	The site has been identified as having no spare capacity during periods of peak demand, which means the club is unable to grow.	Investment into suitable grounds works to establishing further pitch provision on neighbouring land.	MC	Work required to be established through IOG consultation	Long	Med
Kader FC	Football F4 - Enhance	The site has been subject to antisocial behaviour and vandalism in the past, and so it is recommended that CCTV is installed in order to protect the site and prevent further damage from occurring.	Investment into suitable security provision, following engagement with the FA and Football Foundation	FF MC	Work required to be established through further understanding.	Short	High
Kader FC	Football F4 - Enhance	The site has been victim to antisocial behaviour and vandalism in the past, and so it is recommended that CCTV is installed in order to protect the site and prevent further damage from occurring.	Invest in a fit-for-purpose CCTV and security system to reduce anti-social behaviour.	FF MC	Work to be established through further understanding of site needs.	Short	Low
Macmillan Leisure Centre	Football A1 - Enhance	Macmillan Leisure Centre is a standard quality site with 2 adult 11v11 pitches and a high quality full-sized sand-based AGP. The site is located at an education facility (Macmillan Academy) and is used for curriculum and after school football, as well as formal, affiliated football by local clubs. The site is not currently secured for long-term community use.	Work with the school to establish a long-term security of use agreement, ensuring clubs have security of tenure and are able to grow.	FF MC	MC officer time	Short	Low
Marton Road	Football F2 - Enhance	The site does not currently have any spare capacity, due to the poor quality of the adult pitch provision on site.	Work with the FF to invest into a more robust maintenance regime on site.	FF MC	Work to be established through further understanding of site needs.	Short	Med
Middlesbrough (Prissick) Sports Village	Football A4 - Enhance	This is a newly built, high quality, multi-sport site owned by the Local Authority and managed by Everyone Active. This key site has 14 3G AGPs on site that are used extensively by a number of local clubs. Site operators have identified a shortage of provision at peak time, as well as significant latent demand from clubs that currently use the facility.	Identify future sites to expand provision, in order to meet the growing demand for junior and mini football that has been developed by new children utilising the Sports Village.	FF MC	To be determined following site selection and detailed feasibility work	Med	Med

Site	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Time-scale	Priority
Mill Hill	Football A1 - Provide	The site is home ground to Cleveland Juniors FC who have 2 adult teams and 11 junior teams. Currently, the club has a 25-year lease, however, they are very keen to secure the site for the long term.	Support the club in establishing a suitable lease agreement/freehold ownership of the site, to allow the club to grow further in the future and apply for grant-funding.	FF MC	MC officer time	Short	High
Mill Hill	Football F2 - Enhance	If the site is to continue to be used for community football, the grass pitches require significant investment and increased maintenance by the council to improve the quality and address the drainage issues on site.	Investment into a more robust maintenance regime on site.	FF MC	Work to be established through further understanding of site needs.	Short	Med
Netherfields	Football F2/3 - Enhance	If the site is to continue to be used for community football, the grass pitches require significant investment and increased maintenance by the council to improve the quality and address the drainage issues on site.	Investment into a more robust maintenance regime and primary drainage, should it be required.	FF	Work required to be established through IOG assessment.	Short	Med
Netherfields	Football F2/3 - Enhance	If the site is to continue to be used for community football, the grass pitches require significant investment and increased maintenance by the council to improve the quality and address the drainage issues on site.	Explore option of re-configuring 1 of the adult 11v11 pitches as youth 11v11, to meet the local demand for this pitch typology.	MC	Work required to be established through IOG assessment.	Short	Med
Polton Allstars Football Academy	Football A2 - Provide	There are currently no formal changing facilities on site and the site is used heavily by 4 junior teams	Investment into suitable ancillary provision.	FF MC	£665,000	Med	Low
Southlands Leisure Centre	Football F1/A4 - Protect	This site has been identified as a potential development site and has been included within the scenario test section as a potential site for a multi-pitch hub site.	Work with stakeholders and partners to explore the feasibility of investing in the Southlands site as a multi-pitch hub site.	FF MC	To be defined by further feasibility work	Long	High
Unity City Academy	Football F2 - Provide	The site suffers from poor drainage due to a nearby river, with the site being well used for curriculum and community use.	Work with the FF and IOG to whether risk of the nearby river can be mitigated be either improving existing maintenance regime and/or investing into artificial drainage on site.	FF MC	Work required to be established through IOG assessment.	Med	High

Site	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Time-scale	Priority
Vicarage Field	Football A2 - Provide	The ancillary facility onsite has suffered from extreme vandalism and theft issues almost to the point of the facility being unusable.	Investment into renovation works to the existing ancillary.	FF MC	Work to be established through further understanding of need.	Long	Med
Hockey actions							
Marion Cricket Club	Hockey H2 - Provide	Marion Furness Hockey Club has identified an opportunity to invest in a sand-based AGP at the Marion Cricket Club site, which would provide a home ground for the club, as well as long term security of tenure. Marion CC has indicated that its preference would be to not lose the use of the second pitch as this is used for additional junior matches and practice when the primary pitch is not available. The club is open to discussion regarding a mitigation package for the loss of the ground used for cricket.	Support the hockey club with plans to invest in a new sand-based AGP, with the overall objective of creating a sustainable and fit-for-purpose multi-sport hub site, alongside the existing cricket provision. Work with the cricket club to identify an appropriate mitigation package for the loss of the second pitch, ensuring that the development does not affect the current off-field practice facility.	Marion Furness HC Marion CC EH	£700-800K	Med	High
The Kings Academy	Hockey A1 - Provide	Marion Furness HC do not currently have any further capacity, to allow the club to grow, due to existing hockey and football demand at the site.	Should development of new sand-based provision at Marion Cricket Club not be possible, it is recommended that the school are supported in establishing a second AGP on site.	EH	£700-800K	Long	High
The Kings Academy	Hockey H2 - Enhance	The site has had significant issues associated with surface damage to the existing sand-based AGP, which has significantly reduced the quality of the facility for community and education use.	It is recommended that the school are supported in ensuring that the issues with the AGP are resolved, and that the surface is renovated, through increased maintenance regime, to a suitable standard for hockey provision.	MC	Maintenance regime: Dependent upon work required.	Med	Med
Rugby actions							

Site	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Time-scale	Priority
Acklam Park	Rugby R3 - Provide	As a result of the demand for rugby, especially training during midweek, the site currently has a deficit of provision.	Establishing floodlit provision on second team pitch	RFU MC	Installation of floodlights: Subject to further understanding of need	Med	Med
Macmillan Leisure Centre	Rugby R3 - Enhance	The school are frequently forced to call off due to an unplayable pitch, usually caused by poor drainage. It is recommended that artificial drainage is installed on at least one the of the pitches in order to maintain the quality and ensure demand from the school is met.	Work with the RFU to understand the root cause of drainage issues, with mitigation either being improved maintenance or the installation of artificial drainage.	RFU MC	RFU facilities support	Short	Med
Talbot Park	Rugby R3 - Enhance	Due to the site being overplayed and overcapacity, games are frequently called off due to an unplayable pitch, usually caused by poor drainage.	Undertaken further work in collaboration with the RFU and IOG, to identify the root cause for games being caused off. Explore options of either investing in artificial drainage, and/or improving the maintenance regime for the site, depending on the outcomes of initial feasibility work by the RFU and IOG.	RFU	Work to be identified through RFU consultation.	Short	Med
		As a result of the demand for rugby, especially training during midweek, the site currently has a deficit of provision.	Establishing floodlit provision on second team pitch	RFU MC	Installation of floodlights: Subject to further understanding of need	Med	Med
Talbot Park	Rugby R4 - Provide	The current storage container is deemed unsafe and no longer in use.	Acquire additional storage equipment, to meet the needs of club and university sides	RFU	£10k	Short	Low
Tollesby Road	Rugby R2 - Enhance	The current ancillary facility onsite is in poor condition and does not contain any showers or a kitchen facility.	Support the club in refurbishing the facility and installing shower provision.	RFU MC	50K	Med	High
Tollesby Road	Rugby R3 - Enhance	There is a deficit of provision for this site, and for rugby across the study area. A key contributing factor for this is the large amount of junior rugby demand.	Investment into a more robust maintenance regime, to increase the carrying capacity of all pitches on site.	RFU MC	Work to be identified through IOG consultation.	Short	Low
Tennis specific actions							

Site	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Time-scale	Priority
Albert Park	Tennis T2 – Enhance	A 'Tennis for Free' programme was started in Summer 2018 at Albert Park, however the court surface is not fit for purpose.	Resurface the existing courts, to ensure participants have a high quality experience	LTA MC	Cost to be established following consultation with LTA facility team	Med	Med
Pallister Park	Tennis T2 - Enhance	The single tennis court has floodlighting however it is not of high quality and the tennis provision requires investment if it is to be used by the community on a regular basis.	Refurbish the tennis court, including providing new floodlighting, with the ambition to improve user experience and encourage new and existing tennis players to use the site on a regular basis.	LTA MC	Cost to be established following consultation with LTA facility team	Med	Low
Tennis World	Tennis T2 - Enhance	The LTA has an ambition to work with existing multi-court sites, to create high quality community hub sites that can be the focal point of tennis in the local area. Given the range of facilities and previous investment, Tennis World has been identified as a potential site for this programme.	Work with Tennis World and relevant stakeholders to deliver a clear plan for establishing Tennis World as a community hub site in Middlesbrough, linked to other smaller sites and clubs across the study area,	LTA MC Tennis World	Cost to be established following consultation with LTA facility team	Med	Med

5 Delivering the Playing Pitch Strategy

- 5.1.1 To facilitate the development of sport and physical activity across Middlesbrough, it is advised that the Steering Group, set up as part of the Playing Pitch Strategy project, continues to work together to deliver the recommendations defined as part of this strategy.
- 5.1.2 The success of a PPS will be determined by how it is used. It is recommended that the delivery of the strategy is led by the Council, with close support by the steering group that has been developed as part of this project. Further guidance is provided in Sport England's PPS Guidance in the form of the Stage E commentary and associated checklist. Further detail on how a PPS can be used is included in Technical Appendix G – Applying the Playing Pitch Strategy.

5.2 Keeping the PPS relevant and up-to-date

- 5.2.1 To ensure that the Playing Pitch Strategy stays relevant and continues to support stakeholders in the delivery of sport and physical activity, an annual review should be undertaken. This review, which if undertaken regularly will have a greatly reduced scope than the full PPS, will allow the steering group to review progress against the PPS recommendations and action plan. The review will also identify any emerging issues and apply any lessons learnt through recent development or investment projects.
- 5.2.2 Through the development of the PPS, data has been stored and analysed on the 4 global Playing Pitch Strategy Platform, which has up to date supply and demand data for pitch sports across the Borough. This data is available to Middlesbrough MBC and it is recommended that this is used as the starting point for future strategy refresh projects.

Figure 5.1: Middlesbrough Council Playing Pitch Platform

The screenshot displays the 'Middlesbrough' Playing Pitch Platform interface. The left sidebar contains navigation options: Sites, List, Create, Upload, Edit, Overview, Pitches, Ancillaries, Site Visits, Settings, and Clubs. The main content area shows the 'Edit Site' form for 'Marton Cricket Club'. The form includes the following fields:

- Name: Marton Cricket Club
- Local Authority: Middlesbrough
- Contact Person: Contact Person
- Phone Number: Phone Number
- E-Mail Address: E-Mail Address
- Visit Season: Summer/Winter
- Address: Stokesley Road, Marton-in-Cleveland, Middlesbrough, TS7 8JU
- Postcode: TS78JU
- Longitude: -1.20686
- Latitude: 54.53576

A map of the location is shown on the right side of the form, with a green marker indicating the site's location. The map includes labels for 'Sunstar Grove', 'Nimbus Ct', 'Carnegie Ct', 'Columbine Ct', 'St Cuthbert Marton', and 'Tiny Turners Me'. The map data is attributed to Google, 2018.

- 5.2.3 In the short term, it is advised that the Council sets up an implementation group (which should be a continuation of steering group set up as part of the PPS), to co-ordinate preparation of a short-term action plan, as well as undertaking further sub-regional needs assessments for major cross-boundary development projects. The PPS has identified, on a site by site and sub-area level, the needs for pitch and ancillary provision across Middlesbrough. Where the current level of supply does not meet the current or future needs of residents for specific sports, pitch typologies and ancillaries have been identified as requiring further capacity to meet demand.
- 5.2.4 In order to provide this additional capacity, guidance has been provided as to whether the steering group and partner organisations should look to;
- Enhance existing pitches to increase their capacity and ensure adequate maintenance to maintain the higher use, and/or
 - Secure greater community access to sites and undertake necessary works to allow for such use to occur, and/or
 - Provide new playing pitches on new sites (natural or artificial grass pitches).
- 5.2.5 Where the third option has been recommended, further guidance is available from Sport England and National Governing Bodies to advise on the best course of action for local authorities and delivery organisations.

5.3 **Securing additional or improved pitch provision through new development**

- 5.3.1 In addition to the specific site by site recommendations identified throughout needs assessment, it is also key that the strategy provides a clear approach to securing playing pitch provision in the case of new development.
- 5.3.2 Where new development, either commercial, residential or for other uses, takes place on land owned by Middlesbrough MBC, the Council has identified Capital Receipts as the preferred route for re-investing back into the local authority. In this case, Capital Receipts will be pooled and used to invest in sites that meet the future strategic need of Middlesbrough MBC and local residents. It is key that this PPS is used to prioritise the investment programmes that benefit from this investment.
- 5.3.3 Where new development takes place on land not owned by Middlesbrough MBC, planning obligations under Section 106 should be used to ensure that investment into local playing pitch infrastructure is invested in, to meet the growing need driven through development. Planning obligations under S106 of the Town and Country Planning Act, commonly known as S106 agreements are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focussed on site specific mitigation of the impact of development⁶.

⁶ Local Government Association (2019): <https://www.local.gov.uk/pas/pas-topics/infrastructure/s106-obligations-overview>

5.4 Mitigating the loss of pitch provision through appropriate investment and planning of pitch and ancillary provision

- 5.4.1 Given the density of population across the study area and the requirement for services to meet the requirements of the current and future population, there may be cases where playing pitches are disposed of, with the loss mitigated through alternative development.
- 5.4.2 In the case of any disposal, it is key that at least one of the following 5 exceptions are met, as identified in Sport England's Playing Fields Policy and Guidance (2018):
1. A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has not special significance to the interests of sport
 2. The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use
 3. The proposed development affects only land incapable of forming part of a playing pitch
 4. The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field of equivalent or better quality, and of equivalent or greater quantity. Provision must be in a suitable location and subject to equivalent or better accessibility and management arrangements
 5. The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.
- 5.4.3 This Playing Pitch Strategy has identified that there is not an excess of pitch provision across any pitch typology therefore point 1 in the above list is not valid during the lifetime of this document.
- 5.4.4 In the case of Exception 4, Section 106 may be applicable to mitigate the loss of pitch provision and ensure that provision is replaced to an equivalent or greater quality and quantity. As previously stated, planning obligations under S106 of the Town and Country Planning Act, commonly known as S106 agreements are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. In calculating and negotiating suitable S106 agreements to mitigate the loss of existing provision, the Council may wish to utilise the Sport England Playing Pitch Calculator, as explained in the following section, to evidence the amount that is required to offset the loss.

5.5 Investing in multi-sport hub sites to mitigate the loss of existing provision

- 5.5.1 Through consultation with the steering group, Middlesbrough MBC has identified a preferred approach that includes mitigating any loss of existing, lapsed or disused playing

field through the development of multi-sport hub sites that provide high quality pitch provision alongside ancillary facilities that meet the needs of residents.

5.5.2 Where this approach is taken, it is key that the following points are taken into consideration, in line with the 5 exceptions stated previously:

- The delivery of a replacement area of playing field is secured by means of a legal agreement between the applicant and the local planning authority, or by way of a negatively worded condition attached to a planning permission (referred to as a Grampian style condition). The replacement area of playing field and associated facilities should be made available prior to the implementation of any development affecting the existing playing field
- The provision of new facilities (including the quantity and quality) outweighs the detriment caused by the loss of the area of playing field, therefore improving the overall picture for sport across the study area

5.6 Identifying a minimum threshold for off-site pitch provision

5.6.1 The strategy has identified that new pitch provision is likely to be required over the lifetime of the local plan, either as part of a mitigation for the loss of existing provision, or as part of wider development plans.

5.6.2 In the case of new pitch development, it is key that aspects such as long-term management, maintenance and sports development should be taken into account. For example, rather than providing a single playing pitch on site to meet the need from a small development, or from an individual stage of a larger development, it would be more efficient and effective from a management, maintenance and sports development perspective to provide the new pitch as an extension to an existing or proposed off-site multiple pitch site, to improve the quality of an existing or already proposed off-site multiple pitch site to enhance its capacity, or to meet the combined needs from a number of developments by providing a new off-site multi-pitch site.

5.6.3 Where a new site is to be developed, it is advised that the following minimum threshold is used, in order to increase the likelihood of the site being financially sustainable and to meet the specific needs of local residents:

- Grass football pitches: At least 2 adult pitches or equivalent. In this case, a single adult 11v11 grass pitch is equivalent to the following. It may be that these are combined (such as 1 x adult 11v11, 1 x mini 7v7 and 1 x mini 5v5)
 - 1 x youth 11v11 pitch
 - 1 x youth 9v9
 - 2 x 7v7 or 5v5 pitches
- Grass rugby pitches: At least 1 x adult rugby pitch
- Cricket square (and associated pitches): At least one grass cricket square or, in the case of artificial provision, a single artificial wicket and associated pitch
- Artificial grass pitches: At least 1 x full sized sand-based or 3G artificial grass pitch.

5.6.4 Any exceptions to the above should be considered on a case by case basis as part of specific planning applications. Examples of potential exceptions may be small-sided 3G AGP's where space and budget may not make a full sized 3G AGP feasible. Where possible, a full-sized pitch is preferable due to the ability to play competitive football and rugby, as well as being flexible for other uses.

5.7 Calculating contributions for S106 and Capital Receipts

5.7.1 To calculate the scale of a developer's financial contributions for the provision of pitches and related facilities, the following should be used;

- Sport England's Playing Pitch Calculator (found on Sport England's Active Places Power website), should be used to assess pitch and related facilities arising from specific developments. This can be supported and evidenced by Sport England's latest facility costs for pitches and related facilities, as well as detailed feasibility work and support from qualified cost consultants
- The cost of maintenance and sinking funds, where justified, should be calculated using Sport England or NGB advice and supporting documents, however local knowledge and previous costs from similar maintenance contracts should be considered. Maintenance and sinking costs can also be provided by Sport England's 'Lifecycle Costs' (2017), however where specific and robust knowledge is available it is recommended that this is used
- Where a land cost is justified this cost will be based on the local market cost for the relevant sport/leisure land use. There may also be a need to add the cost of other local and site-specific costs (e.g. abnormal ground conditions, site access needs etc.)
- All costs should date related and inflation needs to be considered (e.g. if a facility is to be delivered in 3 years' time the planning condition must apply an appropriate inflation index).

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