

PLAYING PITCH MITIGATION MEASURES



December 2024
Version 5.0

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Purpose of Report

To provide the quantum of off-site sports pitch mitigation required to off-set the loss of the playing field land associated with the former Berry Hill High School, Mitchell High School, Edensor Technology College and Brookhouse Green Primary School sites.

This Strategy document will support any forthcoming planning applications for re-use of the four surplus former school sites.

Introduction

This document sets out the sports pitch mitigation measures for the three lapsed school sites within Stoke-on-Trent that have been identified to deliver circa 600+ new homes. These sites have been deemed surplus to requirement as set out in the Cabinet Report of January 2020, titled, “Asset Maximisation Programme Disposal of Surplus Sites”. These three schools have been closed for between 11-13 years following the New Schools Programme and the associated sporting facilities have not been formally used or maintained since closure. The sites are:

- Berry Hill High School
- Edensor Technology College
- Mitchell High School

In addition, the former Brookhouse Green Primary School has been closed since circa. 2003 and has not been formally used or maintained since its closure.

This report does not re-calculate the objectively assessed need (as set out in the 2023 PPS) for the re-provision of playing field land but does seek to propose adequate mitigation measures accounting for ‘needs’, that also considers delivery challenges. Utilising the methodology for calculating need set out in the 2023 Playing Pitch Strategy (PPS), the approach to mitigation set out in this report identifies the sports provision each former school site is required to re-provide.

This is in response to the current and future need as set out in the PPS. The re-provision sites identified for mitigation is at its most refined point drawing on the evidenced demand across the City region.

As such, no ancillary or additional development beyond what is appropriate for the site has been proposed and the mitigation measures set out in this report prioritises playing field land provision. However, to underpin the long-term viability of the sports pitches, security measures have been assumed in some instances. Furthermore, no recreational sports facilities have been considered as a mitigation proposal in this report.

However, using the methodology to calculate need, this report does identify proposed mitigation measures that will improve overall ‘Match Equivalent Sessions’ in football, rugby and cricket across the city, responding to current and future need projections. This is all with a prioritisation of mitigation strategy that delivers maximum social and economic *value* while managing the challenges of delivery.

Background

Stoke-on-Trent City Council (SoTCC) commissioned Knight, Kavanagh & Page Ltd (KKP) to draft a Playing Pitch Mitigation Strategy (PPMS) relating to the three former school sites and a report was issued in January 2024 (Appendix B).

The January 2024 PPMS provided a comprehensive overview as to how the playing field and outdoor sports provision at these sites can be collectively and adequately mitigated to meet planning policy. This however did not include the former Brookhouse Green Primary School playing field provision and has subsequently been added in to the PPMS in December 2024 to support the strategic vision for playing field land in the city, to enhance meaningful facilities in strategic locations.

A summary of the existing provisions and previous delineation at the four sites are outlined in table below:

Table 1: Summary of the existing school provisions

Name of the School	Region	Year of closure	Sports provision area	Existing provision
Mitchell High School	Central	2011	3.30 ha.	<ul style="list-style-type: none"> Two adult football pitches One mini 5v5 football pitch One non-turf cricket wicket
Berry Hill High School	Central	2011	5.17 ha.	<ul style="list-style-type: none"> Three youth 11v11 football pitches One senior rugby union pitch One non-turf cricket wicket One red-gra area (previously marked out for athletics) Three tennis courts with sports lighting
Edensor Technology College	South	2013	4.32 ha.	<ul style="list-style-type: none"> Two adult football pitches One senior rugby union pitch One non-turf cricket wicket Four (un-lit) tennis courts One red-gra area
Brookhouse Green Primary School	Central	2003	1.20 ha.	<ul style="list-style-type: none"> One 9v9 Football Pitch

Collectively the four former school sites cover an area of 13.99 hectares.

Based on the requirements of Paragraph 104 of the National Planning Policy Framework (NPPF), Sport England's Playing Field Policy indicate that the sites cannot be deemed as surplus to requirements until adequate mitigation measures have been implemented.

Playing Field land should not be built on unless an assessment has been undertaken to show the land is surplus to requirement, any loss would be replaced by equivalent or better provision. The mitigation should therefore provide no net-loss of playing field land, and make improvements to the overall sports facilities where possible.

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The January 2024 PPMS considers options for re-providing the lost provisions on a single site of suitable hectareage city wide but none of the sites identified were considered feasible. Alternate approaches were then explored to re-provide the provisions at several smaller sites that can collectively contribute towards the required hectareage, whilst also meeting the overall need across the City.

Engagements were conducted with the various National Governing Bodies (NGB's) which highlighted that the manner in which each of the sporting activities were conducted has to be taken into account and a like-for-like mitigation did not reflect the current sporting priorities across the city. Each of the affected sporting provisions was considered separately and their current demands and shortfalls assessed.

Recommendations from the options appraisal conducted per sporting category resulted in a mitigation proposal that required works to be undertaken at 12 identified sites plus a contribution to a sinking fund for an additional site. A summary of the proposed approach which was shared with external stakeholders (including NGB's and Sport England) is provided in tables below:

Table 2: Summary of outlined mitigation approach (sport-by-sport); Source: PPMS Jan 2024 (excluding Brookhouse Green Primary)

Sport	Provision at development sites	Sites proposed for mitigation approach	Proposed provision / action
Football	Four adult pitches Three youth 11v11 pitches One mini 5v5 pitch	Hulton Abbey Park Anchor Road Playing Fields Woodhead Road Playing Fields Bucknall Park	Four adult pitches Six youth pitches Ancillary facility development/improvement
Rugby union	Three senior pitches	Longton Rugby Club Trentham Rugby Club	Improved pitch quality Improved sports lighting (Longton Rugby Club) Improved ancillary provision (Trentham Rugby Club) Additional sports lighting (one pitch at each site)
Hockey	Two redgra areas	Trentham Community Sports Centre	Sinking fund contribution
Cricket	Three non-turf wickets	Sandyford Cricket Club Hanford Park Central Forest Park	Three non-turf wickets
Tennis	Seven tennis courts	Florence Tennis & Bowling Club Hanley Park	Four padel courts

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Table 3: Summary of outlined mitigation approach by development site; Source: PPMS, Jan 2024 (excluding Brookhouse Green Primary)

Develop ment site	Analysi s area	Playi ng field area	Provision	Sites proposed for mitigation	Proposed provision	Propos ed new playing field land
Mitchell High School	Central	3.30 hecta res	Two adult football pitches One mini 5v5 football pitch One non-turf cricket wicket	Hulton Abbey Park Woodhead Road Playing Fields Bucknall Park	Two adult football pitches Five youth 11v11 football pitches Non-turf wicket installation (x2)	2.55 hectare s
Berry Hill High School	Central	5.17 hecta res	Three youth 11v11 football pitches One senior rugby union pitch One non-turf cricket wicket Three tennis courts (sports-lit) Red-gra area	Central Forest Park Hanley Park Sandyford Cricket Club	Two padel tennis courts	
Edensor Technolo gy College	South	4.32 hecta res	Two adult football pitches One senior rugby union pitch One non-turf cricket wicket Four tennis courts (un-lit) Red-gra area	Anchor Road Playing Fields Trentham Community Sports Centre Longton Rugby Club Trentham Rugby Club Hanford Park Florence Tennis & Bowling Club	Two adult football pitches One youth 11v11 football pitch Hockey pitch sinking fund contribution Rugby pitch improvements Rugby pitch sports lighting (x2) Non-turf wicket installation Two padel tennis courts	2.05 hectare s

Mace were commissioned to undertake a detailed review of the January 2024 PPMS to develop a delivery plan including an indicative programme, site specific risk registers and cost estimates for the named mitigation sites. A detailed review of the January 2024 PPMS delivery constraints associated with each mitigation site was conducted and the analysis highlighted several areas requiring further consideration.

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There were significant deliverability challenges and cost exclusions relating to the proposed mitigation sites. The most significant of these challenges were:

- The mitigation strategy did not seek to consolidate the re-provision sites – the three former school site playing fields were proposed to be re-provided across 12 receiver sites. Some mitigation sites were in locations that would not offer best *value* for the City Council or its community.
- Loss of public open space/ greenfield land which would raise a requirement for further mitigation elsewhere.

Optimised Approach

Based on the challenges identified for delivery of the 12 mitigation sites proposed in the January 2024 PPMS, the Council required a more optimal mitigation strategy to be considered that better linked and responded to the evidence and the needs.

A refinement exercise was undertaken that focused on prioritising sporting provisions that currently faces a city-wide shortfall (as identified in the PPS 2023) in a way that maximised social and economic value to the Council. The re-provision of these pitches will make a significant positive contribution towards reducing the existing sport provision shortfalls within the City. The following sections below examines proposed mitigation for each of the sports where a loss of sporting facilities will be encountered due to the redevelopment of the former school sites.

The mitigation is based upon provision lost, city-wide shortfall, and current and future demand for additional pitches expected from today to 2040. The PPS 2024 was being drafted at the time of preparation of this report and may present a different position to those in PPS 2023. However, for the purpose of the PPMS, the insight and recommendations from the PPS 2023 has been used, as this is a public document.

Football

With existing and future shortfalls identified for football pitches within the Central and South regions and city wide, especially for youth pitches, re-provision is required and will contribute towards reducing the shortfall city wide. With the overarching requirements of optimisation, recommendations from the January 2024 PPMS were reviewed. Taking into consideration that there are no existing or future city-wide shortfalls for adult pitches, an optimised approach is proposed as per table below:

Table 4.0: Supply / demand calculation for football

Pitch type	Match Equivalent Sessions (per week)						
	Current total	Future Total (up to 2040)	Jan 2024 PPMS		Optimised Mitigation		
			Increased capacity	Capacity with Mitigation proposal	Increased capacity through Mitigation Measures	Current Total after Mitigation Delivery	Future Total after Mitigation Delivery
City-wide							
Adult	13.5	5	4	17.5	2	15.5	7
Youth 11v11	-7.5	-13.5	6	-1.5	5	-2.5	-8.5
Youth 9v9	-5.5	-9.5	-	-5.5	2	-3.5	-7.5
Mini 7v7	-1	-1	-	-1	-	-1	-1
Mini 5v5	-3.5	-11.5	-	-3.5	-	-3.5	-11.5

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Central Analysis Area							
Adult	7.5	5.5	2	9.5	-	7.5	5.5
Youth 11v11	-2	-4.5	5	3	5	3	0.5
Youth 9v9	0.5	-2	-	0.5	2	2.5	-
Mini 7v7	0.5	0.5	-	0.5	-	0.5	0.5
Mini 5v5	0	-4	-	0	-	-	-4
South Analysis Area							
Adult	2.5	-1.5	2	4.5	2	4.5	0.5
Youth 11v11	1	-0.5	1	2	1	2	0.5
Youth 9v9	0	-2.5	-	0	-	0	-2.5
Mini 7v7	0.5	0.5	-	0.5	-	0.5	0.5
Mini 5v5	0	-2.5	-	0	-	0	-2.5

Table 5.0: Proposed new pitch creation receiver sites

Site Name*	Quantum of Re-provision	Sub Area	Amount of new playing field to be created (Hectares)	Amount of playing field to be provided (Hectares)**
Anchor Road Playing Fields	2x Adult, 1x Youth	South (1.8M radius from Edensor)	1.07	3.05
Hulton Abbey Park	2x Youth	Central (2M radius from Berry Hill)	1.5	1.5
Norwich Road	2x Youth (11v11), 1 youth (9v9), 1 7v7 and 1 mini 5v5	Central (2M radius from Mitchell, 0.3M radius from Brookhouse Green)	1.87	4.79

*Pitch Layout in Appendix A

**** All figures are approximate values**

This approach enables deficiencies in the central and southern analysis areas to be reduced (current and future), based on the current PPS (2023). However, the city council are in the process of developing the most recent stage E, which indicates an increase in teams and decrease in pitch quality on a number of sites, which will result in deficiencies remaining in the central and south sub-areas, even after the delivery of the mitigation proposals in this report.

The provision of pitches at Hulton Abbey Park aligns with the aspirations of neighbouring FC Hanley which has ancillary facilities that could be utilised. Anchor Road has existing changing facilities and car parks that could be utilised with potential upgrades which are not covered as part of the proposed mitigation measures.

Previous iterations of the Sports Pitch Mitigation Measures (May 2024) proposed Woodhead Road and Bucknall Park to provide the required playing pitch land for football. However, these two sites have been omitted and replaced with a consolidated provision at Norwich Road after a re-assessment of their contribution toward overall value:

- Woodhead road site was proposed to provide two pitches; however, this site was not safely accessible for pedestrians and had no disabled access, and there was no existing utilities and facilities on site, reducing the overall likelihood of meaningful usage on the site. This site was therefore identified to be removed from the proposed mitigation strategy should a better located mitigation site be identified.
- Bucknall Park was also proposed to be a receiver site, however this site would trigger an additional mitigation for the potential loss of Public Open Space, and so this site was also suggested to be removed from the mitigation strategy if an alternative site could be located.

After consideration of Council owned landholding, a site adjacent to Norwich Road in the Bentilee area of the City was identified. The site has been identified as a feasible option to provide 4 youth pitches (2 x 11v11 and 2 x 9v9), which can be overmarked to accommodate mini 7v7 and mini 5v5 match play. There is also an area being considered for parking and suitable ancillary facilities (whilst the ancillary facilities don't form part of the PPMS proposal, this would be progressed when a club takes on the long-term management of the site. The city council will work with the club to support them with these future developments). This site provides additional value to the Council through;

- Accessibility – being in close proximity to user potential groups, and the inclusion of a car-park enables wider use of the pitches to people with disabilities;
- Location – The site is located in an area of higher socio-economic, health, and sport development deprivation and therefore serves a greater benefit to the community; and
- Long-term stewardship – Proposed interest from an existing reputable club willing to use, manage and maintain the facilities

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Overall it is considered that Norwich Road will align much closer to Sport England's strategic objectives in tackling inequality through sport, and also the city council's strategic ambition to improve community wellbeing.

The ward in which the Norwich Road site sits, is Bentilee & Ubbertley. The ward is in general terms significantly more deprived than the city overall – being the most deprived overall – and across the income, health, employment and education domains.

In addition, the population of the ward is significantly younger than that of the city overall – with more younger children, and younger and middle-aged adults and relatively few older adults compared with the city average. Therefore, by reinstating the lapsed pitches and creating additional playing field land, this mitigation delivery will bring much-needed recreational facilities to the heart of the community. The proposed site is situated at the northern part of the estate, is easily accessible to all residents, whether by car or on foot, however consultation with Highways and Ecology is yet to take place. Developing these new facilities will provide the local community with opportunities to enhance their health and well-being. Furthermore, the establishment of a club onsite will not only encourage active participation but also open up volunteering opportunities, fostering a greater sense of community engagement.

With regard to the quantum of re-provision required from the objectively assessed need for mitigation, Norwich Road is able to provide the same quantum of playing field land, for the same uses. Moreover, the Norwich Road site has significant demand from active clubs in comparison to Woodhead Road and Bucknall Park due to its location in the City.

In addition, the other two identified sites for football mitigation (Hulton Abbey Park and Anchor Road Playing Fields) are also located within deprived areas of the city; Abbey Hulton is ranked the 4th most deprived ward. In addition, Abbey Hulton has the 3rd highest rate of antisocial behaviour (ASB) in the city. Evidence supports that by providing access to recreational activities it will contribute to tackling ASB and other associated social issues, as it provides residents with fit for purpose facilities to take part in diversionary activities.

The development at Hulton Abbey Park and Anchor Road will provide high quality facilities for local communities to utilise, which will help to tackle health inequalities and ASB levels. Community use will be at the heart of these facilities, driven by local clubs who will deliver targeted programmes to encourage more residents in the local area to become physically active, improving both their physical, mental and social wellbeing. All of which align to the city council's corporate priorities, set out in the Corporate Strategy, Our City, Our Wellbeing, 2024-2028.

Rugby Union

The two Rugby union clubs within Stoke-on-Trent, namely Longton Rugby Club and Trentham Rugby Club are both facing overplay within their current pitch provision. Re-provision of the two senior Rugby union pitches from the school sites is therefore required and will overcome the existing shortfalls and cover future demands.

These shortfalls are to be achieved via improving the existing quality of pitches at the club sites through installation of additional flood lighting on pitches, as this will provide the opportunity for the club to extend usage hours and/or enable other

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pitches to be used to alleviate overplay on existing floodlit provision on site. This also aligns with the recommendations from the PPS.

For further optimisation, three delivery options were considered for each of the sites. The option to provide Quality and lighting improvements at Longton Rugby Club and lighting improvements at Trentham Rugby Club was identified as the most optimal, offering a solution that's cost considerate and reduces any current and future shortfalls for the Rugby union. A detailed delivery plan to be drawn up during the execution phase in consultation with the clubs and its user groups to minimise impact during construction. Off season periods to be considered for disruptive works where required.

Table 6.0: Quality and lighting improvements at Longton Club and only lighting improvements at Trentham Club (- indicates shortfall)

Site Name	Pitch Type	Match equivalent sessions per week				
		Existing MES	Quality Improvements Implemented balance	Potential training usage with additional lighting	Future balance	Future balance with future demand – Southern analysis Area
Longton Rugby Club	Senior	-3.5	-2.5	1	0.5	
	Senior	1.5	2.5	2	0.5	
	Senior	0.5	1.5	1	0.5	
	Age Grade	0.5	1.25	-	1.25	
	Age Grade	0.5	1.25	-	1.25	
Trentham Rugby Club	Senior	-1.75	NA	2	0.25	
	Senior	2.5	NA	2	0.75	
	Senior	0	NA	-	0	
Totals					5 MES	2 MES

Hockey

All existing and future demands for the sport are being met through the pitch at Trentham Community Sports Centre and the existing hockey related provision consists of two red-gra areas which is an outdated provision that has no demand.

It is therefore concluded that no re-provision measures specific to hockey are incorporated into the mitigation measures.

Cricket

To accommodate the need for a cricket wicket, Sandyford Cricket Club is the only club in need of a non-turf wicket to alleviate the existing shortfall. This approach aligns with key recommendations from the PPS.

Table 7.0: Supply / demand calculation for Sandyford CC (- indicates shortfall)

Site name	Match equivalent sessions per season			
	Current balance	Non-turf wicket capacity	Minus the loss of the standard quality NTP	Future balance
Sandyford Cricket Club	-6	60	-4	50

Through consultation with the England and Wales Cricket Board (ECB), there is an opportunity to provide non-turf wickets within parks which will contribute towards growing the informal and recreational side of the sport. However, no evidence for this demand can be found in the PPS as it does not factor in recreational demand. This does not contribute towards adding new sports capacity for the context of this report.

Tennis

Quantitative findings from the PPS indicates that the demand for Tennis is being met city wide and that the future demand can be met. The proposal of Padel courts have been omitted from the proposed re-provision measures as this would provide recreational use only, and there is not a current demand for such facilities identified in the adopted 2023 PPS.

Mitigation Recommendation

Considering the impact of the loss of sports pitch provision at each of the former school sites and with a consideration of the current and future need on a sport-by-sport basis the following mitigation is proposed.

The feasibility of delivering this overall mitigation does not entirely accord with paragraph 103 of the NPPF or Sport England's Play Pitch Policies. This is due to the overall quantum of playing field land being lost. However, on balance, these pitches have not been in use for in excess of ten years, and the proposed re-provision strategy set out in this report provides a positive mitigation strategy for their loss, through the improvement of existing facilities and creation of new facilities in areas of identified need and deprivation. This will therefore have an overarching benefit to the existing and future communities in Stoke-on-Trent and is consistent with the 2023 evidence in the PPS.

The strategy therefore provides a reasoned, justified, and well thought-out approach that adequately responds to the loss of, and need for playing field mitigation.

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Table 8: Summary of outlined mitigation approach (sport-by-sport)

Sport	Existing Provision at development site	Site proposed for mitigation approach	Proposed provision / action	Combined total re-provision
Football	4 adult pitches 3 youth pitches 1 mini 5v5 pitch	Hulton Abbey Park	2 youth pitches	2 adult pitches 7 youth pitches (5 x 11v11 and 2 x 9v9)
		Anchor Road Playing Fields	2 adult pitches 1 youth pitch	
		Norwich Road	4 youth pitches	
Rugby Union	3 senior pitches	Longton Rugby Club	Lighting improvements Pitch improvements	Quality improvements at 2 clubs
		Trentham Rugby Club	Lighting improvements	
Hockey	2 red-gra areas	-	-	-
Cricket	3 non-turf wickets	Sandyford CC	1 non-turf wicket	1 non-turf wicket
Tennis	7 tennis courts	-	-	-

Table 9: Summary of outlined mitigation approach by development site

Site	Analysis Area	Playing field size (hectares)	Proposed Development Site	Amount of Playing field provided (hectares)	Amount of new playing field created	No of pitches to be created/ reinstated
Mitchell High School	Central	3.3	Sandyford CC	-	-	-
			Norwich Road	2.92	-	3
Berry Hill High School	Central	5.17	Hulton Abbey	1.5	1.5	2
			Longton Rugby Club	-	-	-
Edensor Technology College	South	4.32	Trentham Rugby Club	-	-	-
			Anchor Road	3.05	1.07	3
Former Brookhouse Green Primary	Central	1.20	Norwich Road	1.87	1.87	1

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Site	Analysis Area	Playing field size (hectares)	Proposed Development Site	Amount of Playing field provided (hectares)	Amount of new playing field created	No of pitches to be created/ reinstated
Total		13.99		9.34	4.44	9

Table 10: No of MES sessions created per sport category per mitigation site

School Site	Re-provision Site	No of MES Session created		
		Football	Rugby	Cricket
Mitchell High School	Sandyford CC	-	-	56(MES per season)
	Norwich Road	(16 (youth)	-	-
Berry Hill High School	Hulton Abbey	8 (youth)	-	-
	Longton Rugby Club	-	From -0.5 (with 1 pitch overplayed by 3.5MES) to an overall balance of 4MES (with no pitches overplayed)	-
Edensor Technology College	Trentham Rugby Club	-	Current overplay of -1.75MES and new total of 1MES capacity	-
	Anchor Road	6 (adult) & 4 (youth)	-	-
Total		34*	5.5	56

* Based on good quality pitches. Tenant clubs would be supported to access funding to ensure pitch maintenance regimes remain high quality and therefore the pitches remain classified as good quality.

The proposed mitigation measures across all sports will provide 4.44 Ha of new playing field land, while the net position will see an overall reduction of 10.06Ha. However, while considering the loss of this playing field land, the former school sites have been vacated and disused for between 11-19 years, and therefore provided no sporting purpose to the communities of Stoke-on-Trent. This PPMS therefore seeks to draw on the most recent evidence to ensure that appropriate consideration is given to the needs now and in the future across the city for football, rugby and cricket.

The consideration relating to football, is that the overarching mitigation will enable current deficiencies in the South and Central areas to be reduced, and the future

supply/demand for pitches in the north to be addressed. The proposed mitigation will allow for 34 'Match Equivalent Sessions'.

The proposed football sites that are classified currently as public open space (POS) will need to be removed and this will form part of the next phase for the programme delivery. Once the POS classification is removed and the site is developed, efforts would be made to ensure the investment in facilities are safeguarded. As an example; there is allowance made for fencing installation around the pitches proposed Hulton Abbey Park, and the pitches, carpark and location earmarked for ancillary facilities at Norwich Road, due to the specific concerns raised from the council for this site.

Sports development leases will be in place at each of the proposed football sites with interested clubs and site maintenance will be managed through them. These proposed leases will support clubs to start up on the sites, assist with access to funding such as Pitch Improvement Programme (FA) and Home Advantage Programme (Football Foundation). Support for drawing down on these funds will enable the clubs to further develop required ancillary facilities on site.

The consideration relating to Rugby is that the proposed mitigation will provide improvement and additional capacity of play at existing facilities, as the sport has a very 'club-centric' nature, and the provision of new pitches may not address identified deficiencies as they are unlikely to be used by existing clubs. Therefore, it is more appropriate for the strategy to concentrate on uplifting the quality of the existing pitch provision at established clubs, allowing them to grow and intensify the use of the current pitches. The proposed mitigation will allow for 5.5 'Match Equivalent Sessions'.

The consideration relating to Cricket is that the proposed mitigation will allow for 56 'Match Equivalent Sessions'.

The proposed mitigation responds to paragraph 103 of the NPPF and makes allowance for playing fields only. While the overarching mitigation strategy responds to and aligns with the NPPF, it also responds to the Council's need to provide a mitigation strategy that not only provides playing pitches, but does so in a way that maximises social value for the City Council and its community.

Conclusion

This report proposes a reasonable and justified approach to the strategy for the provision of playing fields, required to be implemented by Stoke-on-Trent City Council to mitigate the loss of sports pitches occurring due to the potential redevelopment of the four former school sites:

- Berry Hill High School
- Edensor Technology College
- Mitchell High School
- Brookhouse Green Primary School

The recommendations set out in this report will enable the redundant playing field land associated with the former school sites to benefit from alternative uses. There is an overall loss of playing field land, however, the methodology used for calculating the need is based on a recent and up-to-date assessment of the current and future

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need across the city on a sport-specific basis (based on 2023 PPS). This also unlocks the re-development of the four vacant school sites to provide much needed housing for the city and generate land receipts for the council.

This optimised approach creates capacity for football, cricket and rugby that makes significant contributions to overcoming the overall city-wide shortfall and has identified locations of mitigation and receiver sites that prioritises overall usage through their locations.

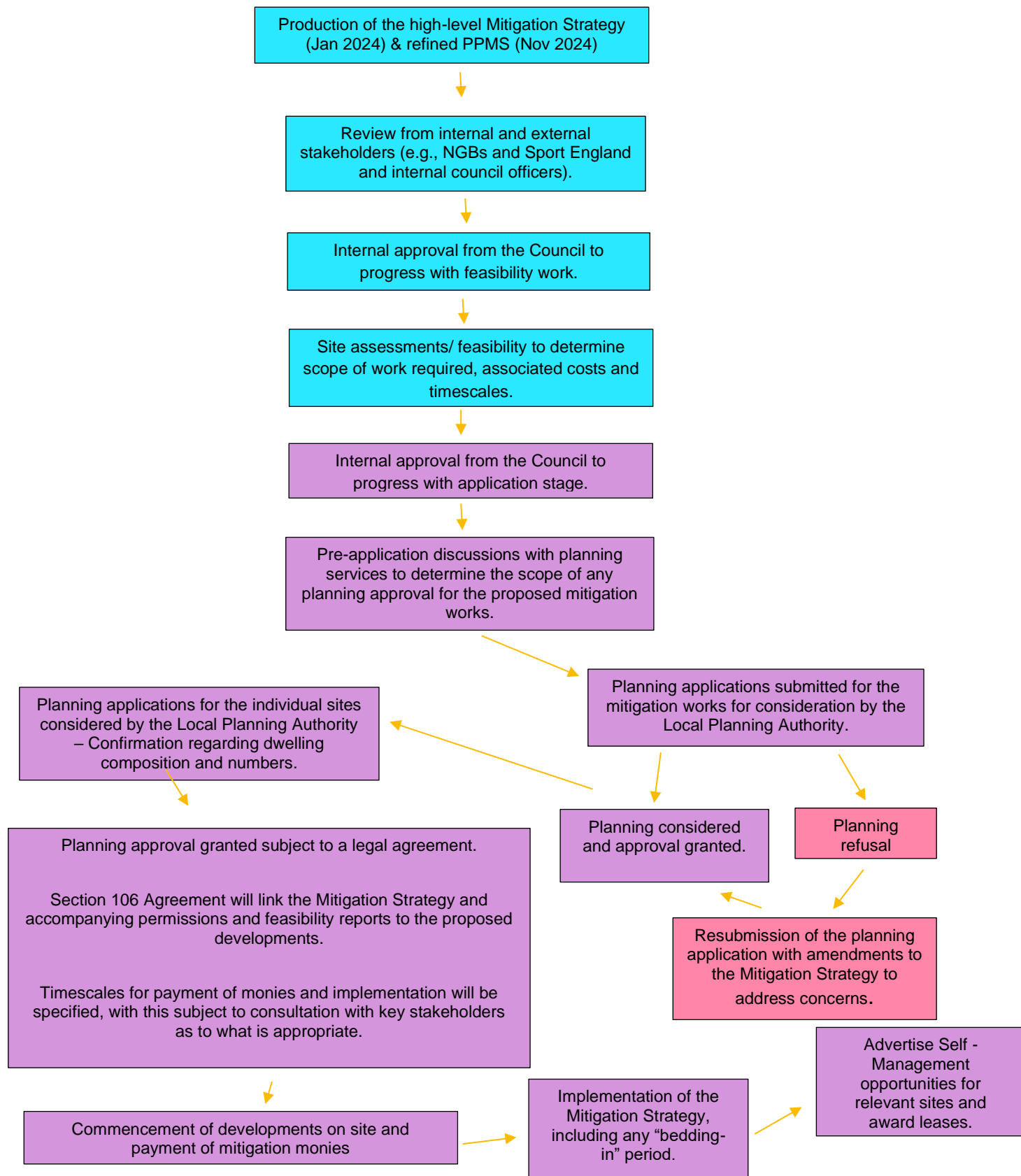
Next Steps

- As noted within the PPMS January 2024 (Appendix B), the PPMS and the associated work carried out is only the starting point in terms of putting deliverable mitigation proposals in place. This study has sought to set out a suitable approach. Engagement with both internal and external stakeholders throughout the consultation, design and delivery phases of the playing field mitigation are paramount to the success of the sites set out in this strategy.
- A flow chart is provided overleaf detailing the steps undertaken and those required following production of this revised PPMS, and up to the development of the site.

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Image 1: Flowchart depicting the steps to mitigate the loss of playing fields at the four former school sites

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Appendix A

Proposed Football Pitch Layout for Norwich Road, Hulton Abbey Park and Anchor Road

Football Pitch Sizes

Format/pitch type	Age range	Recommended pitch size (metres)	Recommended pitch size including runoff (metres)
Adult	U17s+	100 x 64	106 x 70
Youth 11v11	U15s-U16s	91 x 55	97 x 61
	U13s-U14s	82 x 50	88 x 56
Youth 9v9	U11s-U12s	73 x 46	79 x 52
Mini 7v7	U9s-U10s	55 x 37	61 x 43
Mini 5v5	U7s-U8s	37 x 27	43 x 33

Pitch Layout at Norwich Road

The below layout includes the carpark and ancillary facility areas (highlighted in yellow). The ancillary facilities do not form part of the PPMS.

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Pitch Layout at Hulton Abbey Park

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Pitch Layout at Anchor Road

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