

Sarah Davitt

From: Mark Coulson [<mailto:mark.coulson@thefa.com>]
Sent: 18 June 2014 12:38
To: Davitt, Sarah (Capita)
Cc: Helen Cattle
Subject: RE: Redevelopment of Carrington Ave Playing Fields Honeywell lane Campus

Hi Sarah,
Thanks for the update.

I acknowledge that the 2011 PPS is the most recent overview of pitch supply and demand available ,but really it should not be used to make strategic decisions if it has not been updated ,as it is more than 3 years old. The PPS demand data will have been from 2010 and pre FA youth development review, which has seen changes to the formats of football and growth at the younger age groups. Its also based on the old methodology so the comments about pitch quality may not be a true reflection of the latest picture because the assessment criteria has changed. Having said all of that, If Helen has agreed to use it in this instance then Sport England do have the final say on planning matters as the statutory consultee for sport.

I am aware of the Fleets site and have been there a couple of times. The pitches were developed as part of a previous S106 agreement, but have suffered from people on horses being able to gain access to part of the site. At my last visit the college had built the changing facilities and were wanting to fence the entire site off to address the horse problems.

The compensation proposed in principle seems acceptable subject to reviewing the evidence submitted at planning application stage.

Regards
Mark

Mark Coulson | Regional Facilities & Investment Manager (North East and Yorkshire)
Football Services Division
The FA Group
Wembley Stadium, Wembley, London, HA9 0WS
Postal address: Wembley Stadium, PO Box 1966, London, SW1P 9EQ
M +44 (0)7904177858
Mark.Coulson@TheFA.com, www.TheFA.com, www.wembleystadium.com

From: Davitt, Sarah (Capita) [<mailto:Sarah.Davitt@capita.co.uk>]
Sent: 11 June 2014 17:34
To: Mark Coulson
Cc: Phillips, Michael (Capita); Mackay, Sharon (Capita)
Subject: FW: Redevelopment of Carrington Ave Playing Fields Honeywell lane Campus

Good Afternoon Mark

I would like to bring you up to date with the discussions that we have had with Sport England regarding the possible redevelopment of the Carrington Playing Fields and the provision of compensatory mini junior football pitches. I have written to Helen Cattle asking for a formal written response and this is still awaited.

Just to update you Capita and representatives from the College met with the Head of Planning and the Head of Development Management from Barnsley Council on the 23 April. The Council officers confirmed that would only seek for the College to address the supply issues relating to the North Neighbourhood Area of Barnsley in relation to pitch provision.

Helen Cattle from Sport England has agreed that in the light of lack of alternative evidence in relation to playing pitch supply, the Barnsley Council Playing Pitch Strategy from 2011 offers the most up to date information available. The Strategy in relation to football pitch provision itself looked at the supply of pitches up till 2021 and took into account most of those pitches to be created as part of the Building School for the Future programme within Barnsley.

You should note that I have undertaken a number of consultations with local junior clubs Redfearns, Barnsley Ladies, Junior Tykes and Wombwell's in relation to the possibility of utilising compensatory mini football pitches and the associated changing and sports facilities at both the Fleets and at Honeywell campus.

Background

In the last five years Barnsley College has developed an outstanding and nationally recognised Sports Academy and associated supporting Sports facilities at its Honeywell campus. These include the following facilities;

- Outdoor floodlit 3rd Generation Synthetic Turf Pitch
- Outdoor Multi Use Games Area
- Sports Hall with performance standard sprung flooring
- State-of-the-art Fitness Centre

In addition in the last two years, three adult football pitches and brand new changing facilities have been created at The Fleets site.

All these facilities are subject to Community Use Access Agreements.

As a result of the creation of these facilities, the Carrington Playing Fields which currently offer two adult pitches over a 2.6ha site, are now surplus to the requirements of the College. The field has no supporting facilities on site and the land itself is poorly drained. There is no public access to, or community use of these pitches, as the area has been fenced off at least since the late 1990's.

Capita on behalf of Barnsley College will shortly be submitting a planning application for residential development for the Carrington site.

Supporting evidence relating to the use of the existing pitches at Carrington will be provided as part of the full submission for planning permission.

Current Provision of Football Pitches within the Barnsley Area

I attach an extract of the Barnsley Playing Pitch Strategy 2011 for your information which I trust is legible.

Figure 11 - Assessment Results - Pitch Quantity and Quality - Football: COMMUNITY TEAMS ONLY

FOOTBALL ASSESSMENT	Results	BOROUGH WIDE	CENTRAL	NORTH	NORTH EAST	SOUTH EAST	SOUTH WEST
CURRENT ASSESSMENT Surplus / deficiency in pitches	Mini Soccer	-3	-3	-2	+1	0	-2
	Youth Football	0	0	-3	+8	-3	-3
	Adult Football	+37	+5	+6	+7	+9	+7
FUTURE ASSESSMENT Surplus / deficiency in pitches	Mini Soccer	-12	-5	-2	-1	-3	-3
	Youth Football	+1	-5	0	+5	-3	0
	Adult Football	+36	0	+5	+11	+12	+6
QUALITY ASSESSMENT %of pitches rated as 'good' or 'excellent'	Mini Soccer	14%	0%	80%	0%	0%	20%
	Youth Football	23%	30%	14%	28%	20%	0%
	Adult Football	22%	41%	42%	23%	6%	17%
	All Football	20%	33%	42%	22%	61%	16%

Quantity deficiencies are most significant in the North and South West areas. In these areas there is a deficiency in provision across Mini Soccer and Youth football pitches despite the spread of demand across several periods. For example in the South West peak demand only equates to 43% of demand identified – despite this there is a deficiency. The most significant deficiencies when modelling potential future growth are recorded in the Central area. There is projected to be a 'net' shortage (i.e. even after potential re-designation). This is a result of significant population growth attributed to housing projections and very little additional supply realised as a result of the BSF programme. Map 16a, 16b and 16c provides an overview of current assessment results.

Quality: Overall there are significant deficiencies in quality across the Borough. Overall 4 out of 5 pitches were rated as 'average', 'below average' or 'poor'. More specifically only 1 in 7 (14%) of mini pitches were rated as 'good', and less than a quarter of junior and adult pitches fall into this category. This is despite pitches being audited at the end of the playing season and in some cases after re-seeding and essential maintenance works have been completed. In part poor quality scores are attributable to a lack of changing room facilities. There is also a significant quality variance across the 5 areas assessed – whereas nearly half of all pitches in the North area were rated positively, only 1 in 6 pitches in the South West were rated as 'good' or 'excellent'.

The most recent evidence base relating to pitch provision is in the form of the Barnsley Playing Pitch Strategy produced in November 2011 and which identifies an existing, and estimates a significant future surplus (2021) in adult football pitch provision, both across the borough but also within the North Neighbourhood Area, where the Carrington Ave site lies.

The document also highlights that currently there is a deficit of mini soccer pitches within Barnsley as a whole and in the Northern area, and this deficit is likely to continue until the end of the study period. (2021) The Strategy also identifies an issue with quality of pitch provision, in part related to changing room and supporting facilities.

Previous consultation with yourself in relation to the North Neighbourhood Area of Barnsley identified that there is an need for pitches with supporting facilities.

You confirmed that redesignation of adult pitches could provide a greater stock of mini soccer pitches and that some existing pitches were below average, but recognised that facility and pitch improvements elsewhere would not address the requirements of Sport England policy for the replacement of playing pitches lost. Having investigated the improvements suggested by you in your earlier email, unfortunately these would not address the concerns that Sport England have in relation to the overall loss of playing fields.

Compensation

Following discussion with Sport England, in compensation for the loss of the pitches at Carrington Ave, Barnsley College would like to create two new age 7-8 mini pitches at the Fleets site immediately adjacent to the changing rooms, and with the provision of appropriate on site car parking.

Also at the Honeywell site, two additional mini pitches one for 7/8 and one for under 10's are to be provided adjacent to the new Sports Hall and changing room facilities currently under construction.

The new hall and changing rooms (for indoor wet weather training) at Honeywell will be available for use in connection with the sports pitches, along with all the existing facilities on site including the 3g pitch and Muga at Honeywell. I understood that local junior clubs already make use of the 3g pitch.

These well serviced pitches will more than address the anticipated deficit of 2 mini pitches with the North Neighbourhood area of the Borough, identified within the playing pitch strategy, and help address the deficit of mini pitches for the Borough as a whole.

It is the intention of the College to submit the planning application for residential development for Carrington Ave in conjunction with the proposals for replacement mini pitches to Barnsley Local Planning Authority. In addition to the information demonstrating that the Carrington pitches are surplus to requirements, the application will be supported by evidence of the following;

- Capacity of the existing pitches to meet the extra demand resulting from the closure of Carrington Ave.
- Evidence to demonstrate that the sites are suitable for the provision of pitches through the submission of an assessment by a qualified agronomist.

Delivery of the pitches would be secured by legal agreement and would be managed for the benefit of the local Community along with the existing sporting facilities.

The money from the disposal of this site is ring-fenced and is required to finance a new six form college in Barnsley town centre.

Conclusion

It is my view that in light of the following;

The recognised over provision of adult football pitches across the North area and Barnsley Metropolitan Borough, The demonstrable lack of need for the existing site by the College,

The existence of new and outstanding sporting facilities, both at the Honeywell and Fleets sites (which will be available to support the use of the new mini pitches) and

The creation of four new mini pitches for the use of the wider community within the Borough of Barnsley served by well managed, up to date and recently constructed ancillary facilities and secured for the future through the completion of a legal agreement,

the loss of the playing fields at Carrington would be acceptable.

I would be grateful for your comment on this and if possible your support for this proposal.

Kind regards

Sarah Davitt
Principal Planning Officer Projects

CAPITA

Quadrant East, The Silverlink North, Colbalt Business Park, North Tyneside, NE27 0BY

Tel: 0191 643 6332

Mobile: 07976 965110

email: sarah.davitt@capita.co.uk

Web: www.capita.co.uk

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