



# Fradley

**Sport Pitches, Amenity Green space  
and Equipped Areas of Play**

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# Contents

<b>1</b>	<b>INTRODUCTION.....</b>	<b>4</b>
<b>2</b>	<b>THE LICHFIELD DISTRICT COUNCIL DEVELOPMENT PLAN.....</b>	<b>5</b>
<b>3</b>	<b>NEED AND SUPPLY: SPORTS FACILITIES .....</b>	<b>7</b>
<b>4</b>	<b>NEED AND SUPPLY: AMENITY GREEN SPACE/EQUIPPED AREAS OF PLAY.....</b>	<b>9</b>
<b>5</b>	<b>CONCLUSION .....</b>	<b>17</b>
	<b>TABLE 1. DELIVERY OF HOMES IN FRADLEY 2015 - 2024 .....</b>	<b>5</b>
	<b>TABLE 2. LICHFIELD DISTRICT COUNCIL INFRASTRUCTURE SCHEDULE .....</b>	<b>6</b>
	<b>TABLE 3. EQUIPPED AREAS OF PLAY .....</b>	<b>12</b>
	<b>TABLE 4. EQUIPPED AREA OF PLAY IN FRADLEY .....</b>	<b>13</b>
	<b>APPENDIX 1. THE LICHFIELD DISTRICT OPEN SPACE STANDARDS .....</b>	<b>19</b>
	<b>APPENDIX 2. KEY SPORTS FACILITIES, AMENITY GREEN SPACE AND EQUIPPED AREAS OF PLAY PLANNING POLICIES.....</b>	<b>20</b>



# 1 Introduction

- 1.1 The following paper is a review of the sports facilities, amenity green space and equipped areas of play in Fradley. It aims to inform the Fradley Neighbourhood Plan. These spaces make a key contribution to the quality of life and wellbeing for a community.
- 1.2 There is a significant amount of future planned growth in Fradley. This paper provides an overview of the future sports pitches, amenity green spaces and equipped areas of play requirements that should support any future development in this locality.





## 2 The Lichfield District Council Development Plan

- 2.1 There are 1,250 homes planned in Fradley up to 2024. Lichfield District Local Plan, (2015) (LP) housing trajectory for Fradley is set out in **Table 1** below. Planning permission has already been granted for a number of homes to date

Table 1. Delivery of Homes in Fradley 2015 - 2024										
Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Approx completions	75	150	150	150	150	150	150	150	125	
Total										1,250

Source: Lichfield District Local Plan 2015

- 2.2 The LP sets out the Council's commitment to providing two football pitches and a cricket pitch as part of the new strategic development allocation for 1, 250 new homes in **Policy Frad2**. The policy also outlines that opportunities to provide a sports/social club and associated sports facilities should also be explored (see **Appendix 2** for more information on the LP Policies).
- 2.3 Amenity green space standards are set out in LP Development Management **Policy HSC1**. This policy outlines that all new strategic development allocations should provide equipped play to ensure all parts of the development are within 480/10 minutes' walk from an amenity green space.

2.5 The Infrastructure Delivery Plan, (2015) (IDP) sets out the infrastructure requirements for sports facilities, amenity green space and equipped areas of play (see **Table 2** below.) It details the minimum floorspace requirements of amenity green space and equipped areas of play:

- **Sports facilities in Fradley:** Community football facility with 2 pitches. Potential provision of a cricket pitch. Minimum provision 2.83 ha.
- **Amenity green space in Fradley:** Minimum 3.29 ha of amenity green space.
- **Equipped areas of play in Fradley:** Equipped areas of play to be provided 480m/10 minutes’ walk of developments.

**Table 2. Lichfield District Council Infrastructure Schedule**  
*Fradley Sports Pitches, Amenity Green space and Equipped Areas of Play*

Playing pitches and changing/pavilion space to be provided at a minimum level of 1.23 ha per 1,000 population. Provision to be made for a new community football facility with 2-3 pitches. Consideration will be given to the provision of a new cricket pitch either at Alrewas or in Fradley as a satellite club of Alrewas <sup>1</sup> . Minimum provision 2.83 ha.	Indicative cost for a playing pitch between £60,000 and £100,000 depending on local circumstances.	S106	Alongside development of the site, to be completed by 2024 with an ongoing program for maintenance.	Partnership between Lichfield District Council, Parish Council and local sports clubs and organisations as applicable.
Amenity Green Space to be provided at a minimum rate of 1.43 ha per 1,000 population and to ensure all residents are within 480/1 minutes’ walk time of an amenity green space. This is 3.29 ha minimum.	Will vary.	S106	Alongside development of the site by 2024 with an ongoing programme for maintenance.	Developer partnership with Lichfield District Council and Parish Council
Equipped play areas to be provided in a safe and accessible locations, to ensure that all parts of the development are within 480m/10 minutes’ walk of the equipped play facility.	Will vary.	S106	Alongside development of the site, to be completed by 2024 with an ongoing programme for maintenance.	Developer in partnership with Lichfield District Council and Parish Council.

**Source: IDP, p. 76 – 77, 2016**

<sup>1</sup> It should be noted that given the preferred option is to locate the cricket pitch in Fradley.



## 3 Need and Supply: Sports Facilities

- 3.1 The Lichfield District Council Playing Pitch, Tennis and Bowls Strategy (PPTBS), (2012), identifies the need and supply for sports pitches in Lichfield District up until 2028. Across Lichfield District there are 126 individual grass football pitches, 53 adult football pitches, 50 junior football pitches and 23 mini soccer pitches. In 2012 the ORS Study identified that there was a shortfall of -18.5 junior football pitches across the District.
- 3.2 **Football pitches, rugby and hockey pitches:** The PPTBS Study reviewed the football, rugby and hockey supply and demand in the District. The PPTBS Study identified that there are shortfalls of up to 3 football pitches within the Alrewas and Fradley area. It set out that: *“The focus of new development in Fradley suggests that community sports facilities are a key priority as population growth occurs (2016 onwards). Analysis of future demand indicates that it is in Alrewas and Fradley where population growth will have an impact. It is however in Fradley where most growth is likely to take place, and while existing facilities in Alrewas are strained, it is likely to be in Fradley where more unmet demand is evident.”* (PPTBS, p.63, 2012)
- 3.3 As a result of the future anticipated growth in Fradley, the recommendation in the PPTBS Study is that two to three football pitches should be provided in Fradley.
- 3.4 **Cricket pitches in Fradley:** It is highlighted that there are no cricket pitches in Fradley in the PPTBS study. *“There is no existing cricket pitch or cricket club within Fradley. As highlighted above however, population growth within the ward, which is largely focused in Fradley, will increase unmet demand to one pitch by 2028.”* (PPTBS, p.63, 2012) The key recommendation

in the study is to look at opportunities to provide a new cricket pitch. *"Consider the provision of a new cricket ground, either in Fradley as a satellite club, or adjacent to Alrewas CC as a second ground."* (PPTBS, p.156, 2012)



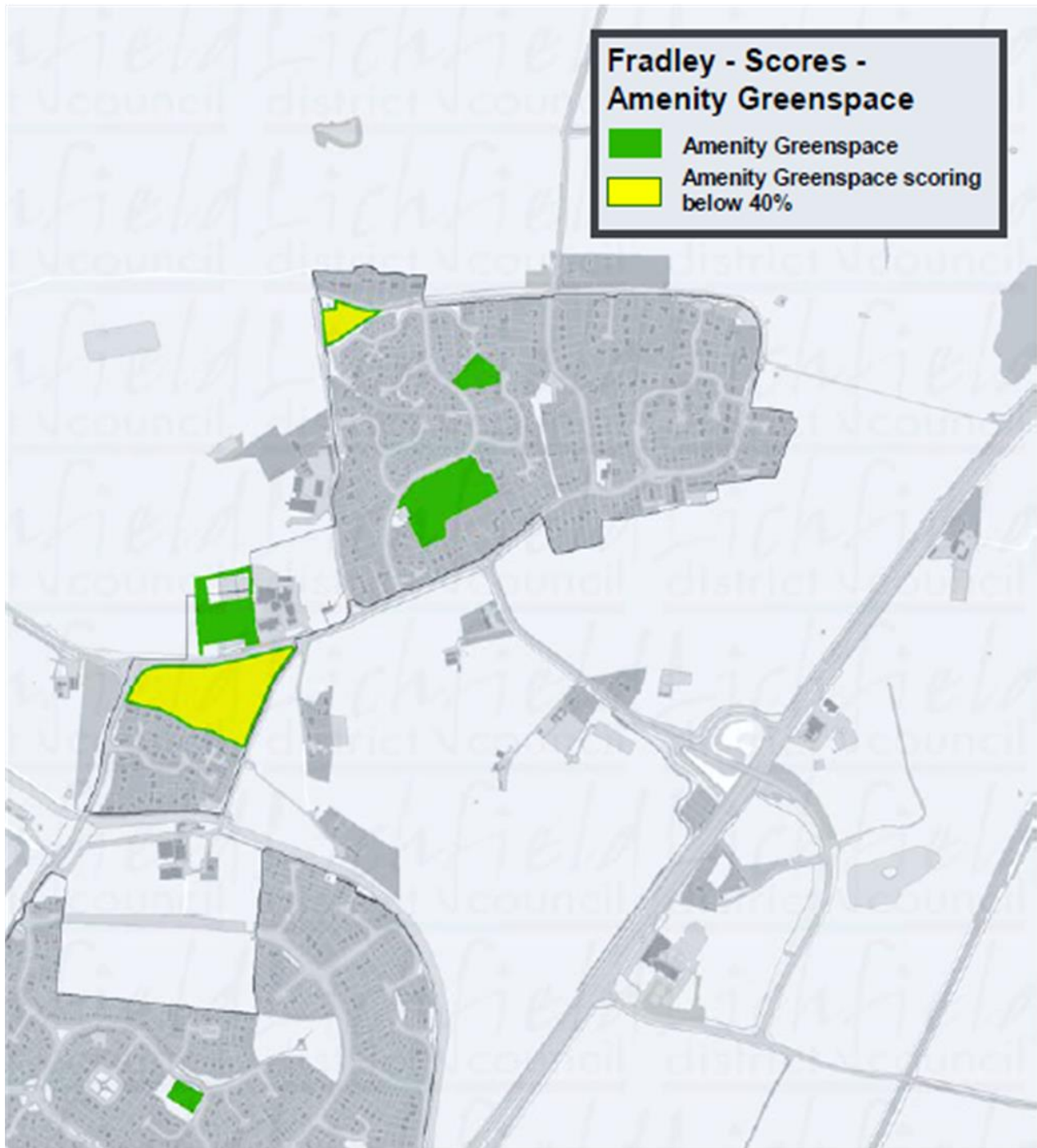


## 4 Need and Supply: Amenity Green space/Equipped Areas of Play

- 4.1 The Lichfield District Council Open Space Assessment, (2012) sets out the need and supply of amenity open space in Fradley. In total, there are 6 amenity green spaces varying in size from 0.1 ha at Williams Avenue to over 1.5 ha at Hay End Lane. These 6 spaces are concentrated within the northern half of the settlement with only one small area within Fradley South. In total, there is 3.5 (ha) of amenity green space within the settlement.
- 4.2 **Amenity Green Space in Fradley:** Amenity green space enhances the appearance of an area and provides opportunities for informal activities such as jogging and dog walking. This type of open space is also present in town and city centres where they are used by workers or visitors for informal recreation and relaxation.
- 4.3 Not all, of the amenity green space is accessible. Fradley South has less access to amenity green space than Fradley Village according to the OSA Study. "Residents of Fradley South have only two crossing points over the canal which separates them from the large sites of amenity green space." (OSA, p.52, 2012)
- 4.4 The residential dwellings on the periphery of the Fradley Village and Fradley South are 480 metres (10-minute walk time) from amenity green space. Therefore, access to amenity green space could be improved (see **Map 2** below).
- 4.5 Furthermore, the condition of amenity green space is not always of a high standard. The OSA Study assessed the amenity green space for quality against the following criteria: boundaries,

roads/paths, planted/grassed areas, presence of bins/seats, parking, toilets, lighting and cleanliness. Following this the amenity green spaces were scored accordingly.

- 4.6 A high variance of quality of amenity green space was identified in Fradley (see **Map 1** below). *"In qualitative terms the amenity green space, scores range from 32% to 72% showing that there is a large difference in the quality of sites in the village."* (OSA, p.51, 2012)
- 4.7 The low scoring sites performed poorly due a lack of bins/seats, poor quality of the boundaries and paths. The OSA Study sets out that amenity green space improvements should be explored. *"Potential improvements, additional spaces should be explored where a local need is identified. Opportunities to improve elements within individual sites such as planting, bins and seating should be considered."* (OSA, p.51, 2012) The neighbourhood plan provides a good basis to highlight local infrastructure needs such as these identified amenity green space deficiencies.



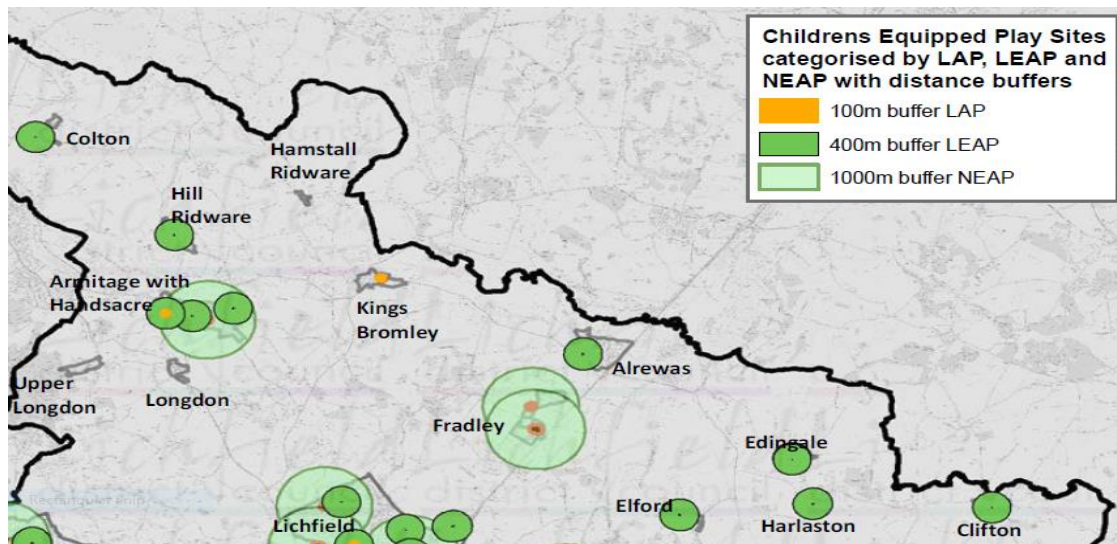
**Map 2. Amenity Green Space in Fradley.**  
Source: (OSA, p, 52, 2012)

- 4.8 Equipped Areas of Play in Fradley:** There are a total of 44 equipped areas of play throughout the District. These are designed to meet the needs of children and teenagers. The OSA Study defines equipped areas of play.

<b>Table 3. Equipped Areas of Play</b>	
<b>Local Area for Play (LAP)</b>	Sites designed specifically for younger children (up to the age of about 6) with a minimum size of approximately 100m <sup>2</sup> .
<b>Local Equipped Area for Play (LEAP)</b>	Play areas which are designed for a slightly older children between 4 and 8 years old with a minimum size of approximately 400m <sup>2</sup> .
<b>Neighbourhood Equipped Area for Play (NEAP)</b>	These are sites which are designed to serve older children other than the two types above, these sites have a minimum size of approximately 1000m <sup>2</sup> .
<b>Multi-use Games Area (MUGA)</b>	Areas which provide opportunities for a range of games to be played. Usually consists of hard surfacing, goal posts, basketball hoops, seating and fencing. These sites serve the needs of older children.

- 4.9** Fradley contains Worthington Road equipped area of play. The OSA Study does not formally categorise this play space as a LAP, NEAP or a LEAP. It is noted in the OSA Study that despite the actual size of the Worthington Road play space it lies some distance from the northern half of Fradley so its accessibility is limited. Whilst it is a much-valued asset to be retained its location reduces its use and benefit for the wider catchment.
- 4.10** Fradley also has Hay End skate park/MUGA. This MUGA is adjacent to Fradley Village Hall. This is a good facility for older children. The skate park/MUGA does not include an auxiliary equipped area of play space.
- 4.11** The equipped areas of play were assessed for their condition and play value in the OSA Study. Key criteria include: the degree the site is overlooked; safety; passing traffic; the degree the site is inclusive; accessibility during daylight hours; seating facilities; proximity to other services/facilities; general condition and residential coverage that falls within a 480m /10 minute walk.
- 4.12** The OSA condition scores illustrate that there is a need to upgrade the existing condition of the two equipped areas of play in Fradley. Please see **Table 4** below.

Table 4. Equipped Areas for Play in Fradley			
Equipped Area of Play	Type	Commentary	Condition Score
Worthington Road	Equipped Area of Play	Investigate opening through the site visibility (currently obscured by trees and hedge).	63%
Hay End Lane	Skatepark (MUGA). No equipped play space suitable for younger children or other type of play space.	Intermittent vandalism/graffiti. Overall site seems well used and in good repair.	57%



**Map 3. Equipped Areas of Play in Fradley**

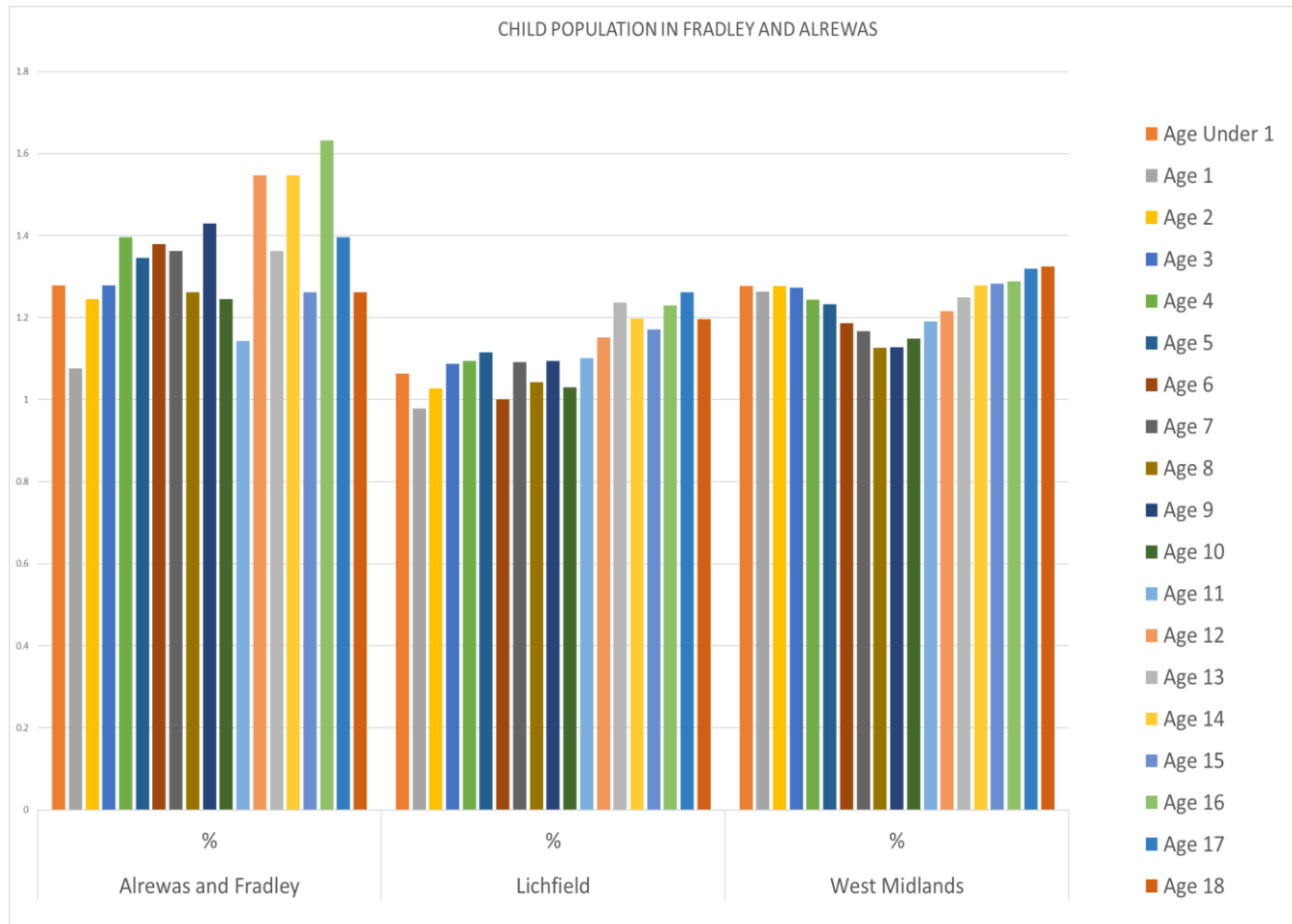
(Source, OSA, p88, 2012)



**Map 4. Equipped Areas of Play in Fradley**

(Source, Google Earth, 2016)

- 4.13 The National Playing Fields Association (NPFA) sets out a standard of 0.3 ha of provision of equipped children's play space per 1000 population. Provision in Lichfield District falls well below the standard, having approximately 10 ha of equipped children's play space which equates to 0.1 ha per 1000 population.
- 4.14 The assessments of the existing equipped areas of play in Fradley noted that improvements to their condition should be made to make sure they are and continue to be fully utilized as fun and safe play locations. Their accessibility is also limited, being on the periphery of the settlements. The canal also creates a barrier between the two halves of Fradley settlement.
- 4.15 Taking this into account, coupled with the NPFA standards, the need for more equipped areas of play is recognised the OSA Study. *"Where possible, opportunities to create new spaces should be sought where development opportunities arise and/or consideration of equipped play on existing well located green spaces, focusing particularly in areas not currently covered by an existing 10 minute (480m) walk time buffer."* (OSA, p.104, 2012) Well designed, equipped areas of play that can be easily accessed by the residential settlements of both Fradley South and Fradley Village are recommended.
- 4.16 The 2011 Census data for Fradley of (population up until the age of 18) shows the percentage of children that are 12, 13 and 14 is higher than the Lichfield and Regional averages. Please see **Table 5** below. Additionally, the percentage of children aged 4, 5, 6 and 7 is also higher than District and Regional totals. This suggests a strong demand for LEAPs and NEAPs where new equipped areas of play are provided.



**Table 5. Child Population**

Source, Census 2011





## 5 Conclusion

- 5.1 There is a District level commitment in the Lichfield LP *Policy Frad2* to deliver two football pitches at Fradley based on the assessment of local need. This is welcomed however it is important that these facilities are provided in the most accessible locations to both Fradley South and Fradley Village.
- 5.2 One of the key findings of the play space need and supply analysis in the ORS Study is that there should also be a new cricket pitch in either Fradley or Alrewas. It is welcomed that the LP *Policy Frad2* supports a new cricket pitch in Fradley. The strategic planning policy support and the assessed level need make a strong case to the location of a new cricket pitch in Fradley. The spatial choices of where the pitch is placed will be important to make sure it is well used to best benefit all residents.
- 5.3 The neighbourhood plan is a great opportunity to set out the broad locations for the two football pitches and the cricket pitch which can be based on local consultation and engagement.
- 5.4 Whilst there is good net floorspace of amenity green space in Fradley it is not all equally accessible. Opportunities to improve the access routes to amenity green space could be explored with Fradley Village and Fradley South. The OSA Study sets out that the condition of the amenity green space could do with being improved. Increasing the quality of the amenity green space could form a local infrastructure priority which forms part of a neighbourhood plan. This could aid in opening-up the use and enjoyment of the natural environment in the community.

- 5.5 There are high rates of children aged 4 – 7 and 12 – 14 according to the Census, 2011 in Fradley. This places a particular focus on the provision of LEAPs, NEAPs and MUGAs. There is a shortfall of equipped areas of play in Fradley as provision falls below NPFA space standard guidance. This position is also supported in the LP **Policy HSC1**. Fradley's two existing equipped areas of play, Worthington Road and Hay End is a skate park are important assets. However, the OSA Study identifies that their access is limited so they do provide for the play space needs of Fradley. Furthermore, their condition needs to be improved. Additional works to upgrade these spaces could be flagged as a priority in the neighbourhood plan.
- 5.6 Based on the above referenced evidence there is a strong case for new LEAPs and/or NEAPs in easily accessible locations for Fradley South and Fradley Village. As with the potential new cricket and football pitches, the neighbourhood plan is a positive tool to direct the best locations for any new equipped areas of play.

# Appendix 1. The Lichfield District Open Space Standards

OPEN SPACE TYPE	STANDARD
<p><b>HSCI Open Space Standards:</b> All open space, sport and recreation facilities identified in the Open Space Assessment will be protected and minimum standards set as follows.</p>	
<p><b>Play</b></p>	<p>All residents living in the Districts towns or villages to be within 480/10 minutes walk time of an equipped play facility. All new Strategic Development Allocations to provide equipped play to ensure all parts of the development are within 480/10 minutes walk time of a safe and over-looked equipped play facility.</p>
<p><b>Amenity Green Space including parks and gardens.</b></p>	<p>All residents living in the District's towns or villages to be within 480m/10 minutes walk of an amenity green space. All new Strategic Development Allocations to provide high quality amenity green space at a minimum rate of 1.43 ha per 1000 population.</p>
<p><b>Natural/ semi natural green space (including woodlands)</b></p>	<p>The District Council will work towards achieving the following in the long term, one accessible 20 ha site within 2km of home; one accessible 100 ha site within 5 km of home; one accessible 500 h site within 10 km of home; 2 ha accessible natural green space 480/10 minutes walk time from home; a statutory Local Nature Reserve at 1 ha per 1000 population.</p>
<p><b>Allotments</b></p>	<p>New allotment space will be provided in conjunction with the Lichfield City Strategic Development Allocations (East of Lichfield and South Lichfield ) at a minimum of 1 plot (150 sqm) per 32 households. Other Strategic Development Allocations will provide or contribute to the provision of allotments at the same rate where there is local evidence of unmet demand.</p>
<p><b>Source:</b> <i>The Lichfield District Local Plan 2015</i></p>	

## Appendix 2. Key Sports Facilities, Amenity Green space and Equipped Areas of Play Planning Policies

### **The Lichfield District Local Plan 2015**

**Policy Rural Areas 1:** Up to 1,250 dwellings are to be located around Fradley.

**Policy Frad1:** Land North of Hay End Lane and West of Old Hall Lane shall incorporate green corridors and green space. A green corridor will be provided along the southern side of the Coventry Canal. Allotments should also be included as part of the green infrastructure and should be located so as to be accessible by all parts of the community.

**Policy HSC2 Playing Pitch & Sport Facility Standards:** All new Strategic Development Allocations will provide playing field facilities at a minimum level of 1.23 ha per 1,000 population including around 200m<sup>2</sup> for changing and pavilion space and 0.025 ha for parking.

**Policy Frad2:** Fradley Services & Facilities: Sports pitches will also be provided which will include a minimum of 2 football pitches and a cricket pitch. Opportunities to provide a sports/social club and associated sports facilities should also be explored.

**LP Para 17.11** outlines that "our evidence informs us that there is a shortage of sports pitches in Fradley, with residents currently having to travel to facilities in adjacent settlements, some of which are being used to capacity. The provision of sports pitches within Fradley will therefore address a proven local need, provide opportunities to improve the health and well-being of the community and will assist in social cohesion."

**Policy 4. Delivering our Infrastructure.** For the Strategic Development Allocations (SDAs) reference will be made to the relevant infrastructure requirements as set out in the Concept Statements and Infrastructure Delivery Plan.

**Policy 10 Healthy & Safe Lifestyles.** The District Council will ensure that community infrastructure needs generated by new residential, commercial and industrial developments, such as open space, walk and cycle ways, sport, recreation, children's play and civic and community spaces are provided in a way that best meets the needs of those new communities.

