



MILTON KEYNES CITY COUNCIL PLAYING PITCH STRATEGY

STRATEGY & ACTION PLAN JANUARY 2026

QUALITY, INTEGRITY, PROFESSIONALISM

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Cert Num: 6543-QMS-001

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PLAYING PITCH STRATEGY

ABBREVIATIONS

3G	Third Generation (artificial turf)
AGP	Artificial Grass Pitch
ANOG	Assessing Needs & Opportunities Guide
BSUK	Baseball Softball UK
ECB	England Cricket Board
EH	England Hockey
FA	Football Association
FC	Football Club
FF	Football Foundation
FIFA	Fédération Internationale de Football Association
FIS	Football Investment Site
FPM	Facilities Planning Model
GMA	Grounds Maintenance Association
GIS	Geographical Information Systems
GPMF	Grass Pitch Maintenance Fund
HC	Hockey Club
KKP	Knight, Kavanagh and Page
LFFP	Local Football Facility Plan
MKCC	Milton Keynes City Council
MUGA	Multi use games area
NFFS	National Football Facilities Strategy
NGB	National Governing Body
NPPF	National Planning Policy Framework
NLS	National League System
ONS	Office of National Statistics
PP	PitchPower
PPS	Playing Pitch Strategy
PQS	Performance Quality Standard
RFC	Rugby Football Club
RFU	Rugby Football Union
RUFC	Rugby Union Football Club
U	Under
WNLS	Women's National League System

PART 1: INTRODUCTION

Knight Kavanagh & Page (KKP) has been commissioned by Milton Keynes City Council (MKCC) to undertake a Playing Pitch Strategy (PPS). This will provide the necessary robustness and direction to inform decisions affecting relevant provision within the local authority area.

Building upon the preceding Assessment Report, this Strategy and Action Plan provides a clear, strategic framework for the maintenance and improvement of existing playing pitch and accompanying ancillary facilities up to and past the Milton Keynes Local Plan period (2031) and through to 2047 (to support projections set in the Milton Keynes City Plan). It has been developed to provide:

- ✦ A vision for the future improvement and prioritisation of playing pitches and outdoor sports facilities.
- ✦ A number of aims to help deliver the recommendations and actions.
- ✦ A series of strategic recommendations which provide a strategic framework for the improvement, maintenance, development and, as appropriate, rationalisation of the playing pitch and outdoor sport facility stock.
- ✦ A series of sport-by-sport recommendations which provide a strategic framework for sport led improvements to provision.
- ✦ A prioritised area-by-area and site-by-site action plan that prioritises and can address key issues.
- ✦ Guidance as to how the PPS can be delivered.

The Strategy is delivered in accordance with Sport England's Playing Pitch Strategy (PPS) Guidance (for playing pitch sports) and Sport England's Assessing Needs and Opportunities Guide (for "non-pitch" sports). Sport England's PPS Guidance details a stepped approach, separated into five distinct sections:

- ✦ Stage A: Prepare and tailor the approach.
- ✦ Stage B: Gather information and views on the supply of and demand for provision.
- ✦ Stage C: Assess the supply and demand information and views.
- ✦ Stage D: Develop the Strategy.
- ✦ Stage E: Deliver the Strategy and keep it robust and up to date.

This report represents Stage D of the process, with stages A-C covered in the preceding Assessment Report and Stage E ongoing once the study is complete.

The ANOG has a similar staged approach, as follows:

- ✦ Stage A: Prepare and tailor the approach.
- ✦ Stage B: Gather information on supply and demand.
- ✦ Stage C: Assessment – bringing the information together.
- ✦ Application: Application of an assessment.

Where not already implemented, the recommendations that come out of this study should be translated into local planning policy so that there is a mechanism in place to protect existing provision and to secure investment where the opportunity arises. The lifespan of a PPS is considered to be three years, although this can be increased if it is regularly kept up to date.

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Scope

The scope of the PPS focuses geographically on all local provision, regardless of ownership and management arrangements. Provision for the following sports is included:

- ◆ Baseball /Softball
- ◆ Cricket.
- ◆ Football.
- ◆ Hockey.
- ◆ Rugby League.
- ◆ Rugby Union.

In addition, 3G pitches are included, with this mainly focusing on football activity but also taking into account other sports that can use the surface type (e.g., rugby union and rugby league).

Where an outdoor sport has not been included, this is because its presence has not been evidenced. However, that is not to say that the sports are not played informally, or that localised demand does not exist.

Sport England's PPS Guidance applies to football, rugby union, cricket and hockey as well as the other grass pitch sports identified.

Study area

The study area is the whole of Milton Keynes City Council's boundary area. Further to this, analysis areas have been used to allow for a more localised assessment of provision and examination of playing pitch supply and demand at a local level. The analysis areas are shown in the table below.

Table 1.1: Analysis area summary

Analysis area	Wards included
North	Clifton Reynes, Cold Brayfield, Emberton, Lavendon, Newton Blossomville, Olney, Warrington.
North West	Castlethorpe, Gayhurst, Hanslope, Haversham-cum-Little Linford, Lathbury, New Bradwell, Ravenstone, Stantonbury, Stoke Goldington, Tyringham and Filgrave, Weston Underwood, Wolverton and Greenleys.
North East	Astwood, Chicheley, Hardmead, Moulsoe, Newport Pagnell, North Crawley Sherington.
Central	Bradwell, Campbell Park, Central Milton Keynes, Great Linford, Old Woughton, Simpson and Ashland, Woughton on The Green.
West	Abbey Hill, Calverton, Fairfields, Loughton & Great Hol, Shenley Brook En, Shenley Church End, Stony Stratford, Whitehouse.
East	Bow Brickhill, Broughton, Kents Hill, Monkston and Brinklow, Little Brickhill, Milton Keynes, Walton, Wavendon, Woburn Sands.
South	Bletchley and Fenny Stratford, West Bletchley.

For a map showing the analysis areas, please see below.

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Figure 1.1: Map of Milton Keynes showing analysis areas



Sport England – Place Based Expansion

The Place-Based Expansion allows it and the Active Partnership to work with local communities to identify and address the specific barriers to physical activity they face. By collaborating with local leaders, organisations, and residents, the programme aims to co-create solutions that are tailored to each area's unique needs. This approach ensures that interventions are relevant, sustainable, and have a lasting impact on community health.

Milton Keynes is one of the selected areas benefiting from this initiative. In 2024, Sport England allocated an initial £273,000 to support 11 estates in Milton Keynes, including Stacey Bushes, Fullers Slade, Greenleys, Hodge Lea, Kiln Farm, Eaglestone, Fishermead, Springfield, Coffee Hall, Beanhill, and Netherfield. This funding is part of a 15-month discovery phase aimed at engaging with the community, understanding local challenges, and testing potential solutions.

The estates were selected based on their high levels of physical inactivity and social need, as determined by Sport England's Place Need Classification tool. The insights gained during this discovery phase will inform a full application to activate the programme further.

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The following playing field sites in this PPS are based within these areas:

- ◀ Falconhurst School.
- ◀ Fishermead Sports Ground.
- ◀ Greenley's Junior School.
- ◀ Hodge Lea.
- ◀ Langland Community School.
- ◀ Milton Keynes Academy.
- ◀ Orchard Academy.

These have been highlighted within the Action Plan as being within the Place Based Expansion boundaries

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PART 2: VISION AND AIMS

The proposed vision for the Milton Keynes PPS is:

“The production of the PPS will provide the evidence required to help protect playing fields to ensure sufficient land is available to meet existing and projected future pitch requirements. Planning Policy and other relevant sport related corporate strategies must be based upon a robust evidence base to ensure planning, local policies and sport development criteria can be implemented efficiently and effectively”.

In addition, the following overarching aims are based on the three Sport England themes (see figure below). It is recommended that these are also adopted by the Council and its partners to enable it to achieve the overall vision of the PPS and Sport England planning objectives. Strategy delivery is the responsibility of, and relies upon, all relevant stakeholders.

AIM 1

To **protect** the existing supply of outdoor sport provision and ancillary facilities where it is needed for meeting current and future needs.

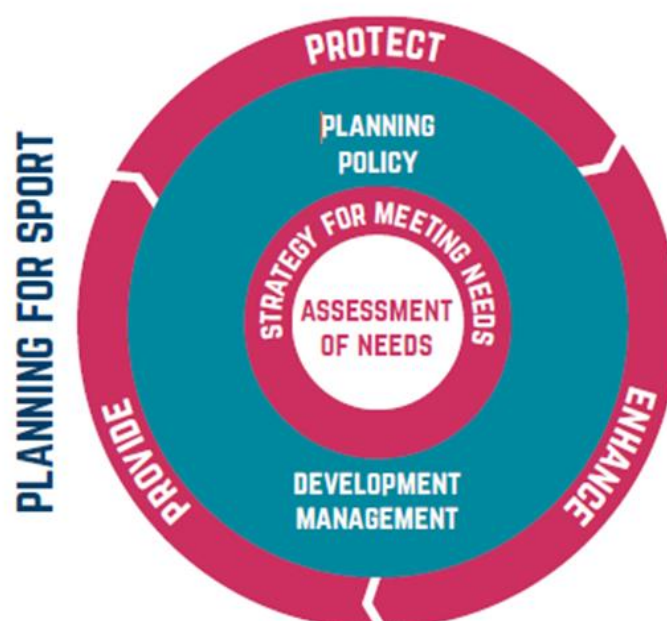
AIM 2

To **enhance** outdoor sport provision and ancillary facilities through improving quality and management of sites.

AIM 3

To **provide** new outdoor sport provision and ancillary facilities where there is current or future demand to do so.

Figure 2.1: Sport England themes



Source: Sport England, Planning for Sport Guidance (2024)

PART 3: HEADLINE FINDINGS

The table below highlights the current and future quantitative shortfalls for each pitch sport included within the PPS, as identified in the preceding Assessment Report (for qualitative findings and site-specific findings, please see Part 4: Sport Specific Recommendations and Scenarios, and Part 6: Action Plan). The data is presented on a City-wide basis, with the position of each local analysis area detailed in the Action Plan.

Natural turf pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is for matches, it is appropriate for the comparable unit to be match equivalent sessions. The table below therefore uses this for football, rugby union and cricket, converting both the amount of play a site can accommodate (its carrying capacity) and how much play takes place (its current use) into the same unit of demand to enable an analysis to be undertaken.

Based on how the sports tend to be played, the match equivalent session unit for football and rugby union pitches relates to a typical week within the season for each sport, whereas for cricket, the number of match equivalent sessions is over the course of a season. This is because how much play a cricket pitch can accommodate is primarily determined by the number and quality of wickets on a square, with only one match generally played per pitch per day and with the wickets rotated throughout a season to reduce wear and to allow for repair. Each wicket is therefore able to accommodate a certain amount of play per season as opposed to a week.

For artificial surfaces, the carrying capacity of the provision is much higher, meaning how much play can be accommodated is primarily determined by availability, rather than how usage adversely affects quality, as is the case with grass pitches. Therefore, the total number of pitches required is instead used to form an analysis. This is pertinent to 3G and hockey (sand/water-based) pitches.

Future demand has to this point been determined by using Sport England's Playing Pitch Calculator, which looks at forecasted population change over a predetermined period. For Milton Keynes, this has been set to forecasted population rates (using ONS-based projections) to 2047.

Notwithstanding the above, the future supply figures in Table 3.1 should not be interpreted in isolation. These figures are based on population projections from ONS data through 2047 and do not take account of participation trends, which indicate consistent growth, or initiatives by stakeholders aimed at expanding opportunities for play. While the projections provide a baseline for understanding potential population impact, the primary basis for assessing future football needs should also consider trends in participation and feedback from club consultations. These indicators will inform initial planning, with ongoing monitoring through the annual review process, as part of PPS Stage E, ensuring that emerging demand or changes in participation are captured and addressed. Further guidance on monitoring and assessment is provided in Part 8 of this report.

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Table 3.1: Current quantitative headline findings (City wide)

Pitch type	Current supply/demand balance (MES)	Future supply/demand balance (MES) ¹
Football	-	-
Adult	Shortfall of 4 match equivalent sessions	Shortfall of 12.5 match equivalent sessions
Youth 11v11	Shortfall of 11.5 match equivalent sessions	Shortfall of 22 match equivalent sessions
Youth 9v9	Actual spare capacity of 3.5 match equivalent sessions	Shortfall of 1.5 match equivalent sessions
Mini 7v7	Actual spare capacity of 4.5 match equivalent sessions	Shortfall of 1.5 match equivalent sessions
Mini 5v5	Actual spare capacity of 4.5 match equivalent sessions	Actual spare capacity of 0.5 match equivalent sessions
3G	-	-
11v11	Shortfall of 5	Shortfall of 6.25
Rugby union	-	-
Senior	Actual spare capacity of 1.2 match equivalent sessions	Shortfall of 7.825 match equivalent sessions
Hockey	-	-
Full size	Shortfall based on quality and security of tenure	Shortfall based on quality and security of tenure
Cricket	-	-
Saturday	Shortfall of 164 match equivalent sessions	Shortfall of 284 match equivalent sessions
Sunday	Shortfall of 80 match equivalent sessions	Shortfall of 80 match equivalent sessions
Midweek	Shortfall of 32 match equivalent sessions	Shortfall of 62 match equivalent sessions
Softball/baseball	-	-
-	Demand met	Demand met

Conclusion

The existing position for all sports is either that demand is being met or that there is a shortfall, whereas the future position shows the exacerbation of current shortfalls and the creation of additional shortfalls for some pitch/facility types and in some areas where demand is currently being met. As a result, no provision can be deemed surplus to requirements, meaning that there is a clear need to protect all existing provision. This is unless another planning policy exception is met, as per Paragraph 104 of the National Planning Policy Framework (NPPF).

Despite the identified shortfalls, some of the deficits, particularly for hockey and rugby union, could be addressed by making better use of existing facilities. This could include improving quality, installing additional sports lighting, and securing long term tenure. Similar measures can be applied in certain cases for cricket and football; however, these will also require enabling access to currently unused sites such as unavailable schools and bringing disused sites back into use. Notwithstanding these efforts, new provision will still be necessary, as implementing all of the above is unlikely to be feasible due to management arrangements and financial implications.

¹All future demand projections within the PPS for Milton Keynes cover the period to 2047, which represents the latest projection horizon available from the ONS. The projections have been aligned as closely as possible with the Council's emerging Local Plan to 2050

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It should be noted, however, the above does not consider the significant growth expected from housing developments across Milton Keynes or trends in participation growth which may result in higher increases in demand than those associated with population growth, which will ultimately require new provision to be provided to satisfy demand.

The shortfall of 3G pitches can only be met via the installation of new provision given that such demand cannot be met in any alternative ways (although existing sites could be utilised). Additionally, there is also a distinct need for additional cricket provision, whilst large scale housing growth could also necessitate the need for further facilities (see Part 7 of this report).

Furthermore, it should also be noted that even for sports and in areas where demand is being met, this does not mean that no actions will be required over the lifespan of the PPS.

PART 4: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS

In this section, in order to help develop actions for each sport, and to understand their potential impact, a number of relevant scenario questions are tested against the findings evidence in the preceding Assessment Report for each sport. This then informs the sport specific recommendations.

The included scenarios focus on the impact that they will have on the shortfalls and key issues identified and how they can be overcome. However, whilst each can improve the picture to a greater or lesser extent, it should be noted that carrying out some scenarios to the fullest degree is likely to be unviable and that a combination of actions will instead be required to ensure that all current and future demand can be met.

For some baseball/softball no scenarios are included, although that is not to say that no action is required. Instead, recommendations are clear without the requirement for scenarios to be tested.

Football – grass pitches

Assessment Report summary

Supply and demand summary

- Within Milton Keynes, there are currently significant shortfalls across adult and youth 11v11 pitches amounting to four and 11.5 match equivalent sessions respectively, whilst actual spare capacity exists across all remaining pitch types.
- When considering exported and future demand across all pitch types, shortfalls significantly worsen in the case of adult and youth 11v11 pitches with actual spare capacity eradicated and shortfalls established on youth 9v9 and mini 7v7 pitches whilst actual spare capacity is reduced on mini 5v5 pitches. The overall picture for Milton Keynes shows significant shortfalls amounting to 37 match equivalent sessions a week.

Supply summary

- The audit identifies a total of 279 grass football pitches across 90 sites in Milton Keynes. Of these, 237 (85%) pitches across 65 sites are identified as being available for community use at some level (although not necessarily used)
- Most community available pitches can be found in the West Analysis Area with 59 pitches provided (25%).
- There are more adult pitches (64) identified when compared to other pitch sizes
- Bletchley Scot FC is in the process of configuring two additional pitches including a mini 5v5 and 7v7 on land adjacent to Scots Sport and Social Club.
- Newport Pagnell Town FC is in the process of undertaking a site expansion at Willen Road Sports Ground to provide three additional grass pitches including two youth 11v11 and one youth 9v9 pitch.
- The audit identifies seven pitches across seven disused sites that previously provided football pitches but no longer do so. Three of these sites are former education sites. In addition, 24 pitches across 12 sites have been identified where pitches are no longer marked out but the site continues to provide accessible playing field.
- Tenure of sites in Milton Keynes is generally secure i.e., through a long-term lease or a guarantee that pitches will continue to be provided over the next three years.
- The quality of football pitches across Milton Keynes has been assessed via a combination of site visits carried out in January 2025, PitchPower reports, and user consultation. Most pitches are assessed as standard quality with 121 (51%), whilst 78 pitches are rated as good quality (32%) and 29 pitches rated as poor quality (16%).
- In Milton Keynes, 89 pitches across 21 sites have received a PitchPower assessment.
- Eight sites are considered to have poor quality ancillary facilities, elsewhere, Browns Wood Sports Ground, Fishermead Sports Ground and Watson's Field do not provide any onsite ancillary facilities.

Demand summary

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- ◀ A total of 656 teams from 74 affiliated clubs are identified as playing in Milton Keynes, although only 612 across 71 clubs access grass pitches for match demand. As a breakdown, this equates to 90 adult teams, 217 youth 11v11 teams, 113 youth 9v9 teams, 107 mini 7v7 teams and 85 mini 5v5 teams.
- ◀ The remaining 44 teams not included within this section are identified as accessing 3G pitch provision for match play and do not require grass pitches to accommodate match demand, these are made up of 17 disability, 11 U5/U6 development, 12 futsal and four walking football teams.
- ◀ Football in Milton Keynes is played predominately in the West Analysis Area with a total of 156 teams (27%) whilst The North West Analysis Area has the fewest number of teams with 29 (5%).
- ◀ Two teams from Milton Keynes compete in the NLS. Three teams also compete in the local regional feeder league which is one promotion away from the NLS and there are currently three women's team fielded by three clubs which are part of the WNLS.
- ◀ There are currently 12 women's teams and 60 dedicated girls' teams playing football in Milton Keynes. This represents 11% of all demand across the City.
- ◀ It has been identified that a total of 26 teams across 11 clubs are exporting demand outside of Milton Keynes to neighbouring authorities including, Buckinghamshire, Central Bedfordshire and West Northamptonshire.
- ◀ Of responding clubs, 15 report aspirations to increase the number of teams they provide, totalling a predicted growth of 37 teams.
- ◀ Future demand from population growth equates to an additional 49 teams.
- ◀ In Milton Keynes, peak time for all formats of football is Saturday morning, as most teams across all age groups play at this time.

Scenarios

Alleviating overplay/improving pitch quality by one increment

In total, there are 33 pitches across 22 sites which are overplayed by a combined total of 35 match equivalent sessions per week. Improving quality of such provision (i.e., through increased maintenance or improved drainage) will increase capacity across the sites and as a consequence help to reduce both current and future shortfalls across the City.

To illustrate the above, Table 4.1 overleaf highlights the current levels of overplay that would be alleviated if quality improved by one increment at each site. As a reminder, the capacity rating for each type and quality rating is as follows:

Adult pitch quality	Adult matches per week	Youth pitch quality	Youth matches per week	Mini pitch quality	Mini matches per week
Good	3	Good	4	Good	6
Standard	2	Standard	2	Standard	4
Poor	1	Poor	1	Poor	2

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Table 4.1: Overplay if all pitches were improved by one increment (match equivalent sessions)

Site ID	Site name	Analysis area	Pitch type	No. of pitches	Current quality	Capacity rating (MES)	Improved quality (by one increment)	Capacity rating (MES)	Spare capacity in peak period
3	Ancell Trust Sports Ground	West	(11v11)	1	Poor	0.5	Standard	0.5	-
3	Ancell Trust Sports Ground	West	(9v9)	1	Poor	1.5	Standard	0.5	-
10	Brooklands Community Sports Pavilion	East	(11v11)	2	Standard	2	Good	2	-
11	Brooksward School	Central	(5v5)	1	Poor	0.5	Standard	1.5	-
16	Browns Wood Sports Ground	East	(11v11)	1	Standard	0.5	Good	1.5	-
35	Fairfields Sports Hub	West	Adult	3	Poor	2	Standard	1	-
48	Hanslope Recreation Ground	North West	Adult	1	Standard	1	Good	1	-
56	Kents Hill Sports Ground	East	(11v11)	1	Standard	2	Good	0	-
61	Leon Leisure Centre	South	(11v11)	2	Standard	1.5	Good	2.5	-
61	Leon Leisure Centre	South	(9v9)	1	Standard	1	Good	1	-
67	Marsh Drive Sports Ground	Central	Adult	3	Poor	3	Standard	0	-
72	Milton Keynes Irish Centre	South	Adult	1	Good	1.5	Good	1.5	-
74	Milton Keynes Village Pavilion	East	(11v11)	1	Standard	2	Good	0	-
76	Monkston Primary School	East	(5v5)	1	Poor	1.5	Standard	0.5	-
77	New Bradwell Recreation Ground	North West	Adult	1	Standard	0.5	Good	0.5	-
99	Scot Sports and Social Club	South	Adult	1	Poor	1	Standard	0	-
110	St Marys Wavendon CE Primary School	East	(5v5)	2	Poor	1.5	Standard	2.5	-
112	St Pauls Catholic School	Central	(11v11)	2	Poor	1	Standard	1	-
119	The Hazeley Academy	West	(11v11)	1	Standard	0.5	Good	1.5	-
125	Walnut Tree Sports Ground	East	(11v11)	1	Standard	1	Good	1	-
129	Watling Academy	West	(11v11)	1	Standard	0.5	Good	1.5	-
139	Willen Pavilion	Central	Adult	1	Poor	3.5	Standard	2.5	-
141	Willen Road Sports Ground	North East	Adult	1	Poor	1	Standard	0	-
141	Willen Road Sports Ground	North East	(11v11)	1	Standard	2	Good	2	-
141	Willen Road Sports Ground	North East	(11v11)	1	Poor	2	Standard	1	-

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The impact of improving overplayed pitches by one increment is shown in the table above. As seen, overplay would remain on four pitches across four sites, whilst seven pitches across five sites would become played to capacity located at Kents Hill Sports Ground, Marsh Drive Sports Ground, Milton Keynes Village Pavilion, Scot Sports and Social Club And Willen Road Sports Ground. Although the quality improvements increase the capacity, no MES of peak time spare capacity are created for additional play.

As seen in the table below, if quality was improved by one increment, overplay would be reduced resulting in potential spare capacity being generated across all pitch types. Shortfalls would remain on adult, youth 11v11 and mini 7v7 pitches when factoring in future demand, however, these would be less.

It is worth noting that capacity generated would not be in peak periods and as such would not be able to accommodate for an increase in demand.

Table 4.2: Overall impact of improving quality (match equivalent sessions per week)

Pitch type	Actual spare capacity	Overplay	Current total	Exported demand	Future demand	Total
Adult	9.5	13.5	4	5	3.5	12.5
Youth 11v11	4	15.5	11.5	2	8.5	22
Youth 9v9	6	2.5	3.5	0.5	4.5	1.5
Mini 7v7	4.5	-	4.5	1.5	4.5	1.5
Mini 5v5	8	3.5	4.5	0.5	3.5	0.5
If improvements are made						
Adult	9.5	4	5.5	5	3.5	3
Youth 11v11	4	1	3	2	8.5	7.5
Youth 9v9	6	0.5	5.5	0.5	4.5	0.5
Mini 7v7	4.5	-	4.5	1.5	4.5	1.5
Mini 5v5	8	-	8	0.5	3.5	4

Alleviating overplay/improving pitch quality to good

This table below illustrates the position if all overplayed pitches in Milton Keynes were improved to good quality (rather than just by one increment). This is the highest threshold a pitch can score. As can be seen, overplay would be alleviated across all but two sites and two pitches at Milton Keynes Irish Centre and Willen Pavillion. These would continue to accommodate some level of overplay as the pitch at Milton Keynes Irish Centre is already good quality whereas the pitch at Willen Pavillion experiences significant demand.

Similar to the previous scenario, It is worth noting that capacity generated would not be in peak periods meaning the pitches could accommodate for an increase in demand. As such, additional pitches within Milton Keynes would need to be established in order for increases in demand to be accommodated.

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Table 4.3: Overplay if all overplayed pitches were good quality (match equivalent sessions)

Site ID	Site name	Analysis area	Pitch type	No. of pitches	Current quality	Capacity rating (MES)	Good quality capacity rating (MES)	Spare capacity in peak period
3	Ancell Trust Sports Ground	West	(11v11)	1	Poor	0.5	2.5	-
3	Ancell Trust Sports Ground	West	(9v9)	1	Poor	1.5	1.5	-
10	Brooklands Community Sports Pavilion	East	(11v11)	2	Standard	2	2	-
11	Brooksward School	Central	(5v5)	1	Poor	0.5	3.5	-
16	Browns Wood Sports Ground	East	(11v11)	1	Standard	0.5	1.5	-
35	Fairfields Sports Hub	West	Adult	3	Poor	2	4	-
48	Hanslope Recreation Ground	North West	Adult	1	Standard	1	1	-
56	Kents Hill Sports Ground	East	(11v11)	1	Standard	2	0	-
61	Leon Leisure Centre	South	(11v11)	2	Standard	1.5	2.5	-
61	Leon Leisure Centre	South	(9v9)	1	Standard	1	1	-
67	Marsh Drive Sports Ground	Central	Adult	3	Poor	3	3	-
72	Milton Keynes Irish Centre	South	Adult	1	Good	1.5	1.5	-
74	Milton Keynes Village Pavilion	East	(11v11)	1	Standard	2	0	-
76	Monkston Primary School	East	(5v5)	1	Poor	1.5	2.5	-
77	New Bradwell Recreation Ground	North West	Adult	1	Standard	0.5	0.5	-
99	Scot Sports and Social Club	South	Adult	1	Poor	1	1	-
110	St Marys Wavendon CE Primary School	East	(5v5)	2	Poor	1.5	6.5	-
112	St Pauls Catholic School	Central	(11v11)	2	Poor	1	5	-
119	The Hazeley Academy	West	(11v11)	1	Standard	0.5	1.5	-
125	Walnut Tree Sports Ground	East	(11v11)	1	Standard	1	1	-
129	Watling Academy	West	(11v11)	1	Standard	0.5	1.5	-
139	Willen Pavilion	Central	Adult	1	Poor	3.5	1.5	-
141	Willen Road Sports Ground	North East	Adult	1	Poor	1	1	-
141	Willen Road Sports Ground	North East	(11v11)	1	Standard	2	2	-
141	Willen Road Sports Ground	North East	(11v11)	1	Poor	2	1	-

Overall, overplay would be alleviated across 19 sites and 31 pitches, although no match equivalent sessions of peak time spare capacity are created to accommodate additional play.

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Table 4.4: Overall impact of improving quality to good (match equivalent sessions per week)

Pitch type	Actual spare capacity	Overplay	Current total	Exported demand	Future demand	Total
Adult	9.5	13.5	4	5	3.5	12.5
Youth 11v11	4	15.5	11.5	2	8.5	22
Youth 9v9	6	2.5	3.5	0.5	4.5	1.5
Mini 7v7	4.5	-	4.5	1.5	4.5	1.5
Mini 5v5	8	3.5	4.5	0.5	3.5	0.5
If improvements are made						
Adult	9.5	3	6.5	5	3.5	2
Youth 11v11	4	-	4	2	8.5	6.5
Youth 9v9	6	-	6	0.5	4.5	1
Mini 7v7	4.5	-	4.5	1.5	4.5	1.5
Mini 5v5	8	-	8	0.5	3.5	4

As seen in the table above, if quality was improved to good overplay would be alleviated across all pitch types. However, shortfalls would remain on adult, youth 11v11 and mini 7v7 pitches when factoring in future demand, albeit this would be significantly less.

Whilst current shortfalls would be alleviated, no peak-time capacity would be generated, meaning that no additional teams would be able to play during the peak periods if pitches were improved. Notwithstanding this, improving quality can have a positive impact (as shown in the tables); however, any capacity created would still fall outside the peak period. It should also be noted that enhancing quality would likely necessitate maintaining or even increasing existing maintenance budgets over the long term, which may not be feasible for some operators.

Loss of tenure at education sites

Within Milton Keynes, 15 education sites accommodate demand via a total of 35 pitches. The table below outlines sites in Milton Keynes which are accessed by community clubs where tenure is unsecure. In instances where clubs do not have formal tenure agreements in place, clubs could theoretically be asked to vacate at any time which would result in each requiring alternate provision to service existing levels of demand.

Table 4.5: Demand taking place on grass pitches at education sites

School	Club	Teams
Abbeys Primary School	Walnut Tree FC	1
Brooksward School	MK Park Rangers MK Royals	4
Denbigh School	Denbigh School	1
Giffard Park Primary School	HEJ Athletic FC	6
Heronsgate School	Walton MK	8
Jubilee Wood Primary School	MK Gallacticos	10
Long Meadow School	Shenley FC	12
Monkston Primary School	Milton Keynes Athletic	6
St Pauls Catholic School	MK Gallacticos	2
The Milton Keynes Academy	Milton Keynes City	3
Watling Academy	MK United	4
Wavendon Gate School	Aspley Guise Walton MK	7

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There are 64 teams from ten clubs accessing the 12 sites with unsecure tenure (representing significant demand at these sites), all being education sites. The impact on removal of these sites for community access is highlighted in the table below.

Table 4.6: Impact on current supply and demand without access to unsecure sites

Pitch type	Current capacity (match equivalent sessions)	Potential capacity (match equivalent sessions)
Adult	4	0.5
Youth 11v11	11.5	14.5
Youth 9v9	3.5	7
Mini 7v7	4.5	6
Mini 5v5	4.5	2

As shown above, to avoid the risk of the supply and demand balance worsening, it is necessary to try and ensure that grass pitches at education sites continue to stay open to community use, given the reliance upon school sites across Milton Keynes. However, it should be noted that in practice this can be difficult to achieve.

Whilst not always possible, securing community use agreements would ensure that demand continues to be accommodated in the long-term. Where there is external investment on sites e.g., by an NGB, Sport England, the Council or through s106 funding, there are opportunities to secure community use as part of the funding or approval agreement. This also applies to new schools or for existing schools seeking changes to provision that requires planning permission as, via planning consent, the Council can mandate the implementation of a community use agreement as part of the planning stipulations.

Bringing disused/unmarked pitches back into use

Currently, excluding current and former education sites, there are three disused pitches across as many sites within Milton Keynes in addition to eight pitches across four sites that are currently unused. These are referenced in the table below.

It should be noted that a cycling club has approached Milton Keynes City Council with proposals to develop a BMX track at Knowlhill Sports Ground. The Council is supportive of this proposal; therefore, the site has been excluded from this scenario. Historically, the site has accommodated one adult pitch. If reinstated, this would theoretically provide one match equivalent session of additional capacity for adult pitches which is not currently reflected in Table 4.8.

Table 4.7: Summary of disused sites/ unmarked provision within Milton Keynes

Site ID	Site	Postcode	Pitch formats	Comments
15	Broughton Sports Ground (Closed)	MK10 9HB	Adult	Disused site – Last provided <i>circa 2022</i>
26	Denbigh North Sports Ground (Closed)	MK3 6PU	Adult	Disused site – Last provided <i>circa 2007</i>
57	Kiln Farm Football Pitch (Closed)	MK11 3LL	Adult	Disused site – Last provided <i>circa 2007</i>
38	Furzton Sports Ground	MK4 1HD	Adult x2	Unmarked pitch – Last provided <i>circa 2022</i>

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Site ID	Site	Postcode	Pitch formats	Comments
39	Garthwaite Sports and Community Pavilion ²	MK5 7FB	Youth (11v11) Youth (9v9)	Unmarked pitch – Last provided <i>circa 2024</i>
49	Haversham Recreation Ground	MK19 7AL	Adult	Unmarked pitch – Last provided <i>circa 2007</i>
75	Monkston Community Centre and Sports Pavilion	MK10 9FJ	Mini (5v5) Youth (9v9) Youth (11v11)	Unmarked pitch – Last provided <i>circa 2024</i>

The table below examines what the impact would be on the overall supply and demand analysis if all these pitches were brought back into use established to a minimum of standard quality with secured tenure.

Table 4.8: Current supply and demand if disused/ unmarked pitches were reinstated

Pitch type	Current capacity (match equivalent sessions)	Potential capacity (match equivalent sessions)
Adult	4	6
Youth 11v11	11.5	7.5
Youth 9v9	3.5	7.5
Mini 7v7	4.5	4.5
Mini 5v5	4.5	8.5

As seen in the table above, if all disused pitches were to be reinstated, this would alleviate shortfalls on adult pitches, whilst reducing shortfalls on youth 11v11. For the remaining pitch types, spare capacity is increased across youth 9v9 and mini 5v5 pitches. All capacity generated would be available within the peak period for each relevant pitch format.

Notwithstanding the above, as there are three sites that have only one pitch, further feasibility should be considered to judge the value in re-instating these (one pitch sites can be difficult to sustain). Contrarily, Furzton Sports Ground, Garthwaite Sports and Community Pavillion and Monkston Community Centre and Sports Pavillion which previously provided multiple pitches are likely to provide a better offering if reinstated. Furthermore, consideration should be given to those which currently provide supporting ancillary provision to ensure demand can be adequately accommodated.

Future demand through trend based growth

This scenario examines the impact of future demand for football pitches based on the percentage of growth from the previous PPS until now. With 493 teams identified in the previous study rising to 612, this represents a 24% increase in demand.

A 24% increase in the next PPS period would generate an additional 147 teams and approximately 73.5 match-equivalent sessions per week. It is important to highlight that participation among women and girls is growing rapidly. This surge may not be fully reflected in the figures above, as the current trend may underestimate the continued pace of growth.

² The site has since been reinstated and is now in active use. This occurred after the completion of this report.

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If the above future demand through forecasted growth was to be realised over the next five years, this would exacerbate existing shortfalls on adult and youth 11v11 pitches, whilst creating shortfalls on youth 9v9 pitches, mini 7v7 and mini 5v5 pitches. This is shown further in the table below.

Table 4.9: Current supply and demand if growth trends continued (to 2030)

Pitch type	Current capacity (match equivalent sessions)	Potential capacity (match equivalent sessions)
Adult	4	15
Youth 11v11	11.5	37.5
Youth 9v9	3.5	10
Mini 7v7	4.5	8
Mini 5v5	4.5	6

It should be noted that the future demand has been accredited to the pitch type based on the overall percentage of that type of demand playing within Milton Keynes. For example, currently 15% of all demand in the Authority plays on adult pitch types therefore 15% of 147 new teams is 22 additional adult teams, as such 11 match equivalent sessions have been attributed. For other formats, this would equate to 52 youth 11v11, 27 youth 9v9, 25 mini 7v7 and 21 mini 5v5 teams.

Given the current shortfalls identified for grass football pitches, this further evidences the need to improve pitch quality at overplayed and poor quality sites and to develop more pitches (which could include 3G pitches) to better support this anticipated growth in demand.

Actual growth should be monitored regularly via Stage E updates to understand which growth scenario (population forecasts, continuation of growth trends or club aspirations) is playing out to be the most accurate.

Accounting for club future demand aspirations

During consultation, 16 clubs report aspirations to increase the number of teams that they provide, equating to a predicted growth of 42 teams - broken down as ten adult teams, six youth 11v11 teams, seven youth 9v9 teams and 19 mini 5v5 teams.

Table 4.10: Current supply and demand with club future demand aspirations accounted for

Pitch type	Current capacity (match equivalent sessions)	Potential capacity (match equivalent sessions)
Adult	4	9
Youth 11v11	11.5	14.5
Youth 9v9	3.5	0
Mini 7v7	4.5	4.5
Mini 5v5	4.5	5

If realised, the impact of club aspirational growth would increase the shortfall on adult and youth 11v11 pitches and be established on mini 5v5 pitches. Spare capacity would still remain on mini 7v7 pitches whilst youth 9v9 pitches would become played to capacity.

As noted above, it is important that Stage E monitors future club demand aspirations to help to plan for the most likely scenario.

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Exported demand

There is a total of 26 teams across 11 clubs which export demand outside of Milton Keynes for match play. Seven of these teams were discounted from exported demand analysis (all from Aspley Guise FC) due to being adjacent to the Milton Keynes and Central Bedfordshire councils border leaving 19 teams which are considered to truly export. The remaining teams are in the table below.

Table 4.11: Exported demand for football

Team	Pitch format	The club's theoretical area based on geographic borders	Match equivalent sessions (MES) which is exported	Current capacity in appropriate analysis area
Clean Slate Vets	Adult	West	0.5	1.5
Liscombe Park FC Men	Adult	North West	0.5	2.5
MK Cowboys FC First	Adult	West	0.5	1.5
OB City Bedford	Adult	East	0.5	1
OB City OB City Bedford 2nds	Adult	East	0.5	1
OB City OB City Vets	Adult	West	0.5	1.5
Red Eagles U8 Warriors Group	(5v5)	North	0.5	1
Red Eagles U9 Thunders Group	(7v7)	North	0.5	-
Red Eagles U9 Spitfires Group	(7v7)	North	0.5	-
Red Eagles U10 Hunters Group	(7v7)	North	0.5	-
Red Eagles U11 Tornadoes Group	(9v9)	North	0.5	-
Red Eagles U13 Bombers Group	(11v11)	North	0.5	1
Sporting Leon FC	Adult	West	0.5	1.5
Stacey Bushes First	Adult	South	0.5	2.5
Stoke Hammond Youth Veterans	Adult	South	0.5	2.5
Stony Stratford Town U13 Warriors	(11v11)	West	0.5	1
Stony Stratford Town U14 Leopards	(11v11)	West	0.5	1
Stony Stratford Town U15 Pumas	(11v11)	West	0.5	1
Upper Heyford Vets FC Vets	Adult	West	0.5	1.5

The table above shows that where certain teams are exporting that there is insufficient capacity to accommodate play in Milton Keynes. This is applicable to Liscombe Park, Stracey Bushes, Stoke Hammond and Red Eagles football clubs (for specific teams in some instances). For the remaining clubs, there is theoretical capacity for them to be accommodated in Milton Keynes, subject to clubs having the desire to switch sites (which has a range of variable considerations such as cost, ancillary structures and pitch quality).

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Table 4.12: Spare capacity for in Milton Keynes for teams exporting outside of the City

Club	Pitch format	Analysis area	Sites with spare capacity
Clean Slate MK Cowboys Sporting Leon OB City (Vets) Upper Heyford Vets	Adult	West	Ancell Trust Sports Ground Crownhill Sports Ground Hazeley Academy
Liscombe Park FC	Adult	North West	N/A
OB City	Adult	East	Walton Hall Campus Walnut Tree Sports Ground Wavendon Heights Playing Field Wavendon Recreation Ground
Stacey Bushes Stoke Hammond	Adult	South	N/A
Red Eagles	(5v5)	North	Emberton Playing Field
Red Eagles	(7v7)	North	N/A
Red Eagles	(9v9)	North	N/A
Red Eagles	(11v11)	North	Emberton Playing Field
Stony Stratford Town	(11v11)	West	Medbourne Pavilion

The tables above show that there are options for clubs to come and play back within Milton Keynes subject to ambition to do so. This should be considered as part of Stage E to determine how and which clubs should be targeted to ensure there is a sufficient will to achieve this, led by the CFA. In some instances, clubs may not wish to transfer back into Milton Keynes due to theoretically splitting up teams such as would be the case with Red Eagles FC in which there is no capacity for its mini 7v7 or youth 9v9 teams in the North Analysis Area.

Football grass pitch conclusion

Enhancing the quality of existing football pitches used for community football will have clear positive effects, with targeted improvements helping to alleviate overplay in certain areas. Likewise, the reintroduction of disused playing fields, where feasible, would provide tangible benefits by increasing capacity. The successful utilisation of this approach progressing will require a coordinated, multi-partner approach.

Even with these measures maximised, additional playing field to accommodate football is required in Milton Keynes to meet both current and future football demand. Full utilisation of existing and reinstated pitches is unlikely to fully eliminate shortfalls as shown in the above scenarios.

Consequently, opportunities to provide new playing fields through new development or alternative approaches, should be supported to address the growing demand. Future demand should be carefully monitored to account for trend-based growth, as illustrated in Table 4.9. Should growth exceed the projections outlined through population forecasts, this would exacerbate existing shortfalls and necessitate continued monitoring through Stage E.

Recommendations

- ◆ Protect existing pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- ◆ Improve pitch quality with a focus on overplayed pitches and pitches assessed as poor quality and utilise the FF's PitchPower app to assist in the improvement and ongoing maintenance of provision.
- ◆ Support eligible organisations to access funding to improve pitches at their sites, such as through the Football Foundation's Grass Pitch Maintenance Fund (GPMF).
- ◆ Work with education sites to provide secured community use, particularly at those with high team numbers such as Jubilee Wood Primary School and Long Meadow School
- ◆ Consider bringing disused/ unmarked pitches back into use, subject to a sustainable programme of use and appropriate quality being developed.
- ◆ Support the development of new playing fields to address identified shortfalls in football provision, subject to endorsement from the Berks & Bucks FA and the Football Foundation. Consider multi-sport need with this approach.
- ◆ Improve ancillary facilities where there is a demand to do so and where it can benefit the wider footballing offer, with a particular focus on multi-pitch sites and key sites for the growth of female and adult participation (Crownhill Sports Ground, Derwent Drive Playing Fields, Hodge Lea, Kents Hill Sports Ground, Scots Sports and Social Club and Woughton on The Green Playing Fields) .
- ◆ Seek to provide a resolution for the return of demand that is currently exported from Milton Keynes.
- ◆ Regularly monitor future growth levels to determine if additional pitches are required, particularly for adult and youth football – this can be done via the Stage E process (see Part 8).
- ◆ Ensure that any large housing developments are provided for and make on-site provision for meeting existing and future football pitch needs.
- ◆ Where a housing development is not of a size to justify on-site football provision, consider using contributions to improve existing sites within the locality, with priority placed on the priorities and needs identified in the PPS Action Plan and the LFFP.
- ◆ Where a development is of a size to justify on-site football provision, focus on the creation of multi-pitch sites with community use that reduce existing shortfalls, with accompanying clubhouse provision included (given that single pitch sites without appropriate ancillary facilities can be unsustainable).

Third generation turf (3G) pitches

Assessment Report summary

Supply and demand summary

- There is insufficient supply of 11v11 size 3G pitches to meet current and anticipated future football training demand in Milton Keynes, with a potential current shortfall of 4.75 11v11 3G pitches identified and an anticipated future shortfall of 5.5 11v11 3G pitches.

Supply summary

- The audit identifies a total of 13 11v11 3G pitches in Milton Keynes across as many sites. All pitches are sports lit and considered available for community use.
- The East and West analysis areas have the greatest number of 11v11 3G pitches with three, followed by the North West and South analysis areas with two. The remaining analysis areas have one 11v11 3G pitch each.
- As well as the 11v11 3G pitches, there are also 24 smaller size outdoor 3G pitches across 11 sites in Milton Keynes. Of these, 18 pitches are available to the community and are sports lit.
- Most of the smaller size pitch provision is provided in the South Analysis Area (11 of 24 – 46%), followed by the East Analysis Area providing six smaller size pitches (25%). The Central Analysis Area currently has no smaller size 3G pitches.
- The 3G pitches located at Fairfields Sports Hub, Glebe Farm School, Leon Leisure Centre, Ousedale School, Sports Central, Tattenhoe Sports Pavillion, Watling Academy, Willen Road Sports Ground and Kents Hill Park School are all on the FA 3G Pitch Register.
- The WR compliant pitch at Sport Central has lost its certification due to issue with existing line markings.
- Across Milton Keynes, nine of the 13 11v11 3G pitches are managed by education providers. The pitch at Willen Road Spots Ground is managed by Newport Pagnell Town FC whilst the pitch at Stantonbury Leisure Centre is managed by a commercial operator. Elsewhere the 11v11 3G pitches at Fairfields Sports Hub and Tattenhoe Sports Pavillion are managed by the Milton Keynes Dons Community Trust.
- The smaller size 3G pitches are managed by either commercial management (14 or 58%) or education providers (10 or 42%).
- In Milton Keynes, most 11v11 3G pitches are rated as good quality, however, the pitches at Leon Leisure Centre, Stantonbury Leisure Centre, Tattenhoe Sports Pavillion and The Radcliffe School are rated as standard quality. No 11v11 3G pitches are rated as poor quality across the Authority.
- There are three good quality and 21 standard quality and six poor quality smaller size 3G pitches. No smaller sized 3G pitches are identified as poor quality across Milton Keynes.
- All midweek and weekend availability are currently at capacity or close to capacity in Milton Keynes.

Demand summary

- Currently, it is considered that most community-based activity on 3G pitches is football related. There is limited demand for this provision type outside of limited training demand from Milton Keynes RUFC and the aspiration of a pitch from Bletchley RUFC.
- 16 football clubs that responded to consultation report that they require additional access to 3G provision, which represents a high proportion of unmet demand. Across the clubs, 221 teams are represented, which is a significant number, with 104 of the teams not currently accessing any 3G provision for training.
- No clubs are identified as exporting demand outside of Milton Keynes to access 3G provision. Similarly, no imported demand has been identified.
- When considering future demand for an additional 49 teams (based on growth identified in Part 2 of this report), there is potential demand for 18.5 full size pitches overall (rounded down from 18.55), which means a theoretical future shortfall of 6.25 pitches.
- There are specific shortfalls in the Central, East, North East, South and West analysis areas, each needing at least 0.5 pitches, whilst the Central Analysis Area needs 2.75 pitches.
- Whilst these analysis areas should be the prioritised for new 11v11 3G developments, many clubs are utilising facilities outside of their primary analysis area. As such, flexibility on the delivery of 11v11 3G pitches may be required.

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Scenarios

Accommodating football training demand

In order to satisfy current football training demand (based on the FA's scenario of one 11v11 3G pitch equivalent being able to cater for 38 community football teams) there is a theoretical shortfall of five 11v11 3G pitches in Milton Keynes. As seen below, the deficit is made up of specific shortfalls in the Central (2.5 pitches), East (one pitch), North East (0.5 pitches), South (one pitch) and West (0.75 pitches) analysis areas.

Table 4.13: Current demand for 3G pitches in Milton Keynes (based on 38 teams per pitch)

Analysis area	Current number of teams	Current requirement	Current number of 11v11 pitch equivalents	Current shortfall
Central	127	3.25	0.75	2.5
East	140	3.75	2.75	1
North	42	1	1	0
North East	62	1.5	1	0.5
North West	36	1	2	1
South	90	2.5	1.5	1
West	159	4.25	3.5	0.75
Milton Keynes	656	17.25	12.5	5

Accommodating future football demand

When factoring in future demand of 49 teams (from ONS population growth to 2047), the requirement increases, with 6.25 11v11 3G pitches required in Milton Keynes overall. Similarly, future demand expressed by clubs equates to the growth of 42 football teams. If this was to be achieved there would be a total of 698 teams playing within Milton Keynes increasing the shortfall to six 11v11 3G pitches.

Table 4.14: Potential football training demand for 3G pitches incorporating club aspirations

Analysis area	Potential future demand	Future 11v11 3G pitch requirement ³	Current number of 11v11 3G pitch equivalents	Future 11v11 3G pitch shortfall
Central	140	3.75	0.75	3
East	151	4	2.75	1.25
North	47	1.25	1	0.25
North East	71	1.75	1	0.75
North West	37	1	2	1
South	91	2.5	1.5	1
West	161	4.25	3.5	0.75
Milton Keynes	698	18.5	12.5	6

As an alternative method for forecasting future demand, predicted growth through a trend based analysis, using the previous PPS data for Milton Keynes and over a five year period, would equate to an additional 147 teams. If this level of increase was to be achieved, there would be a total of 803 teams within Milton Keynes by 2030, which would lead to a theoretical need for 21.25 11v11 3G pitches and a shortfall of 8.75. This is shown in the table below.

³ Rounded to the nearest whole number

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Table 4.15: Impact of future demand for 3G pitches based on growth trends

Future demand positions	Future number of teams	11v11 3G requirement ⁴	Current number of 11v11 3G pitch equivalents	Future shortfall
Population growth (to 2047)	705	17.75	12.5	6.25
Club aspirations (over the next five years)	698	18.5	12.5	6
Trend based growth (over the next five years)	803	21.25	12.5	8.75

Moving football match play demand to 3G pitches

Moving match play to 3G pitches in addition to training demand is supported by the FA, which is particularly keen to work with local authorities to understand the potential demand for 11v11 3G pitches should all competitive matches that are presently played on council pitches be transferred. This is due to a recognition that councils often have budget restraints, with improving and maintaining pitches to an appropriate standard not always possible.

Within Milton Keynes, there are 162 teams playing at local authority sites at peak time across the formats of play. This is broken down by pitch type in the following table.

Table 4.16: Number of teams currently using council pitches in Milton Keynes⁵

Pitch type	Pitch size	Peak period	No. of teams
Adult	11v11	Sunday AM	24
Youth	11v11	Saturday AM	59
Youth	9v9	Saturday AM	23
Mini	7v7	Saturday AM	32
Mini	5v5	Saturday AM	24
-	-	Total	162

The FA suggests an approach for estimating the number of 11v11 3G pitches required to accommodate the above demand for competitive matches, as seen in the table below. This identifies that 25.5 (rounded up from 25.3) 11v11 3G pitches would be required to accommodate all matches played on council pitches in Milton Keynes.

Table 4.17: 11v11 3G pitches required for the transfer of grass pitch demand

Format	No. of teams at peak time	No. of matches at peak time	No. of 3G units required per match ⁶	Total 3G units required	No. of 3G pitches required
Adult	24	12	32	384	6
Youth 11v11	59	29.5	32	944	14.75
Youth 9v9	23	11.5	10	115	1.8
Mini 7v7	32	16	8	128	2
Mini 5v5	24	12	4	48	0.75

⁴ Rounded to the nearest whole number

⁵ Includes town and parish council pitches

⁶ Based on how pitches are split within a 11v11 3G pitch.

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As there are currently 12.5 11v11 3G pitches provided in Milton Keynes, this results in a deficit of 13 pitches. However, as this is more than the number of pitches required for existing training demand, it may not be considered practical to provide this many as sustainability would then become questionable (unless certain future demand scenarios are achieved). Pitches generally need high levels of midweek usage to be operationally viable.

An alternative approach to consider is the transfer of all mini football from grass to 3G pitches, with the FA having an ambition to transfer 50% of all mini play on to 3G pitches nationally. Thus, a programme of play has been created for Milton Keynes to determine how many 3G pitches would be required to accommodate this. The table below tests a scenario that would enable all mini 5v5 and mini 7v7 football to transfer based on a programme of play at current peak time (Saturday AM).

Table 4.18: Moving all mini matches to 3G pitches

Time	AGP	Total games/teams
9.30am – 10.30am	4 x 5v5	4/8
10.30am – 11.30am	2 x 7v7	2/4
11.30am – 12.30pm	2 x 7v7	2/4
12.30pm – 1.30pm	2 x 7v7	2/4

Based on the above programming and separate start times for the formats, the overall need is for 8.75 11v11 3G pitches to accommodate all current mini match play demand in Milton Keynes (based on 97 teams playing 7v7 football and 79 teams playing mini 5v5 football at peak time). As such, it is considered all current mini football demand could be accommodated on the supply of 3G pitches, if training requirements were to be met. This scenario only considers current demand and not future growth.

This scenario assumes all 3G pitches are suitably programmed for this activity and that the 8.75 full-size pitches are collectively available during weekend peak periods for mini football. Currently, weekend usage for match play prevents this. Implementing this approach would require the Berks & Bucks FA and partners to actively engage with site operators and clubs/AGP users to make it feasible and may require relocating weekend usage. At present, mini football in Milton Keynes mostly occurs on a home vs. away basis rather than through a centralised format.

World Rugby compliant 3G pitches

World Rugby produced the 'performance specification for artificial grass pitches for rugby', more commonly known as 'Regulation 22' that provides the necessary technical detail to produce pitch systems that are appropriate for rugby union. The RFU generally supports the development of 3G pitches which support rugby union, particularly where grass rugby pitches are overplayed and where a pitch would support the growth of the game at the host site and for the local rugby partnership, including local clubs and education establishments.

There is no WR compliant 3G pitch in Milton Keynes. There was one pitch previously certified at Sports Central within the Central Analysis Area. This was utilised on occasions by Milton Keynes RUFC for training. However, due to the extended travel time required to access this facility, it is not utilised by either Bletchley RUFC or Olney RUFC. Given the level of shortfalls for midweek training demand that has been identified (11 match equivalent sessions currently and 14 match equivalent sessions when factoring in future demand from participation growth), the creation of an additional World Rugby compliant provision is warranted.

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There is a need for provision to service Bletchley RUFC or nearby providing sufficient access was enabled, given the issues identified with flooding and the unlikelihood of other means fully resolving the shortfalls.

When establishing the creation of World Rugby compliant 3G pitch provision, this could be through developing provision primarily for rugby union i.e., a pitch could be developed in situ for a host club, or nearby providing sufficient access was enabled. Alternatively, the provision could be established in conjunction with reducing 3G shortfalls for football, although this may necessitate the need for more pitches as the outcomes for football would be reduced.

For the development of any 3G pitch there is a need to ensure that Sport England's Playing Field Policy is adhered to. Furthermore, it should be acknowledged that any 3G pitch proposal on this site would need to protect/replace any cricket pitches that could be affected.

New site options

The table below identifies potential sites which could, in theory, be suitable for future development to meet the shortfall of 3G pitches. However, for the development of any 3G pitch at the sites below (or any other sites in the future), there is a need to ensure that NPPF requirements and Sport England's Playing Field Policy is adhered to, particularly when the loss of grass provision is entailed.

The sites listed have been identified by a combination of the findings from the Assessment Report, operator aspirations, consultation with Berks & Bucks FA and the basic feasibility for installing a pitch due to having the available land and on-site management options.

Each of the sites will require a feasibility study to be undertaken to determine if they are indeed suitable in meeting known need. Such a full feasibility would also need to include a range of matters including site characteristics as well as sports, financial and planning constraints. This should be done in consultation with Berks & Bucks FA, the RFU (where applicable) and the FF as well as Sport England and any other relevant NGBs such as Bucks Cricket and the ECB. It is crucial to recognise that this list is only presented as a starting point for discussion and should be updated as part of the Stage E process.

Table 4.19: Potential 3G pitch site options in Milton Keynes

Analysis area	Current shortfall	Site name	Comments
Central	2.5 11v11 3G pitches	Downs Barn Pavillion	Down Barns has been identified as a potential location within in the City due to being in an excellent location for nearby clubs to access. A feasibility assessment will be required to determine if this site has the potential be too able to accommodate this provision type. The site is currently used by a total of four clubs, the largest of which is Grid City FC which has three teams. A project of this size would require a partner club to be identified which is a minimum of England Football 2* Accredited for a project to progress.
East	One 11v11 3G pitch	Oakgrove Secondary Schol	The largest club near this site is MK Wanderers FC which has 25 teams and is England Football 1* Accredited.

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Analysis area	Current shortfall	Site name	Comments
South	One 11v11 3G pitch	Manor Fields/Milton Keynes Irish Centre	The preferred location for the 3G pitch is within the existing football stadia. It would provide training and matchplay opportunities for Milton Keynes Irish FC and other local grassroots football teams, while also offering potential use for the on-site Bletchley Rugby Club. The proposed development would address ongoing flooding issues, with funding supported by Milton Keynes City Council, which has ringfenced S106 contributions from the Eaton Leys development to deliver the project. If developed within the football stadia, it is important that there is sufficient access guaranteed for Bletchley RUFC to accommodate its known capacity issues.
South	One 11v11 3G pitch	Tattenhoe Lane Sports Ground	Tattenhoe Lane Sports Ground is the primary home venue of Milton Keynes City FC which has 25 teams and is England Football 3* Accredited. The site is a key location for the delivery of its women and girls' activity with nine teams playing at this site and the adjacent Derwent Drive Playing Field. If Tattenhoe Lane Sports Ground is not deemed viable, a backup location for delivery is at the adjacent Derwent Drive Playing Field. It has been further identified that the supporting ancillary facilities at the site need refurbishment to ensure they are suitably and adequately equipped to support female participation; and are able to support a full programme of use, if an 11v11 3G pitch is to be delivered at the site.
West	0.75 11v11 3G pitches	The Hazeley Academy/	The largest club in the area is Shenley FC which has 38 teams and is England Football 2* Accredited. Of these 38 teams, six are dedicated female teams. The School has also stated its aspirations of providing an 11v11 3G pitch. A potential back up location if a project cannot progress at this site is it Shenley Brook End School.

If the above 3G pitch options were to be delivered, this would eradicate current shortfalls across Milton Keynes. Where possible, these recommendations have been aligned to the Local Football Facility Plan for Milton Keynes:

<https://localplans.footballfoundation.org.uk/local-authorities-index/milton-keynes/milton-keynes-executive-summary/>

Future shortfalls arising from anticipated growth will need to be monitored through Stage E, with the aim of identifying and bringing forward new provision when demand is sufficient to justify it.

Recommendations

- ✦ Protect current stock of 3G pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- ✦ Work with relevant partners to deliver additional 3G pitches to alleviate identified shortfalls, with priority placed on establishing pitches in the Central, East, South and West analysis areas. Or where catchment of the facility would serve demand within the above analysis areas.
- ✦ Explore the creation of 3G pitches that are both football and rugby union compliant when alleviating shortfalls or support the creation of additional 3G pitches above and beyond football training shortfalls if they can be sustainable.
- ✦ Carry out further feasibility work to identify suitable locations for new 3G pitches and ensure this is done in consultation with the relevant stakeholders including Sport England and the appropriate NGBs.
- ✦ Ensure any new 3G pitches are provided with the recommended dimensions for the sports that they will be established to cater for.
- ✦ Ensure any new 3G pitches protect/replace any other pitches that would be affected by the development (e.g., where cricket outfield is affected).
- ✦ Ensure that any new 3G pitches with external funding have community use agreements in place and seek to use this to also tie in access to grass pitch and other sporting provision, where relevant.
- ✦ Where any new 3G pitch involves the conversion of a sand-based hockey pitch, ensure support is provided from EH and that no existing hockey demand is negatively impacted upon.
- ✦ Seek FIFA/FA testing of all existing and new 3G pitches and ensure they are on the FA 3G Pitch Register so that they can be used for competitive football matches and ensure re-testing is carried out when it is required.
- ✦ For any pitches built to RFU specifications, seek World Rugby compliancy so that they can be used for full contact activity and ensure re-testing when it is required (every two years).
- ✦ Ensure all current and future 3G providers have a sinking fund in place for long-term sustainability and seek to resurface provision when it is required.
- ✦ Ensure all pitches are appropriately maintained to ensure long term sustainability and use.
- ✦ Encourage more football match play demand to transfer to 3G pitches, where possible, particularly from council sites and for mini demand.
- ✦ Support all 3G pitch providers where possible to improve the sustainability of running the facility, e.g. conversion to LED sports lighting.

Rugby union – grass pitches

Assessment Report summary

Rugby union – supply and demand summary

- Overall site capacity totals 1.2 match equivalent sessions of spare capacity per week, with weekend capacity equating to 20.7 match equivalent sessions of spare capacity per week.
- Notwithstanding the above, there is an overall shortfall of midweek training capacity within Milton Keynes totalling 11 match equivalent sessions per week. This is due to a lack of sports lit pitches at club sites.
- When factoring in future demand midweek shortfalls worsen with weekend capacity reducing.

Rugby union – supply summary

- The audit identifies a total 23 rugby pitches located across 12 sites within Milton Keynes broken down as 19 senior and four junior pitches.
- Of the pitches 13 (57%) are available for some level of community use with these all located across the three club sites, Emerson Valley Sports Ground, Manor Fields and Olney Recreation Ground. All unavailable pitches are located at educational sites.
- All community available pitches are senior sized and fairly evenly distributed between three of the five analysis areas where rugby union is played within Milton Keynes. The North Analysis Area has 38% of all community available pitches with five, whilst the South and West analysis areas each have four (31%).
- All clubs within Milton Keynes are considered to have secure tenure through long term leases.
- In Milton Keynes, four pitches are serviced by permanent sports lighting, with two located at Manor Fields (Bletchley RUFC) with one each located at Emerson Valley Sports Ground (Milton Keynes RUFC) and Olney Recreation Ground (Olney RUFC).
- Each rugby club within Milton Keynes has received PitchPower reports to inform the overall quality rating for all pitches on its respective site
- Of the community available pitches in Milton Keynes, ten are rated as basic quality whilst three are assessed as good quality.
- No major issues were identified in relation to any of the clubs' ancillary facilities.

Rugby union – demand summary

- There are three clubs within Milton Keynes generating a total of 40 teams across the City. Broken down, this equates to seven senior men's, three senior women's, 19 age grade boy's and girl's teams and ten mixed aged grade teams.
- Olney RUFC is the largest club within Milton Keynes with a total of 18 teams, although this is closely followed by Milton Keynes RUFC with 16 teams.
- Bletchley RUFC has the least number of teams across the City, the Club state that due to the flooding of its pitches, it is struggling to retain players especially within the age grade section of the Club.
- Bletchley RUFC states that due to the flooding of its pitches at Manor Fields this has an impact on how frequently it can train as well as having an impact on accommodating matches.
- Bletchley RUFC states that it wishes to increase the number of its teams significantly by reestablishing the mixed age grade section of the Club this would include, three youth boys' teams, three youth girls' teams and five mixed age grade teams.

Scenarios

Alleviating midweek shortfalls

Within Milton Keynes, all overplay is identified midweek as a result of training demand using limited sports lit pitches at club sites. One potential way to alleviate these shortfalls is via improving pitch quality.

Maintenance and drainage solutions are an integral method in improving pitch quality at rugby union sites, ensuring that pitches can accommodate demand throughout the season. Locally, there are three pitches across three sites which are identified as being overplayed midweek in Milton Keynes and the following scenario explores what impact improving pitch quality by one increment (i.e. basic to good) would have on the capacity of provision.

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The table below illustrates the RFU pitch quality scoring methodology which ascertains the capacity of pitches based on the scoring criteria.

Table 4.20: Pitch capacity (matches per week) based on quality assessments

PQS rating	Recommended hours of use (minutes) per week	Match equivalent sessions per week
Unclassified	3 (180)	2
Basic	4 (240)	2.6
Good	5 (300)	3.3
Advanced	5 (300)	3.3

As seen in the table below, improving the pitch quality by one increment will reduce overplay albeit minimal, in the case of Emerson Valley Sports Ground and Olney Recreation Ground (0.7 match equivalent sessions). Elsewhere at Manor Fields, capacity is capped at 3.3 even if overall quality is improved, meaning no overplay can be alleviated.

Table 4.21: Capacity of overplayed pitches if quality was improved by one increment (where possible)

Site ID	Site name	Analysis area	Midweek/ training demand	Sports lit pitches	Quality	Midweek capacity position	Improved quality	Improve capacity position
33	Emerson Valley Sports Ground	West	7	1	Basic	4.4	Good	3.7
66	Manor Fields	South	4	1	Good	0.7	Advanced	0.7
87	Olney Recreation Ground	North	8.5	1	Basic	5.9	Good	5.2

Although pitch improvements should be explored, a more effective method of alleviating overplay would be to create more capacity for training demand to take place on club sites. This can be achieved through the installation of sports lighting.

Increasing access to training provision (sports-lit grass pitches)

An alternative method of addressing midweek capacity issues is through increasing the number of sports lit pitches. Within Milton Keynes, currently each club site only has one sports lit pitch. The below scenario explores how training capacity could be increased if additional pitches were sports lit.

The table below shows how many additional pitches would require sports lighting to alleviate midweek shortfalls. For Emmerson Valley Sports Ground and Manor Fields, the supplementary sports lighting would be on basic quality pitches therefore generating 5.2 and 2.6 additional midweek match equivalent sessions respectively. In the case of Olney Recreation Ground in order to fully alleviate midweek overplay, additional sports lighting would be required on two basic and one good quality pitch, unlocking 8.6 midweek match equivalent sessions.

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Table 4.22: Midweek capacity with additional sports lighting at club sites

Site ID	Site name	Analysis area	Midweek/training demand	Current number of sports lit pitches	Quality	Midweek capacity position	Number of sports lit pitches required	Improve capacity position
33	Emerson Valley Sports Ground	West	7	1	Basic	4.4	2	0.8
66	Manor Fields	South	4	1	Good	0.7	1	1.9
87	Olney Recreation Ground	North	8.5	1	Basic	5.9	3	2.7

If additional sports lighting was carried out in conjunction with pitch quality improvements, overall spare capacity would be established at Emerson Valley Sports Ground and Olney Recreation Ground, whilst improved spare capacity would be established at Manor Fields.

Notwithstanding the above, it is considered unlikely for pitch quality and sports lighting to be maximised at the sites, with this also likely to place additional pressures on the clubs (e.g., from a maintenance and financial perspective). Furthermore, the above scenarios do not take into consideration contextual issues at each club site such as flooding, especially in the case of Bletchley RUFC at Manor Fields. An alternative could therefore be needed, through the creation of a World Rugby compliant 3G pitch.

World Rugby compliant 3G pitches

As previously set out, there is evidence to support the creation of a World Rugby compliant 3G pitch within Milton Keynes, given the recurring flooding issues that are experienced by Bletchley RUFC at Manor Fields. There are development proposals from Bletchley RUFC to install a 3G pitch at Manor Fields to support its ambition to provide multiple teams across senior and junior age groups. If a pitch was provided that it could access, this could offer a solution to the issues currently experienced by the Club.

Recertification of the formerly WR compliant pitch at Sports Central will also provide a solution in tackling midweek capacity issues at Milton Keynes RUFC.

Recommendations

- Protect existing pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- Improve pitch quality at sites used by clubs through improved maintenance and/or the installation of drainage systems.
- Support clubs in taking part in the GMA pitch advisory service to explore technical requirements to improve pitch quality to address overplay.
- Consider an increase to the level of sports lighting used by clubs to further alleviate identified midweek overplay and to better accommodate training demand at all club sites.
- Explore the creation of a World Rugby compliant 3G pitch, particularly if it can cater for demand from Bletchley RUFC and Milton Keynes RUFC.
- Where World Rugby compliant 3G provision is provided, seek the transfer of demand from overplayed grass pitches.
- Ensure future demand can be adequately accommodated, particularly regarding women's and girls' demand.

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- ◀ Sustain the quality of the ancillary facilities servicing the clubs and ensure facilities continue to be inclusive and have appropriate segregation.
- ◀ Ensure that any large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis.
- ◀ Where a development is of a size to justify on-site rugby provision, ensure that any proposals for new pitches will attract adequate demand.
- ◀ Where a development is not of a size to justify on-site rugby provision, or if sufficient demand cannot be attracted, consider using contributions to improve existing sites within the locality.

Hockey – artificial grass pitches

Assessment Report summary

Supply and demand summary

- ◀ There are three poor quality, sports lit, full size AGPs located across two sites Milton Keynes, all of which have unsecure tenure despite being available for community use. The AGPs have the potential to accommodate 24 senior teams however due to unsecure tenure at the sites and significant quality issues, any potential spare capacity has been discounted.
- ◀ The quality of the AGPs is of significant concern, as the surfaces at both Ousedale School (Newport Pagnell Campus) and Woughton on The Green Playing Fields have exceeded the recommended ten-year lifespan with risk of being condemned and no sinking fund in place to replace these.
- ◀ The absence of a sinking fund at Woughton on The Green Playing Fields further compounds this risk, leaving no clear financial plan in place to secure the pitches' future viability.

Supply summary

- ◀ There are three full size hockey suitable artificial grass pitches (AGPs) in Milton Keynes located across two sites (Woughton on The Green Playing Fields has two). All three pitches are available for community use and have sports lighting.
- ◀ As shown in the table above, two AGPs are located within the Central Analysis Area with one in the North Analysis Area. No full size AGP provision is located within the East, South and West analysis areas.
- ◀ There are also seven smaller sized AGPs, three of which are available for community use located at Browns Wood Sports Ground, St Pauls Catholic School and The Milton Keynes Academy.
- ◀ The AGP at Ousedale School (Newport Pagnell Campus) is managed in house by the school. Elsewhere, the two AGPs at Woughton on The Green Playing Fields are managed by Milton Keynes Dons Community Trust.
- ◀ Milton Keynes Dons Community Trust has a long-term lease agreement with Milton Keynes City Council for the management of Woughton on The Green Playing Fields, both of which Enigma Ladies HC and Milton Keynes HC play at.
- ◀ Both clubs have usage agreements at the site, however, neither have security of tenure with these agreements consisting of a monthly rental term.
- ◀ All AGPs within Milton Keynes are in poor condition are past the recommended 10-year life span. No sinking fund is in place at Woughton on The Green Playing Fields.
- ◀ Milton Keynes HC and Enigma Ladies Hockey clubs report that clubhouse facilities are available at Woughton on The Green Playing Fields; however, they are rated as poor quality. In addition, EH highlight the changing rooms are of a similarly low standard, due to many of them being undersized for adults match play and lack of toilet provision incorporated within each changing room.

Demand summary

- ◀ There are currently 16 teams playing within Milton Keynes based clubs which as a breakdown is four senior men's, five senior women's and seven junior teams (139 registered junior players). Milton Keynes HC is the largest club across the Local Authority with a total of 14 teams, which represents 88% of all demand.
- ◀ Within Milton Keynes, the largest number of affiliated members is identified as senior women with 78, followed by junior girls with 73 affiliated members highlighting that there is a strong presence of women and girl's hockey demand across the City.

- ▶ Milton Keynes HC states that it has experienced a reduction in demand in the past three years as a direct result of a pull-on players from other clubs in neighbouring authorities
- ▶ Milton Keynes HC report future demand aspirations across both senior men's and senior women's teams, with hope that they can reinstate two additional teams to provide six each, which the Club states that it previously accommodated.

Scenarios

Unlike some sports, hockey can only be played competitively on sand or water based Artificial Grass Pitches (AGPs). Water based AGPs are not common and only found at elite sites, whereas sand based/sand dressed AGPs can be found on secondary school sites, leisure centres and higher education establishments.

Its popularity on education sites is due to the surface being able to be used for several sports to be played and taught. However, a large majority of these facilities did not financially plan to replace the surface, or carpets as they are known. A carpet has roughly a 12–15-year life span dependant on use and maintenance.

Since the introduction of the 3G surfaces, and its popularity with football, schools have seen this as a way of replacing their tired carpets with 3G pitches and generating money from the hire to football clubs/ commercial football providers. This is at the expense of hockey, and in some areas in England, hockey players are travelling over 40 minutes to get to a suitable AGP (in some cases this is doubling the travel time). Additionally, because of the conversion to 3G surfaces some local authorities no longer have hockey teams playing within their areas and they have been displaced to different areas or had to disband all together.

The 3G surface is limited in the range of sports which can be played or taught on it and has a range of piles. Those proposing to change the carpets should take advice from the appropriate sports' NGB or refer to Sport England's guidance on artificial grass pitches (Sport England - Outdoor Surface Guidance)

Due to the impact on hockey, it is appropriate to ensure that sufficient sand based AGPs are retained for the playing development of hockey within the local authority administrative area. To that end, a change of an Artificial Grass Pitch's surface or carpet will require a planning application, and as part of it the applicants will have to show that there is sufficient AGP provision available for hockey in the locality if the surface is changed. Otherwise planning permission should not be granted. Advice from Sport England and England Hockey should be sought prior to any planning application being submitted. On education sites, curricular hockey should also be considered, even if there is no use from hockey clubs, as this plays an important role in introducing players to the sport and generating demand.

It should also be noted that if a surface is changed, it could require the existing sports lights to be changed and in some instances noise attenuation measures may need to be put in place.

Accommodating match play demand

One full size hockey pitch with sports lighting is able to accommodate four match equivalent sessions on one day, which equates to one pitch being able to cater for eight 'home' teams at peak time based on them playing on a home and away basis (one team requires 0.5 match equivalent sessions per week on its 'home' pitch).

Based on the calculations above, and given that there are currently three full-size, hockey-suitable pitches in Milton Keynes, there is a theoretical capacity to accommodate up to 12 matches and 24 senior teams at peak times (Saturdays) across the City.

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However, capacity at all existing provision, including the pitch at Ousedale School (Newport Pagnell Campus) and the two pitches at Woughton on the Green Playing Fields, is discounted due to poor quality and unsecure tenure for community clubs.

This means that despite current demand being accommodated, there is no theoretical capacity for additional hockey in Milton Keynes and that consequently there is a short-term risk of hockey disappearing from the City unless support is provided to clubs and operators (in conjunction with England Hockey).

Table 4.23: Summary of hockey pitch capacity for match play

Site ID	Site name	Analysis area	No. of pitches	Potential capacity (teams)	Actual capacity (teams)	Comments
90	Ousedale School (Newport Pagnell Campus)	North East	1	8	7	Availability has been discounted at the site due to poor quality and unsecure tenure. Midweek usage limited due to football demand.
146	Woughton on The Green Playing Fields	Central	2	16	16	Availability has been discounted at the site due to poor quality and unsecure tenure. Midweek usage limited due to football demand.
-	-	Totals	3	24	23	-

Both Enigma HC and Milton Keynes HC are based on Woughton on The Green. There is no senior activity at Ousedale School. With both clubs fielding a total nine senior teams, the current stock of provision is insufficient to accommodate demand due to significant quality issues and unsecure tenure. England Hockey estimates that the pitch at Woughton on the Green has a limited lifespan of less than 12 months (following an independent condition survey being completed) and that immediate action is required to safeguard hockey in Milton Keynes.

When factoring in future demand expressed by Milton Keynes HC which equates to two senior teams for both its male and female teams this qualitative shortfall worsens. The Club states that it could not accommodate this with current provision due to the quality offer available.

With a future shortfall also identified, there is a clear need to increase capacity at Woughton on The Green Playing Fields through resurfacing of the AGPs, improving sports lighting and associated infrastructure and ensuring long term secure access for hockey is guaranteed.

If capacity cannot be increased through either quality improvements and security of tenure, there may be a need for new hockey provision to be provided locally, otherwise hockey demand could be lost from Milton Keynes all together, with Milton Keynes HC stating it is already losing members to clubs within neighbouring authorities.

Accommodating training demand

In terms of capacity for training, Milton Keynes HC highlights issues with accessing additional training slots on the pitches at Woughton on The Green Playing Fields during midweek due to usage for football training. This could be helped through overcoming identified 3G pitch deficits.

Providing a suitable 3G pitch within the Central Analysis Area could offer a more convenient and accessible option for football midweek training demand and help relieve pressure on existing provision at Woughton on The Green Playing Fields. This would however require a targeted approach by the Football Foundation and partners (assuming it's the funding partner to any development) to ensure it is suitable approach.

As identified above, the review of programming at Woughton on The Green Playing Fields could allow some capacity to be freed up for Enigma and Milton Keynes hockey clubs to accommodate additional midweek training. This should continue to be monitored at Stage E.

Outside of this approach, increasing provision through new housing developments across the City would be the preferred approach from England Hockey, ideally linked to a new secondary school to support curriculum delivery, promote the sport, and facilitate club recruitment pathways.

Woughton on The Green Playing Fields

Woughton on The Green Playing Fields is a substantial multi-sport hub within the Central Analysis Area of Milton Keynes. Operated by Milton Keynes Dons Community Trust under a long-term lease from Milton Keynes City Council, the site accommodates a broad range of sports, including baseball/softball, cricket, football, and hockey. Notably for hockey it accommodates most of the demand for the sport within the City (notwithstanding activity which takes place at Ousedale School (Newport Pagnell Campus) by Olney Juniors.

Subject to appropriate management, pitch configuration and investment opportunities, the site has the potential to become a leading destination for community sport in Milton Keynes.

Despite its role as a key hub, concerns have been raised through community consultation and stakeholder engagement regarding the current quality and suitability of facilities. Issues are apparent in relation to the hockey AGPs and supporting ancillary provision, which do not meet the requirements of clubs. Additionally, the removal of the site's grass cricket square has resulted in the displacement of Milton Keynes City CC, further reducing cricket capacity within the area.

The PPS findings, alongside the site's potential to accommodate community sport uses, indicate that progressing a masterplan would be a reasonable and proportionate step to guide any future proposals.

The PPS identified shortfalls for the following sports in the locality of this site:

- ◀ Shortfalls on adult football pitches.
- ◀ Shortfalls on youth 11v1 football pitches.
- ◀ Shortfalls of 2.5 11v11 3G pitches.
- ◀ Shortfalls of two hockey AGPs (based on qualitative findings).
- ◀ Shortfall of cricket provision to accommodate senior men's cricket.

A masterplan could thus provide the following:

- ◀ An opportunity to optimise pitch layouts and to understand what is required to enhance ancillary provision to allow it to provide for a range of sporting user groups.
- ◀ Allow it to utilise findings from the PPS to ensure current and future sport shortfalls are addressed.
- ◀ Improve facility quality and standards.
- ◀ Improve operational efficiency.
- ◀ Improve environmental efficiency.
- ◀ Enhance community access and inclusivity (including providing long term hockey security).

Based on the above, the PPS provides a robust level of evidence to support the development of a masterplan for the site. This evidence establishes a clear rationale for investment and planning, aligning with the strategic objectives for sport within the Central Analysis Area.

Recommendations

- ◀ Protect existing AGPs at Ousedale and Woughton on the Green in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy for continued hockey use.
- ◀ Resurface both the sand dressed AGPs at Woughton on The Green Playing Fields within the next 12 months to ensure Enigma HC and Milton Keynes HC can continue to access the provision.
- ◀ Seek to secure long term tenure for all hockey club in Milton Keynes (Woughton on the Green & Ousedale School – Newport Pagnell Campus), through a long-term robust community use agreement.
- ◀ Ensure all current and future AGP providers have a sinking fund and in place and a robust maintenance programme to support for long-term sustainability and seek to resurface provision when it is required.
- ◀ Improve ancillary facilities at Woughton on the Green to support NGB league rules and regulation ensuring facilities are inclusive and create positive experience for players and the community users.
- ◀ Seek FIH testing of all existing and new hockey AGPs to ensure pitches are being appropriately maintained to sustain quality for all players and community user groups.
- ◀ Ensure that all sports lighting for both AGPs at Woughton on The Green Playing Fields and Ousedale School (Newport Pagnell Campus) are compliant with hockey specifications
- ◀ Regularly monitor future growth levels to determine if additional pitches are required, particularly for adult and junior hockey – this can be done via the Stage E process.
- ◀ Support the development of sand-dressed (multi-sport) AGPs on new education sites as part of future growth plans. This would provide a flexible multi-sport surface, enable the reintroduction of hockey within the school curriculum alongside other sports, and create clear, sustainable recruitment pathways to Milton Keynes HC and Enigma HC
- ◀ Ensure that any large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis.

Cricket squares

Assessment Report summary

Cricket – supply and demand summary

- Based on the supply and demand analysis, there are shortfalls of natural turf cricket squares to meet demand within Milton Keynes. When broken down and assessing each analysis area, there is overplay within the East, South and West analysis areas across all peak periods.
- When looking at the peak periods, there is currently an insufficient capacity of natural turf cricket squares to meet demand across all peak periods, this is as a result of poor quality squares and overplayed sites. When factoring in exported demand, shortfalls worsen significantly across the Saturday peak period.

Cricket – supply summary

- The audit identifies that there are 27 grass wicket cricket squares in Milton Keynes across 26 sites, with two squares located at Manor Fields in the South Analysis Area. Of the grass wicket squares, 26 (96%) are available for community use. Open University (Walton Hall Campus) is the only site which does not offer community use.
- There are also 27 non-turf pitches (NTPs) across Milton Keynes, of which 16 (63%) are available for community use. Of these, 15 (55%) accompany grass wicket squares, whilst the remaining 12 (44%) are standalone NTPs which are typically provided at education sites.
- The East Analysis Area has the greatest number of grass cricket squares in Milton Keynes with seven (26%) as well as having the greatest number of NTPs with eight (29%). Elsewhere, the North, North East and South analysis areas have the least number of grass cricket squares with two each (7%). Similarly, the North and North East analysis areas have the least number of NTPs with two each (7%).
- Seven sites across Milton Keynes formerly provided grass cricket provision with two squares provided at Woughton-on-the Green.
- Milton Keynes City CC is considered to have unsecure tenure at Woughton on The Green Playing Fields. Similarly, Eagle Glebe CC has unsecure tenure at Glebe Farm School.
- The audit of grass wicket squares in Milton Keynes found eight (30%) squares to be good quality, 12 (44%) to be of standard quality and seven (26%) to be poor quality.
- In relation to NTPs across Milton Keynes 21 (72%) are assessed as good quality, two (7%) are assessed as standard quality and six (21%) are rated as poor quality.
- The audit of ancillary facilities at community available grass pitch cricket sites in Milton Keynes identifies that six (25%) are accompanied by good quality provision, 17 (71%) are accompanied by standard quality provision and one (4%) are serviced by poor quality provision.
- The following sites are considered suitable to accommodate women's and girl's demand; Broughton Community Sports Pavilion, Campbell Park, Marsh Drive Sports Ground, Olney Recreation Ground, Tattenhoe Sports Pavillion, Wolverton Sports Club although no women's and girl's teams are identified as playing at these sites, indicating that women's and girl's teams across Milton Keynes are accessing provision that is deemed inadequate to accommodate this demand.
- Across cricket sites in Milton Keynes, 15 venues offer dedicated onsite training facilities, comprising a total of 34 fixed-lane practice nets.

Cricket – demand summary

- In total, there are 23 clubs in Milton Keynes that affiliate to Bucks Cricket generating a total of 146 teams, this equates to 81 senior men's, five senior women's, 50 junior boys' teams and ten junior girls' teams. These figures include hardball and softball teams in relation to women and girls' demand.
- Stony Stratford CC is the largest club within the City with 23 teams, whilst Brookland Blasters CC, Hanslope CC, Milton Keynes City CC, Shenley Church End CC, West Oxley Kings CC and Whitehouse CC are the smallest (in terms of participation) with two senior men's teams each.
- The West Analysis Area accommodates the most demand with 39 (26%) teams identified. The area with the least amount of cricket demand is the North, North West and South analysis areas, each with 14 teams (9%).
- Through completing the audit, it has been identified that a total of 21 teams across ten clubs are exporting demand outside of Milton Keynes to accommodate match demand.

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- Through consultation, 11 clubs express their desire to increase the number of teams they field by a total of 31 teams.
- Population projections up until 2047 show growth of seven senior men's, four junior boy's and one junior girls' teams within Milton Keynes.

Scenarios

Improving quality/addressing overplay

Although a regular, sufficient maintenance regime can sustain sites with minimal levels of overplay (e.g., at Ancell Trust Sports Ground, Bow Brickhill Playing Fields and Great Linford Cricket Pavillion), a reduction in play is recommended to ensure there is no detrimental effect on quality over time. As such, attempts should be made to reduce identified overplay, although it is recognised that many clubs do not necessarily believe that there are capacity issues and are able to accommodate such excess demand. This means that they are not always open to potential solutions (e.g., NTP installation).

In Milton Keynes, overplay is found at 11 sites, with this scenario looking at the impact of quality improvements as a solution to reducing or alleviating the shortfalls identified. However, of the overplayed squares, three are already good quality, which means the position will not improve without a transfer of demand.

Table 4.24: Overplay if all squares were good quality (match equivalent sessions)

Site ID	Site name	Club	No. of wickets	Current quality	Current capacity rating	Good quality capacity rating
3	Ancell Trust Sports Ground	Stony Stratford CC	12	Good	8	8
7	Bow Brickhill Playing Fields	Great Brickhill CC	8	Good	11	11
12	Broughton Community Sports Pavilion	MK Warriors CC	5	Standard	19	14
25	Crownhill Sports Ground	MK Titans CC Simbah Academy CC Westcroft CC	10	Poor	12	38
42	Great Linford Cricket Pavillion	Nag's Head CC North Crawley CC Landscape Town and Country CC Santander CC Stony Stratford CC	8	Good	5	5
48	Hanslope Recreation Ground	Hanslope CC	3	Standard	2	1
66	Manor Fields	MK Air CC MK Stallions CC	14	Poor	24	46
77	New Bradwell Recreation Ground	New Bradwell CC	10	Standard	2	8
125	Walnut Tree Sports Ground	MK Knight Riders CC Panthers CC	10	Poor	26	24
132	Wavendon Gate Pavilion	Milton Keynes Gully Cricket West Oxley Kings 1CC	8	Poor	65	25

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Site ID	Site name	Club	No. of wickets	Current quality	Current capacity rating	Good quality capacity rating
136	Westcroft Sports Ground	MK Air CC MK Azad CC MK Stallions CC	5	Standard	14	9

By increasing quality, Crownhill Sports Ground, Hanslope Recreation Ground, Manor Fields New Bradwell Recreation Ground and Walnut Tree Sports Ground would see overplay eradicated and spare capacity of 117 match equivalent sessions per season created.

In total, 180 match equivalent sessions per week of overplay would be alleviated, which would reduce current shortfalls for Saturday, although a deficit would still remain with this the same for Sunday. Overall spare capacity would be established for midweek cricket.

Table 4.25: Overall supply and demand balance if overplayed squares improved to good

Playing format	Current capacity (match equivalent sessions)	Potential capacity (match equivalent sessions)
Saturday	164	128
Sunday	80	20
Midweek	32	52

When factoring in future demand, current shortfalls for Saturday and Sunday cricket would still remain albeit at a reduced level, whereas actual spare capacity would be established for midweek activity.

Table 4.26: Future supply and demand balance if overplayed squares improved to good

Playing format	Future capacity (match equivalent sessions)	Potential capacity (match equivalent sessions)
Saturday	284	248
Sunday	80	20
Midweek	62	22

Transfer of demand

Where squares remain overplayed despite maximising quality, installing NTPs could assist as this can enable the transfer of demand from grass wickets. In Milton Keynes, five of the overplayed sites (Crownhill Sports Ground, Great Linford Cricket Pavillion, Manor Fields, Walnut Tree Sports Ground, Wavendon Gate Pavilion) do not have an NTP currently installed at the site and thus could theoretically benefit from such provision as a way of reducing identified deficits, providing sufficient space exists (further investigation is required to determine suitability).

Notwithstanding the above, please note that for NTPs to reduce the level of overplay set out above, this could be subject to league rules allowing usage, particularly for senior fixtures where play is generally not allowed. They can, however, potentially be used for lower league matches as well as junior cricket.

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The ECB highlights that non-turf pitches which follow its TS6⁷ guidance on performance standards are suitable for high level, senior play and are considered able to take 60 matches per season, although this may include training sessions via the use of mobile nets. Typically, however, play would be more suited to junior teams as senior leagues typically stipulate the use of natural turf wickets.

As an alternative to NTPs (or in addition), although not readily available within grassroots cricket, there may be potential in the future to address overplay through the installation of hybrid wicket/s on competitive senior pitches. The ECB has been working with SIS Pitches on the installation of hybrid cricket wickets at county cricket clubs (2019) and more recently recreational squares such as Perry Hall Park in Birmingham (2021).

A hybrid wicket combines natural turf grass with less than 5% of uniquely engineered, soft polyethylene yarn, which has already been used to improve golf tees, tennis courts and pitch surrounds. These wickets are to offer a greater capacity in addition to reducing time on repair works with a faster recovery time. Reports found that hybrid wickets improve surface stability, reduced wear, reduced bowler foot holes and significantly extended hours of playing time.

Ideally, once these become more readily available for community cricket clubs and have gone through the required testing, they could act as a way to increase levels of playing capacity on overplay squares. This would be particularly beneficial for those sites which are limited on space and cannot create additional wickets due to restrictions on things such as boundary length or ball strike.

Although it is difficult at this stage to understand what impact hybrid wickets could have on each site's capacity, it is suggested that it could potentially alleviate all the overplay on both junior and senior wickets. This is based on the assumption that more senior demand can take place on the hybrid wickets allowing for the outer senior wickets to be used/converted for junior demand. However, it should also be known that hybrid wickets are a new development and remain largely untested at grassroots level, meaning there is no data at present to formally promote them as a solution.

In addition, it should also be noted that hybrid wickets have generally been designed to support high quality provision. It is said that only sites achieving a 'good' standard or above via PitchPower assessments are suitable (meaning 'basic' and 'poor' sites are not). As such only the squares at Ancell Trust Sports Ground, Bow Brickhill Playing Fields and Great Linford Cricket Pavillion would be suitable for this.

Reinstating unused provision

Within Milton Keynes, seven sites formerly provided grass cricket provision. This scenario looks at the impact reinstating the provision would have on the current and future supply and demand balance on the basis that each square were to be reinstated as a minimum standard quality and provided six wickets.

Notwithstanding the above, for senior cricket under the ECB, to accommodate senior cricket, boundaries should be a minimum of 59 metres and a maximum of 82 metres from the centre of the square. As such, further feasibility should be undertaken to assess which squares are most likely to meet this criteria (the table below highlights the approximate boundary radius).

⁷ <http://www.cag.org.uk/docs/ecb-non-turf-pitches-ts6-final-328.pdf>

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It should be noted that Knowlhill Sports Ground has been discounted from this scenario due to an expression of interest of a BMX track development at the site.

Table 4.27: Summary of unused sites

Site ID	Site	Postcode	Provision	Comments
10	Brooklands Community Sports Pavillion	MK10 7HL	One cricket square with an approximate ⁸ maximum boundary radius of 65 metres from the middle of the pitch.	Unused site previously provided <i>circa</i> 2023.
50	Heelands Sports Ground	MK13 7EX	One cricket square with an approximate maximum boundary radius of 57 metres from the middle of the pitch.	Unused site previously provided <i>circa</i> 2007.
56	Kents Hill Sports Ground	MK7 6HQ	One cricket square with an approximate maximum boundary radius of 55 metres from the middle of the pitch.	Unused site previously provided <i>circa</i> 2022.
75	Monkston Community Centre and Sports Pavillion	MK10 9FJ	One cricket square with an approximate maximum boundary radius of 55 metres from the middle of the pitch.	Unused site previously provided <i>circa</i> 2022.
118	Tattenhoe Sports Pavillion	MK4 3EQ	One cricket square with an approximate maximum boundary radius of 58 metres from the middle of the pitch.	Unused site previously provided <i>circa</i> 2022.
144	Woolstone Cricket Ground	MK15 0AE	One cricket square with an approximate maximum boundary radius of 57 metres from the middle of the pitch.	Unused site previously provided <i>circa</i> 2010.

Linked to the above, the operator at Brooklands Community Sports Pavillion is working with Bucks Cricket to reinstate the square for the 2027 season.

Most of the sites mentioned above include ancillary facilities that can support recreational and affiliated cricket. When these sites are reinstated, it is essential that Bucks Cricket and the ECB provide clear guidance to ensure the supporting infrastructure is suitable for re-establishing cricket activity.

Overall, if all unused grass squares were to be reinstated across Milton Keynes, this would create 144 match equivalent sessions a season of spare capacity for both Saturday and Sunday cricket, whilst creating 216 match equivalent sessions a season of spare capacity for midweek cricket. When applied to the overall supply and demand balance, Saturday remains overplayed, albeit marginally whilst Sunday and midweek playing formats of cricket are alleviated of overplay.

Table 4.28: Overall supply and demand balance if unused provision was to be reinstated

Playing format	Current capacity (match equivalent sessions)	Potential capacity (match equivalent sessions)
Saturday	164	20
Sunday	80	64
Midweek	32	184

⁸ Measurements of boundary lengths have been estimated using Google Earth.

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When factoring in future demand, current shortfalls for Saturday cricket would still remain albeit at a reduced level, whereas actual spare capacity would be established for Sunday and midweek activity.

Table 4.29: Future supply and demand balance if unused provision was to be reinstated

Playing format	Future capacity (match equivalent sessions)	Potential capacity (match equivalent sessions)
Saturday	284	140
Sunday	80	64
Midweek	62	184

Establishing new provision

Given the existing shortfalls across Milton Keynes, there is a need for additional grass wicket squares, particularly if quality improvements, NTP installation and reinstating unused provision is not possible. The table below therefore explores exactly how many squares would be needed to address shortfalls, based on no other scenarios being undertaken and based on a new site being able to provide an average of eight standard quality wickets.

Table 4.30: Number of squares potentially required to alleviate shortfalls (City wide)

Playing format	Current supply/demand balance (match equivalent sessions)	No. of squares potentially required to meet shortfall
Saturday	164	7
Sunday	80	4
Midweek	32	2

Note, that the maximum number needed would be seven to accommodate Saturday cricket which is the peak period for senior men's. Sunday and midweek cricket could be accommodated within the stated figure of seven squares.

Accommodating exported demand

There are currently ten clubs that field teams outside of Milton Keynes each week as demand cannot be accommodated on existing provision due to the lack of peak time capacity. This applies to 13 senior teams from Brooklands Blasters CC, Great Brickhill CC, Milton Keynes City CC, MK Air CC, MK Superkings CC, Sher-E-Punjab CC and Westcroft CC. The impact of accommodating this within Milton Keynes is evidenced in the table below.

Table 4.29: Supply and demand balance if exported demand returned to the City.

Playing format	Current capacity (match equivalent sessions)	Potential capacity (match equivalent sessions)
Saturday	164	320
Sunday	80	80
Midweek	32	32

As seen, shortfalls would increase, and there is no clear means to accommodating all the demand without improving quality of current provision, installing NTPs, reinstating unused squares or without establishing new provision. In total, an additional seven squares are required based on two senior teams needing to be accommodated at peak time (on a Saturday).

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Accommodating future demand

In total, 11 cricket clubs in Milton Keynes express future demand, which if realised will further exacerbate existing shortfalls for all formats of play. The table below therefore studies the future demand on a club-by-club basis to better understand what can and cannot be accommodated on the existing level of supply.

This has previously been discounted from calculations as it is considered to be more aspirational.

Table 4.31: Accommodating future demand (club aspirations)

Club	Senior men's	Senior women's	Junior boys	Junior girls	Comments
Bletchley Town CC	4	1	2	3	Existing site is overplayed so demand cannot be accommodated.
Eagle Glebe CC	1	-	-	-	Not enough spare capacity exists to accommodate demand.
Milton Keynes CC	1	-	1	-	Not enough spare capacity exists to accommodate demand.
MK Stallions CC	-	1		1	Existing site is overplayed so demand cannot be accommodated.
New Bradwell CC	-	-	1		Existing site is overplayed so demand cannot be accommodated.
Newport Pagnell Town CC	-	-	-	1	Not enough spare capacity exists to accommodate demand.
North Crawley CC	-	-	1	2	Not enough spare capacity exists to accommodate demand.
Old Bradwell New City CC	3	1	2	2	Not enough spare capacity exists to accommodate demand.
Shenley Church End CC	1	-	-	-	Spare capacity exists to accommodate demand however tenure is unsecure
Stony Stratford CC	1	-	-	-	Existing site is overplayed so demand cannot be accommodated.
Wolverton Town CC	1	1	1	-	Spare capacity exists to accommodate Sunday and midweek activity.

As seen, none of the clubs could fully accommodate future demand on its current provision, meaning that future demand cannot be accommodated without deficits being exacerbated. It should also be noted that the Milton Keynes Cities Cricket Plan 2025–28 highlights the target for the number of junior teams to rise to 175 by 2028. Therefore, increased provision is again required. Note this figure includes recreational and softball targets.

Ancillary provision (women's and girls' focus)

The ECB has recently established a target of trebling the number of female teams across the Country by 2026/2027, with this therefore likely to further increase in demand across the City above and beyond what is forecast through other methods. To quantify this in Milton Keynes, with 15 female teams currently fielded, this will increase to 45 teams by 2026/2027. For women's and girls' cricket to thrive in Milton Keynes, it is essential that existing facilities evolve to better meet their growing demand. Due to the current overplay of cricket squares within the City, it is essential for an increase in capacity of grass wicket provision to accommodate the growth of women's and girl's teams.

As of the 2025 season, eight clubs (Bletchley Town CC, Great Brickhill CC, MK Air CC, Newport Pagnell Town CC, North Crawley CC, Olney CC, Stony Stratford CC and Westcroft CC) offer competitive opportunities for women and girls, with a total of 15 dedicated teams.

Notwithstanding the above, some cricket venues in the City are not adequately equipped to support the development of women's and girls' cricket despite these teams playing at the sites, with common issues such as inadequate toilet facilities and communal showers. To ensure a more inclusive and welcoming environment, the key criteria for women's and girls' cricket provision include:

- ◆ **Separate changing and showering facilities**, incorporating enhanced privacy features such as private changing and shower cubicles.
- ◆ **Secure storage options**, such as lockers, to safeguard personal belongings.
- ◆ **Gender-specific toilets** to ensure comfort and accessibility.
- ◆ **Appropriate umpire facilities** to accommodate both male and female officials.

Enhancing these provisions will be vital in fostering the growth of cricket across Milton Keynes.

The table below outlines four sites which are serviced by poor quality ancillary provision or currently accommodate women's and girl's demand but are not suitable.

Table 4.32: Poor quality ancillary provision servicing cricket sites within Milton Keynes

Site ID	Site	Club	Ancillary provision quality
3	Ancell Trust Sports Ground	Stony Stratford CC	Standard
25	Crownhill Sports Ground	Westcroft CC	Poor
66	Manor Fields	Bletchley CC	Standard
136	Westcroft Sports Ground	MK Air	Standard

If funding is to be invested into ancillary provision, improvements to key strategic cricket sites (including sites where a multi-sport benefit could be introduced) should be targeted through consultation with Bucks Cricket and the ECB.

Recommendations

- ◀ Protect existing pitches in line with national (i.e. the NPPF and Sport England's Playing Fields Policy) and local planning policy.
- ◀ Improve quality at sites assessed as poor and standard quality and ensure quality is sustained at sites assessed as good through partnership working with Bucks Cricket.
- ◀ Install additional NTPs to accompany grass wicket squares (where space allows), particularly where overplay is present and where it cannot be eradicated via quality improvements.
- ◀ Consider the need for hybrid wickets to further support providing additional capacity.
- ◀ Explore the option of reinstating unused squares to provide additional capacity.
- ◀ Explore the creation of additional squares, which could be co-ordinated with other sports e.g., football as they can co-exist in principle on the same site and contribute towards sustainability.
- ◀ Encourage facility operators to provide improved security of tenure for clubs without ownership or a long-term lease arrangement in place.
- ◀ Continue to support ECB initiatives such as All Stars and Dynamos and ensure unaffiliated demand and recreational cricket is provided for.
- ◀ Continue to support the growth of women's and girl's cricket, which includes the new partnership between the ECB and Metro Bank.
- ◀ Improve the changing facilities where there is a need to do so and ensure inclusivity and appropriateness for mixed gender usage.
- ◀ Consider options to increase and improve stock of suitable practice facilities where demand exists to do so and consider the creation of additional practice nets at publicly open sites (e.g., parks and recreation grounds) to encourage and increase recreational demand.
- ◀ Ensure that any large housing developments are provided for and make on-site provision for meeting existing and future football pitch needs.
- ◀ Where a development is not of a size to justify on-site cricket provision, or if sufficient demand cannot be attracted, consider using contributions to improve existing sites within the locality.
- ◀ Ensure that any developments nearby to existing cricket sites do not prejudice the use of the provision (e.g. through ball-strike issues).

Baseball/softball

Assessment Report summary

Baseball/ softball – supply and demand summary

- Both Conniburrow Sports Pavillion and Woughton on The Green Playing Fields provide adequate facilities to satisfy the demand for baseball/softball participation in Milton Keynes via Milton Keynes Baseball Club and the Milton Keynes Softball League. As such, long-term, continued access to the sites should be sought to ensure that this remains the case.

Baseball/ softball – supply summary

- The audit of baseball and softball facilities in Milton Keynes has identified two baseball fields and one softball field located across two sites at Conniburrow Community Sports Pavilion and Woughton on The Green Playing Fields
- The audit found that all baseball and softball provision within Milton Keynes is of good quality, with no issues observed when conducting site assessments.

Baseball/ softball – demand summary

- There is one baseball club identified In Milton Keynes known as Milton Keynes Baseball Club. The Club play out of Woughton on The Green Playing Fields.
- There is also the Milton Keynes Softball League based at Conniburrow Sports Pavillion.

Scenarios

N/A

Recommendations

- Protect existing provision.
- Ensure quality remains suitable for training and match fixtures to take place.
- Support clubs to maximise demand and fully utilise the facilities offered.
- Support clubs to improve ancillary facilities where required.

PART 5: STRATEGIC RECOMMENDATIONS

The strategic recommendations for the Strategy have been developed via the combination of information gathered during consultation, site visits and analysis which culminated in the production of an assessment report, as well as key drivers identified for the Strategy. They reflect overarching and common areas to be addressed, which apply across playing pitch and outdoor sport facilities and may not be specific to just one sport.

OBJECTIVE 1

To **protect** the existing supply of outdoor sport provision and ancillary facilities where it is needed for meeting current and future needs.

Recommendations:

- a) Ensure, through the use of the PPS, that playing pitches and outdoor sport facilities are protected through the implementation of local planning policy.
- b) Secure tenure and access to sites for high quality, development minded clubs, through a range of solutions and partnership agreements.
- c) Maximise community use of education facilities where needed.

Recommendation (a) – Ensure, through the use of the PPS, that playing pitches and facilities are protected through the implementation of local planning policy.

The PPS shows that all existing playing field and outdoor sport sites cannot be deemed surplus to requirements because of shortfalls now and in the future. As such, all provision requires protection or replacement until all identified shortfalls have been overcome. This includes disused (including any which may not have been identified in this document) underused and poor quality sites as there is a requirement for such provision to help meet and alleviate the identified shortfalls.

When shortfalls are evident, provision can only be permanently lost when the current picture changes to the extent that the site in question is no longer needed as a result of no shortfalls existing, or unless appropriate mitigation is provided and agreed upon by all stakeholders, in line with national planning policy. NPPF paragraph 104 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.

The PPS should be used to help inform development management decisions that affect existing or new playing pitch provision and accompanying ancillary facilities. All applications are assessed by the Local Planning Authority on a case-by-case basis, taking into account site specific factors.

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In addition, Sport England is a statutory consultee on planning applications that affect or prejudice the use of playing field used within the last five years. They will use the PPS to help assess the planning application against its Playing Fields Policy.

Policy Exception E1:

‘A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport’.

Where the PPS cannot demonstrate that the site, or part of a site, is clearly surplus to requirements then replacement of the site, or part of a site, will be required to comply with the remaining Sport England policy exceptions.

Policy Exception E2

‘The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity and quality of playing pitches or otherwise adversely affect their use’.

Policy Exception E3:

‘The proposed development affects only land incapable of forming part of a playing pitch and does not:

- ◀ Reduce the size of any playing pitch;
- ◀ Result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- ◀ Reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain quality;
- ◀ Result in the loss of other sporting provision or ancillary facilities on the site;
- ◀ Prejudice the use of any remaining areas of playing field on the site’.

Policy Exception E4:

‘The playing field or fields to be lost as a result of the proposed development would be replaced, prior to the commencement of development, by a new playing field site or sites:

- ◀ of equivalent or better quality and
- ◀ of equivalent or greater quantity;
- ◀ in a suitable location and;
- ◀ subject to equivalent or better management arrangements.

Policy Exception E5:

‘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 of use, of the area of playing field’.

Disused provision

Disused sites should also be protected from development or replaced in accordance with the NPPF and Sport England's policy exceptions as they currently provide a solution to reducing identified shortfalls. As such, any disused sites are included within the Action Plan together with a recommendation in relation to bringing the site back into use or to mitigate permanent loss via a replacement site to address the shortfalls identified.

For playing pitch sports, the lawful use of a disused playing field is still that of a playing field until such time as it is developed for a non-pitch sport use or its use is formally changed through the planning system. There is no positive obligation, under planning law, for a playing field to be actively used as such.

There are three disused sites in Milton Keynes identified at Broughton Sports Ground, Denbigh North Sports Ground and Kiln Farm. The site did not provide carparking or a wider ancillary offer to support activity.

In addition to above, there are some existing playing field sites which may be able to or have previously accommodated more pitches than are presently marked. There may also be sites which are no longer prepared and used for formal sport but that still serve another function, such as a public open space or park. These sites should therefore not be considered disused as they continue to operate as part of the green infrastructure typology.

Additional provision

As far as possible, this report aims to capture all of the playing pitches within Milton Keynes. However, there may be instances that have led to omissions within the report, such as at school sites where access was not possible (although facilities at sites not accessed are still included within the PPS where provision is known to exist from other data sources), or where no stakeholders were aware of facilities existing (including disused). Where pitches/facilities have not been recorded within the report, they remain categorised as such and for planning purposes continue to be so. Furthermore, exclusions of a pitch or site does not mean that it is not required from a supply and demand point of view, with the recommendations of this study still applying to them.

Recommendation (b) – Secure tenure and access to sites through a range of solutions and partnership agreements.

Much like some authorities nationally, there is reliance on the education sector to provide for an element of demand for playing pitch facilities in Milton Keynes. However, where this is the case, particularly for the likes of hockey, it is imperative that future opportunities to secure tenure for clubs is explored and progressed where possible, unless a community use agreement is already in place.

The schools set out below currently provide community use to clubs for match play purposes in Milton Keynes:

- ◀ Abbeyes Primary School.
- ◀ Brooksward School.
- ◀ Denbigh School.
- ◀ Giffard Park Primary School.
- ◀ Glebe Farm School.
- ◀ Heronsgate School.
- ◀ Jubilee Wood Primary School.
- ◀ Kents Hill Park School.

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- ◀ Leon Leisure Centre.
- ◀ Long Meadow School.
- ◀ Lord Grey School.
- ◀ Monkston Primary School.
- ◀ Open University (Walton Hall Campus).
- ◀ Ousedale School (Newport Pagnell Campus).
- ◀ Ousedale School (Olney Campus).
- ◀ Priory Rise School.
- ◀ Rickley Park Primary School.
- ◀ Shenley Brook End School.
- ◀ SL Sports.
- ◀ St Marys Wavendon CE Primary School.
- ◀ St Pauls Catholic School.
- ◀ The Hazeley Academy.
- ◀ The Milton Keynes Academy.
- ◀ The Radcliffe School.
- ◀ Walton High (Brooklands Campus).
- ◀ Walton High (Walnut Tree Campus).
- ◀ Watling Academy.
- ◀ Wavendon Gate School.

In instances where clubs do not have formal tenure agreements in place, clubs could theoretically be asked to vacate at any time which would result in each requiring alternate provision to service existing levels of demand. Not having fully formalised usage therefore presents a risk for those clubs using these sites as community use could technically be terminated. In contrast, securing community use will help to create additional capacity and could help to address deficiencies in the existing supply picture.

For unsecure sites, NGBs, Sport England and other appropriate bodies such as the FF and LEAP can often help to negotiate and engage with providers where the local authority may not have direct influence. This is particularly the case at sites that have received funding from these bodies or are going to receive funding in the future as community access can be a condition of any agreement. It is increasingly important for the Council to work with voluntary sector organisations to enable them to take greater levels of ownership and support the wider development and maintenance of facilities.

Given current budgetary pressures, it is increasingly important for the Council to work with voluntary sector organisations to enable them to take greater levels of ownership and support the wider development and maintenance of facilities. To facilitate this, where practical, it should support and enable clubs to generate sufficient funds for the acquisition and development of sites, providing that this is to the benefit of sport.

The Council (including parish and town councils) and private landlords (as relevant) should further explore opportunities where security of tenure could be granted via lease agreements (minimum 25 years as recommended by Sport England and NGBs) so that clubs are in a position to apply for external funding. This is particularly the case at poor quality sites, possibly with inadequate or no ancillary facilities, so that quality can be improved and sites developed.

Local sports clubs should continue to be supported by partners including the Council (where relevant) and NGBs to achieve sustainability across a range of areas including management, membership, funding, facilities, volunteers and partnership work. For example, club development should be supported and clubs should be encouraged to develop evidence of business and sports development plans to generate income via their facilities.

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Relevant clubs could also be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)⁹. They should also be signposted to work with partners locally, such as volunteer support agencies or local businesses.

Each club interested in leasing a council site (including those from parish and town councils) should be required to meet service and/or strategic recommendations. An additional set of criteria should also be considered, which takes into account club quality, aligned to its long-term development objectives and sustainability, as seen in the table below.

Table 5.1: Recommended criteria for lease of sport sites to clubs/organisations

Club	Site
Clubs should have Clubmark/NGB accreditation award. Clubs commit to meeting demonstrable local demand and show pro-active commitment to developing school-club links. Clubs are sustainable, both in a financial sense and via their internal management structures in relation to recruitment and retention policy for both players and volunteers. Ideally, clubs should have already identified any match funding required for initial capital investment identified. Clubs have processes in place to maintain sites to the existing or better standards.	Sites should be those identified as 'Local Sites' (recommendation d) for new clubs (i.e., not those with a City-wide significance) but that offer development potential. For established clubs which have proven success in terms of self-management 'Key Centres' are also appropriate. As a priority, sites should acquire capital investment to improve (which can be attributed to the presence of an accreditation award). Sites should be leased with the intention that investment can be sourced to contribute towards the improvement of the site.

Furthermore, the Council could establish a series of core outcomes to derive from clubs taking on a lease arrangement to ensure that the most appropriate clubs are assigned to sites. As an example, outcomes may include:

- ✦ Increasing participation, particularly in target areas such as women's and girls' activity.
- ✦ Supporting the development of coaches and volunteers.
- ✦ Commitment to quality standards.
- ✦ Improvements to facilities, or as a minimum retaining existing standards.

In addition, clubs should be made fully aware of the associated responsibilities/liabilities when considering leases of multi-use public playing fields. It is important in these instances that the sites remain available for other purposes and for other users.

For clubs with lease arrangements already in place, these should be reviewed when fewer than 25 years remain so that extensions can be secured, thus improving security of tenure and helping them attract funding for site development. Any club with less than 25 years remaining on an agreement is unlikely to gain any external funding (unless the agreement has been recently entered into).

⁹ <http://www.cascinfo.co.uk/cascbenefits>

Recommendation (c) - Maximise community use of education facilities where needed

To maximise community use of education facilities more coherent, structured relationship with schools is recommended. The ability to access good facilities within the local community is vital to any sports organisation, yet many clubs struggle to find good quality places to play and train. In Milton Keynes, pricing policies at facilities can be a barrier to access at some education sites but physical access, poor quality and resistance from providers to open up provision is also an issue, especially at academies and independent schools.

A large number of sporting facilities are located on education sites and making these available to sports clubs can offer significant benefits to both the schools and local clubs, as well as helping to reduce identified shortfalls. It is, however, common for school provision not to be fully maximised for community use, even on established community use sites.

In some instances, facilities are unavailable for community use due to poor quality and therefore remedial works will be required before it can be established. The low carrying capacity of these facilities sometimes leads to them being played to capacity or overplayed simply due to curricular and extra-curricular use, meaning they cannot accommodate any additional use by the community.

Whilst community sport should ultimately be sought at all educational sites, priority should be placed on firstly exploring community use options at larger venues offering several pitches. However, it is also noted that smaller sites and particularly primary schools can also serve a significant purpose as they can be at the heart of local communities, particularly in more rural areas.

Although there are a growing number of academies over which the Council has little or no control, it is still important to understand the significance of such sites and attempt to work with the providers where there are opportunities for community use. In addition, relevant NGBs have a role to play in supporting the Council to deliver upon this recommendation and communicating with schools where necessary to address shortfalls in provision.

As detailed earlier, NGBs, Sport England, LEAP and other funding bodies can often help to negotiate and engage with providers where the local authority may have limited direct influence. This is particularly the case at sites that have received funding from the relevant organisations or are going to receive investment in the future as community access can be a condition of the funding agreement.

Where new schools are provided in major new residential developments, they should be designed and scaled to facilitate community access, with opportunities for meeting the community's outdoor sports needs explored at the outset to maximise the potential for facility provision to be made within the developments, if appropriate. An example of this is ensuring the provision of adult and/or youth 11v11 grass football pitches and 11v11 size 3G pitches.

OBJECTIVE 2

To enhance outdoor sport provision and ancillary facilities through improving quality and management of sites

Recommendations:

- d) Improve quality
- e) Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites.
- f) Work in partnership with stakeholders to secure funding.
- g) Secure developer contributions.

Recommendation (d) – Improve quality

There are a number of ways in which it is possible to improve quality, including, for example, addressing overplay and improving maintenance. Given that the majority of councils' face reducing budgets, it is currently advisable to look at improving key sites as a priority (e.g., the largest, well used sites that are overplayed and/or poor quality). The Action Plan within this document provides a starting point for this, identifying key sites, poor quality sites and/or sites that are overplayed which should be prioritised for improvement.

Based upon an achievable target, using existing quality scoring to provide a baseline, a standard should be used to identify deficiencies, and investment should be focused on those sites which fail to meet the proposed quality standard. For the purposes of quality assessments, the Strategy refers to pitches and ancillary facilities separately as being of 'good', 'standard' or 'poor' quality. However, some good quality sites have poor quality elements and vice versa (e.g., a good quality pitch may be serviced by poor quality changing facilities).

It is also important to note the impact the weather has on quality. The worse the weather, the poorer the facilities tend to become, especially if no, or inadequate, drainage systems are in place. This also means that quality can vary year on year dependent upon the weather and levels of rainfall, although maintenance regimes could be altered to reduce this impact.

If a poor-quality site receives little or no usage that is not to say that no improvement is needed. It may instead be the case that it receives no demand because of its quality, thus an improvement in said quality will attract demand to the site, potentially from overplayed standard or good quality sites (thus reducing capacity issues). Where this occurs, it is vital that the improvements are advertised and marketed towards potential users as their perception of the provision may need altering.

In addition, without appropriate, fit for purpose ancillary facilities, good quality provision may be underutilised, especially by adults and female users who have more of a requirement. Changing facilities form the most essential part of this offer (although other provision can be key for income generation) and therefore key sites should be given priority for improvement. For the majority of sports, no senior league matches can take place without appropriate changing facilities and the same also applies to women's and girls' demand.

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For football, The FA has a Grass Pitch Improvement Programme aimed at improving the standard of grass pitches across the Country. For provision included in the programme, clubs can utilise the services of the FF's PitchPower app to carry out a free on-site assessment of their pitches. This then provides the Grounds Management Association (GMA) with the detail needed to create a personalised, informative report to advise on how improvements can be made. Clubs then receive bespoke advice and support to help with any future actions, funding applications and equipment, with clubs getting access to discounted rates for machinery and consumables through local partnerships.

The tool is available across mobile apps and desktop and is open to access by all providers, including clubs, schools and local authorities. Following a PitchPower report, organisations can work towards the recommended dedicated maintenance regime identified to improve the quality of their pitches. Applicants are required to submit a PitchPower assessment for each of their pitches as a condition of a grant funding application for FF grass pitch investment, such as the Grass Pitch Maintenance Fund (GPMF).

For rugby union and cricket, the respective NGBs are now also utilising PitchPower, with reports being produced similar to those for football.

For the improvement/replacement of 3G pitches and hockey AGPs, this is most commonly linked to age, with any surfaces older than 10 years generally requiring replacement. Where pitches are provided, sinking funds should be put into place to ensure that refurbishment can take place when it is required.

Notwithstanding the above, with pressures on budgets, any wide-ranging direct investment into quality is unlikely and other options for improvements should therefore also be considered. This could be via clubs leasing/managing sites as highlighted in Objective 1, with clubs taking on maintenance, whilst other options may include the use of equipment banks and the pooling of resources for maintenance.

Addressing overplay

In order to improve the overall quality of the outdoor facility stock, it is necessary to ensure that provision is not overplayed beyond recommended carrying capacity. This is determined by assessing quality (via a non-technical site assessment) and allocating a match limit to each (daily for hockey, weekly for football and rugby union and seasonal for cricket).

The FA, RFU, ECB and EH all recommend a number of matches that pitches should take based on quality, as seen in the table below. For other grass pitch sports, no guidelines are set by the NGBs, although it can be assumed that a similar trend should be followed.

Table 5.2: Capacity of pitches

Sport	Pitch type	No. of matches (Good quality)	No. of matches (Standard quality)	No. of matches (Poor quality)
Football	Adult pitches	3 per week	2 per week	1 per week
Football	Youth pitches	4 per week	2 per week	1 per week
Football	Mini pitches	6 per week	4 per week	2 per week
Rugby union	Natural Inadequate (D0)	2 per week	1.5 per week	0.5 per week
Rugby union	Natural Adequate (D1)	3 per week	2 per week	1.5 per week
Rugby union	Pipe Drained (D2)	3.25 per week	2.5 per week	1.75 per week

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Sport	Pitch type	No. of matches (Good quality)	No. of matches (Standard quality)	No. of matches (Poor quality)
Rugby union	Pipe and Slit Drained (D3)	3.5 per week	3 per week	2 per week
Cricket	1 grass wicket 1 synthetic wicket	5 per season 60 per season	4 per season	0 per season
Hockey	Full size AGP	4 per day	4 per day	4 per day

It is imperative to engage with clubs to ensure that sites are not played beyond their capacity. Where overplay is identified, play should be encouraged, to transfer to alternative venues that are not operating at capacity. Alternatively, quality should be improved to increase capacity to appropriate levels. Where play is transferred, this may include transferring play to 3G pitches (where there is spare capacity) or to sites not currently available for community use but which may be in the future.

For cricket, an increase in the usage of NTPs (or hybrid wickets when suitable) is key to alleviating overplay as this allows for the transfer of junior demand from grass wickets. It also does not require any additional playing pitch space as NTPs can be installed adjacent to existing squares.

For rugby union, additional sports lighting, in conjunction with quality improvements, can further reduce levels of overplay at club sites as it allows clubs to spread training demand across a greater number of pitches or unmarked areas. If permanent sports lighting is not possible, portable sports lighting can be provided as an alternative.

As mentioned earlier, there are also sites that are poor quality that are not overplayed. These should not be overlooked as often poor-quality sites have less demand than others but demand could increase if the quality were improved. It does, however, work both ways as potential improvements may make sites more attractive and therefore more popular, which in the long run can lead again to them becoming poor quality pitches if not properly maintained.

Recommendation (e) – Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites

To allow for facility developments to be programmed within a phased approach, the Council should adopt a tiered approach to the management and improvement of outdoor sport sites and associated facilities. This should be based on their strategic importance in a City-wide and sporting context, taking into account the level of demand accommodated and the potential impact the recommended actions will have on addressing the identified shortfalls/issues.

The proposed site-hierarchy for Milton Keynes is summarised in the next table.

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PLAYING PITCH STRATEGY

Table 5.3: Tiered site criteria

Criteria	Hub sites	Key centres	Local sites
Site location	Strategically located in the City. Priority sites.	Strategically located within the analysis area.	Serves the local community.
Site layout	Accommodates three or more grass pitches / facility types, generally including provision of an AGP (or with the potential).	Accommodates two or more grass pitches / facility types.	Accommodates one or two pitches.
Type of sport	Multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.	Generally single sport provision but may cater for more at a basic level.
Management	Management control allows for wide community use, i.e., through the local authority, a leisure operator or a school/college/university with a community use agreement.	Management control generally allows for wide community use but may include sites that are owned or leased by clubs/other organisations.	Management control can be via the local authority, schools, clubs and other providers.
Maintenance regime	Maintenance regime aligns or could align with NGB guidelines.	Maintenance regime aligns or could align with NGB guidelines.	Standard maintenance regime or an in-house maintenance contract.
Ancillary facilities	Good quality ancillary facilities on site (or potential), with sufficient changing rooms and car parking to serve the number of pitches; may include wider social/function facilities.	Good quality ancillary facility on site (or potential), with sufficient changing rooms and car parking to serve the number of pitches.	Limited or no changing room access on site.

Hub sites are of City-wide importance where users are willing to travel to access the range and high quality of facilities offered and are likely to be multi-sport. Actions at these sites are likely to have a greater impact on addressing the issues identified in the PPS.

Key centres are more community focused, although some are still likely to service a wider analysis area. However, there may be more of a focus on a specific sport i.e., a dedicated site.

It is considered that some financial investment may be necessary to improve the facilities at both hub sites and key sites. This could be to improve the provision, create additional provision (e.g., a 3G pitch) or to enhance the ancillary facilities in terms of access, flexibility (i.e., single-sex changing if necessary) and quality as well as ensuring that they meet the rules and regulations of local competitions.

Local sites refer to those sites offering minimal provision or that are of minimal value to the wider community. Primarily they are sites with one pitch/facility or a low number of pitches/facilities that service just one or two sports.

For council sites in this tier, consideration should be given, on a site-by-site basis, to the feasibility of a club taking on a long-term lease (if not already present), in order that external funding can be sought. Such sites will require some level of investment, either to the outdoor sport facilities or ancillary facilities, and it is anticipated that one of the conditions of offering a hire/lease is that the Club would be in a position to source external funding to improve/extend the provision.

Other sites considered in this tier may be primary school sites or secondary school sites that are not widely used by the community or that do not offer community availability.

Recommendation (f) – Work in partnership with stakeholders to secure funding

Partners, in collaboration with the Council, should ensure that appropriate funding is secured for improved sports provision and directed to areas of need. This should be underpinned by a robust strategy for improvement in outdoor sport provision and accompanying ancillary facilities, with the PPS able to be used as an evidence base for attracting investment.

Furthermore, to address community need, target priority areas and reduce provision duplication, a coordinated approach to strategic investment is required. In delivering this recommendation, the Council should maintain a regular dialogue with local partners through the PPS Steering Group as well as with neighbouring local authorities. Cross-boundary developments can accommodate demand from within Milton Keynes (and vice versa) and lessen requirements within the City.

To attract investment, the Council should stay informed in relation to relevant and appropriate funding pots, both in regard to what it can directly attract as well as to what clubs could attract independently (with the Council able to assist with this process). This can also be helped through the PPS Steering Group signposting partners to what could be available.

Although some investment in new provision will not be made by the Council directly, it is important that the Steering Group seeks to direct and lead a strategic and co-ordinated approach to facility development. This includes delivery from education sites, NGBs, sports clubs and the commercial sector and can be informed via the Stage E process, with the Steering Group to continue to meet following adoption of this study (see Part 8 for further details).

One of sport's key contributions is its positive impact on public health. It is therefore important to lever in investment from other sectors such as, for example, health and wellbeing. Sport and physical activity can have a profound effect on peoples' lives, and plays a crucial role in improving community cohesion, educational attainment and self-confidence.

Recommendation (g) – Secure developer contributions

It is important that this strategy informs policies and supplementary planning documents by setting out the approach to securing sport and recreational facilities through new housing developments.

For playing pitches, it is recommended the Council uses Sport England's Playing Pitch Calculator as a tool for helping to determine the additional demand for pitches and to estimate the likely developer contribution required. This should form the basis of the Council working with Sport England to develop a process and guidance for obtaining developer contributions and should aid the negotiation process with developers.

The calculator uses the current number of teams by sport and by pitch type and calculates the percentage within each age group that play that sport and on that provision. That percentage is then applied to the population growth and the additional teams likely to be generated are then converted into match equivalent sessions. This then provides the associated pitch requirements in the peak period, with the associated costs (both for providing the pitch/facility and for its life cycle) provided. The calculator splits the requirement into peak time demand for natural turf pitches, training demand for artificial grass pitches, and the number of new changing rooms required.

It is used to estimate facility needs for whole area populations but should not be applied for strategic gap analysis as it has no spatial dimension and does not take account of:

- ◀ Facility location compared to demand.
- ◀ Capacity and availability of facilities – opening hours.
- ◀ Cross boundary movement of demand.
- ◀ Travel networks and topography.
- ◀ Attractiveness of facilities.

Once the calculators have been utilised, the PPS should be used to help determine the likely impact of a new development (or group of developments) on demand and the capacity of existing sites in the area, and whether there is a need for contributions to be put towards improvements to increase the capacity of existing provision, or if new provision is required (or a combination of both).

Where development is located within access of existing high-quality provision, this does not necessarily mean that there is no need for further provision or improvement to existing provision, as additional demand arising from the development is likely to result in increased usage (which can result in overplay or quality deterioration).

Where it is determined that new provision is required to accompany development, priority should be placed on providing facilities that also contribute towards alleviating existing shortfalls within the locality. To determine what supply of provision is provided, it is imperative that the PPS findings are taken into consideration and that for particularly large developments consultation takes place with the relevant NGBs and Sport England. This is due to the importance of ensuring that the stock of facilities provided is correct to avoid provision becoming unsustainable and unused.

The preference for Sport England and the NGBs is for multi-pitch and potentially multi-sport sites to be developed, supported by a clubhouse and adequate parking facilities which consider the potential for further development in the future. This is because single-pitch facilities are more likely to become under-used (or unused), unviable and unsustainable.

Where new provision is not required but where contributions to existing sites is instead to be sought, the PPS Action Plan should be used to identify suitable sites within the locality that should receive the funding. This may involve directing investment into provision most likely to receive demand from the housing development, or into provision that is most in need (e.g., due to quality issues). Sport England also recommends that a number of objectives which should be implemented to enable best use of the calculators:

- ◀ Planning consent should include appropriate conditions and/or be subject to specific planning obligations. Where developer contributions are applicable, a S106 agreement or equivalent must be completed that should specify, when applied, the amount that will be linked to Sport England's Building Cost Information Service from the date of the permission and timing of the contribution/s to be made

- ✦ Contributions should also be secured towards the first ten years of maintenance on new pitches (lifecycle costs), the cost of which is indicated by the Calculator. NGBs and Sport England can provide further and up to date information on the associated costs
- ✦ External funding should be sought/secured to achieve maximum benefit from the investment into appropriate facility enhancement, alongside other open space provision, and its subsequent maintenance
- ✦ Where new provision is provided, appropriate changing rooms and associated car parking should be located on site
- ✦ All new or improved outdoor sports facilities on school sites should be subject to community use agreements

For further information, please see Part 7 of this report.

Whilst neither the Playing Pitch Calculator nor the Sports Facilities Calculator identify demand for other types of pitches (outside of football, rugby, cricket and hockey), a similar assessment of need process can still be undertaken. As with the sports that are covered, this should entail utilisation of the PPS and engagement with the NGBs.

Developer contributions - step by step guide

For any application warranting a developer contribution the following processes should be followed in order to help inform the potential needs a new housing development may require and/or should look to consider. In accordance with National Planning Policy Guidance, contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1,000 square metres (gross internal area).

Any obligations sought should be based on a tailored approach to each development, considering the population derived from the development, determining if the demand can be met by existing facilities and identifying the project/s that any required contribution will be used towards. All of this should be carried out using the robust evidence base provided as part of the PPS to help with clearly justifying the needs arising and how they are to be met.

Step 1	Determine the playing pitch requirement resulting from the development
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The main tool for determining this is Sport England's Playing Pitch Calculator, which is a Sport England tool provided on completion of the Strategy. The calculator will be pre-populated with the current population of the local authority and the current demand data from the PPS. Until this requires updating, to determine the playing pitch requirement resulting from a development, all that is required is the input of the new population that will derive from a proposal.

The calculator provides an estimation of the number of new pitches that would be required to meet the match equivalent sessions that will derive from the development. The associated costs for providing these new pitches are also identified (although please note that these are indicative costs only and appropriate local work should be undertaken to determine the true costs involved).

Step 2	Determine whether new provision is required and whether this should be on or off site
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For large-scale developments that generate high levels of demand, new pitch provision may be required to meet the population growth. This is particularly the case when the calculator identifies a need for multiple pitches and across multiple sports.

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When on site provision is required, priority should be placed on the creation of multi-pitch and multi-sport sites with appropriate ancillary facilities such as a clubhouse and adequate car parking, as well as ensuring the provision contributes towards reducing current shortfalls. This will ensure that the provision is sustainable and attractive to potential users. Emphasis should also be on ensuring the site can accommodate an AGP given current sporting trends.

Other useful questions when deciding on new provision include:

- ◀ Are there any teams/clubs playing outside of the local area (displaced demand) which could utilise provision at the site?
- ◀ Do any local clubs identify existing plans/demand for access to new provision?
- ◀ Are there any overplayed sites in the local area where existing demand could be transferred to a new site?
- ◀ Do any local clubs identify any latent demand (i.e. if they had access to more pitches, they could they field more teams)?

To further help determine the sustainability of establishing new provision, consideration should be given to the potential management opportunities which may be available onsite:

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

Where the calculator does not create demand for a whole pitch, which is often the case for smaller sized developments, it is recommended to make a contribution to increasing the capacity of an existing site to meet demand generated from the development. When identifying a site for off-site contributions, the proximity and location of existing playing pitch sites should be considered and whether they could help serve the new development – this could be informed by identifying the analysis area in which the development sits and if there are any hub sites or key centres within the locality.

Initially, a one-mile radius could be drawn around the site in order to help identify the nearest priority sites, which may require consultation with neighbouring authorities when the development sites too close to the boundary.

The off-site decision should be based on the potential to improve existing facilities within an appropriate catchment of a development to create additional capacity, and how realistic it is given the nature of the local area to provide new provision.

For example, there may be some poor quality playing fields that could potentially be improved with additional drainage and long-term maintenance works, along with enhanced changing provision, to enable use to be increased, thereby creating additional capacity to meet the increased demand generated from the development.

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PLAYING PITCH STRATEGY

Discussions should be held with relevant parties (e.g. NGBs, landowners, facility operators and user groups), and any further necessary evidence gathered (e.g. a feasibility study) to help identify the specific works that are required, and to ensure they will provide the necessary additional capacity to meet the needs. It will also be important to demonstrate that the specific works can be delivered within an appropriate timescale in relation to the occupation of the development site.

Step 3	Determine the other pitch and non-pitch requirements resulting from the development
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The PPS identifies (where relevant) current and future demand requirements and can therefore still be used to determine if contributions are required towards these sports or if new provision is required, in conjunction with NGB discussions.

Where there is no identified shortfall in provision or future demand for new provision within an area relevant to the development (e.g. an analysis area or settlement), consideration should be given to the nearest site to the development containing that type of provision. If this could accommodate the increased demand from the development, no action is required; if it could not accommodate the demand, consider if the site could benefit from a contribution towards increasing capacity to meet likely need. For example, this could include increasing quality and/or addition of ancillary facilities such as floodlighting, changing rooms or car parking. The PPS Action Plan should be used as a starting point to identify site by site recommendations.

Where there is an identified shortfall that could not be overcome through contributions, new provision may be required within or nearby to the development as part a multi-sport development.

Step 4	Consider design principles for new provision
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The exact nature and location of provision associated with onsite developments should be fully determined in partnership with each relevant NGB. Further to this, each pitch sport NGB provides national guidance in relation to provision of new pitches.

There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided onsite) to ensure a cohesive approach to the whole sporting offer.

Step 5	Calculate the financial contribution required
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After using the PPS Playing Pitch Calculator and the PPS as a starting point, the local cost of provision should be fully determined in order to calculate the financial contributions required.

A clear and transparent methodology for calculating up to date costs for the specific works, including appropriate ancillary provision, should be presented. Where appropriate, depending on how the needs are to be met, the cost of any required land purchase should be included in the financial contribution. If an obligation will be directed to an off-site project, it should be ensured that the costs are limited to meet the needs of the individual development.

Along with any capital costs for the works, an obligation should ensure an appropriate level of lifecycle costs towards the new or enhanced provision.

This is required to cover the day-to-day maintenance for an agreed long-term period and to help ensure a sinking fund exists for any major replacement work, e.g. the future resurfacing of an artificial grass pitch.

Wherever possible, specific local costs should be used, especially if the works are to improve the existing quality of a site to increase capacity as there may be a number of site specifics to consider. Sport England does provide indicative costs for new provision: <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

For all developments, community use agreements between providers and users would ensure that such demand continues to be provided for in the long-term.

OBJECTIVE 3

To provide new outdoor sport provision and ancillary facilities where there is current or future demand to do so

Recommendations:

- h) Rectify quantitative shortfalls through the current facility stock.
- i) Identify opportunities to increase to the overall stock to accommodate both current and future demand.

Recommendation (h) - Rectify quantitative shortfalls through the current stock

The Council and its partners should work to rectify identified inadequacies and meet identified shortfalls as outlined in the preceding Assessment Report and the sport-by-sport specific recommendations (Part 4) as well as the following Action Plan (Part 6). In addition, first and foremost, it is imperative that the current levels of provision are protected and maintained to ensure that the overall picture does not worsen in the future.

To reduce the identified shortfalls, there is not necessarily a need for a significant level of new provision, with the current provision instead able to be better utilised to overcome certain deficits. Maximising use of existing provision through a combination of the following will help to reduce shortfalls and accommodate future demand:

- ◀ Enhancing quality to increase the ability to accommodate higher demand (note that this may not necessarily create additional peak-time capacity, which should be considered when investing in sites).
- ◀ Transferring demand from overplayed sites to sites with spare capacity.
- ◀ The re-designation of facilities e.g. converting an unused pitch (or pitch type) for one sport to instead cater for another sport (or another pitch type).
- ◀ Securing community use at school sites including those currently unavailable.
- ◀ Working with commercial and private providers to increase usage.
- ◀ Exploring lease/management arrangements with appropriate clubs/organisations.
- ◀ Establishing additional sports lighting.
- ◀ Installing artificial surfaces (e.g., 3G pitches and cricket NTPs).

The PPS identifies priority sites that should be focused upon, including those that are presently overplayed and/or poor quality as well as disused, unused and unsecure sites that are particularly large. It also advises how issues can be overcome. This is done on a site-by-site basis in the proceeding Action Plan.

Unmet demand, changes in sport participation and trends, and proposed housing growth should also be recognised and factored into future facility planning. Assuming an increase in participation and housing growth occurs, it will impact on the future need for certain types of sports facilities. Sports development work also approximates unmet demand which cannot currently be quantified (i.e. it is not being suppressed by a lack of facilities) but is likely to occur.

Furthermore, retaining some spare capacity allows some pitches to be rested to protect overall pitch quality in the long-term.

Therefore, whilst in some instances it may be appropriate to redesignate a senior pitch where there is low demand identified a holistic approach should be taken to re-designation for the reasons cited. The site-by-site action planning will seek to provide further clarification on where re-designation is suitable.

Recommendation (i) - Identify opportunities to add to the overall stock to accommodate both current and future demand

While better use of existing facilities across Milton Keynes can help address some shortfalls, there remains a clear need for new provision in certain areas. Some gaps can be mitigated through quality improvements or by improving access to underused or currently unavailable sites; however, adding to the current stock is likely to be required for specific sports and locations.

Where new pitches/facilities are likely to be needed consideration can be given to providing additional land for playing fields as an extension to the playing fields required to service large-scale developments.

As intimated above, large scale housing developments may also necessitate the need for new provision, as will the establishment of any new schools. Where new schools are developed, there is an opportunity to combine the building of the School to the development of a new multi-sport site that can be of a benefit to the School as well as the wider community, subject to any design issues and providing that long-term security of tenure can be provided.

The Steering Group should use and regularly update the Action Plan within this Strategy. The Action Plan lists recommendations for each site, focused upon qualitative improvements. However, as evidenced in Part 4, although there is value in improving quality, installing additional sports lighting, improving ancillary facilities, and enabling access to existing unused provision, capacity improvements may not offer significant capacity gains in the peak period to meet all shortfalls expressed, particularly for football and cricket.

For housing developments, as outlined in Recommendation (g), Sport England's Playing Pitch Calculator and Sports Facilities Calculator can be used as a guide to inform requirements. See Part 7: Housing Growth Scenarios for further information, which uses the increase in population derived from proposed housing growth and projects the associated costs of supplying the increased pitch provision.

PART 6: ACTION PLAN

The site-by-site action plan seeks to address key issues identified in the preceding Assessment Report. It provides recommendations based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement. It is separated by analysis area and includes information pertaining to the sub sections below.

Site hierarchy

The Council should make it a high priority to work with NGBs and other partners to comprise a priority list of actions based on identified key issues, local priorities and available funding. To help enable this, as stated in Recommendation (e) to allow for facility developments to be programmed within a phased approach, the Council should adopt a tiered approach to the management and improvement of playing pitch sites and associated facilities. This is done via classifying sites as hub sites, key centres or local sites, as set out in the table below.

The identification of sites is based on their strategic importance in a regional context i.e., they accommodate the majority of demand, or the recommended action has the greatest impact on addressing shortfalls identified either on a sport-by-sport basis or across the Local Authority area as a whole.

Table 6.1: Tiered site criteria

Criteria	Hub sites	Key centres	Local sites
Site location	Strategically located in the Authority. Priority sites for NGBs.	Strategically located within the analysis area.	Serves the local community.
Site layout	Accommodates three or more grass pitches, generally including provision of an AGP (or with the potential).	Accommodates two or more grass pitches.	Accommodates one or two pitches.
Type of sport	Multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.	Generally single sport provision but may cater for two.
Management	Management control allows for wide community use, i.e., through the local authority, a leisure operator or a school with a community use agreement.	Management control generally allows for wide community use but may include sites that are owned or leased by clubs/other organisations.	Management control can be via the local authority, schools, clubs and other providers such as town or parish councils
Maintenance regime	Maintenance regime aligns or could align with NGB guidelines.	Maintenance regime aligns or could align with NGB guidelines.	Standard maintenance regime or an in-house maintenance contract.
Ancillary facilities	Good quality ancillary facilities on site (or potential), with sufficient changing rooms and car parking to serve the number of pitches; may include wider social/function facilities.	Good quality ancillary facility on site (or potential), with sufficient changing rooms and car parking to serve the number of pitches.	Limited or no changing room access on site.

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Hub sites are of City wide importance where users are willing to travel to access the range and high quality of facilities offered and are likely to be multi-sport. These have been identified on the basis of the impact that the site will have on addressing the issues identified in the assessment.

Key centres are more community focused, although some are still likely to service a wider analysis area (or slightly wider); however, there may be more of a focus on a specific sport i.e., a dedicated site.

It is considered that some financial investment may be necessary to improve the facilities at both hub sites and key sites. This could be to improve the provision, create additional provision (e.g., a 3G pitch) or to enhance the ancillary facilities in terms of access, flexibility (i.e., single-sex changing if necessary) and quality as well as ensuring that they meet the rules and regulations of local competitions.

Local sites refer to those sites offering minimal provision or that are of minimal value to the wider community. Primarily they are sites with one pitch/facility or a low number of pitches/facilities that service just one or two sports (e.g., bowling green sites).

For local sites, consideration should be given, on a site-by-site basis, to the feasibility of a club taking on a long-term lease (if not already present), in order that external funding can be sought. Such sites will require some level of investment, either to the outdoor sport facilities or ancillary facilities and it is anticipated that one of the conditions of offering a hire/lease is that the Club would be in a position to source external funding to improve/extend the provision.

Other sites considered in this tier may be primary school sites or secondary school sites that are not widely used by the community or that do not offer community availability.

Partners

The column indicating partners refers to the main organisations that the Council should look to work with to support delivery of the actions. It generally relates to the NGB that governs the sport/s played at the site as well as the operators and any other relevant stakeholders. Given the extent of potential actions, it is reasonable to assume that partners will not necessarily be able to support all the actions identified but where the action is a priority and resource is available the partner will endeavour to assist.

As all sites sit within the local authority area, the Council is considered to be a partner for each identified action (as the column indicates partners for the Council) and is therefore not directly referenced. However, it is acknowledged that it will take on more of a leading role for some specific sites and some specific actions (e.g., at council-operated venues).

Priority

Although hub sites are mostly likely to have a **high** level actions, as they have wide importance, high priority sites have been identified on the basis of the impact that the site will have on addressing the key issues identified in the assessment. Therefore, some key centres and local sites are also identified as having a high priority level. It is these projects/sites which should generally, if possible, be addressed within the short term (1-2 years).

Medium priority actions have analysis area importance and are identified on the basis of the impact that they will have on addressing the issues identified in the assessment, although not to the same extent as high priority actions.

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The **low** priority actions tend to be where little work is required, or where the status quo can be maintained, or they are for single pitch or single sport sites with only local specific importance. However, the actions may still contribute to addressing issues for specific users and there may also be opportunities to action some of the recommendations made against such sites relatively quickly e.g., through S106 funding.

Costs

The strategic actions have also been ranked as low, medium, or high based on cost. The brackets are:

- ◀ (L) - Low - less than £150k.
- ◀ (M) - Medium - £150k-£750k.
- ◀ (H) - High £750k and above.

These are based on Sport England's estimated facility costs which can be found at: [Facility cost guidance | Sport England](#)

Timescales

The Action Plan has been created to be delivered over a ten-year period and the information within the Assessment Report, Strategy and Action Plan will require updating as developments occur. The indicative timescales relate to delivery times and are not priority based:

- ◀ (S) -Short (1-2 years).
- ◀ (M) - Medium (3-5 years).
- ◀ (L) - Long (6+ years).

Aim

Each action seeks to meet at least one of the three Sport England aims of the Strategy; **Enhance, Provide, Protect.**

The site-by-site action plan seeks to address key issues identified in the preceding Assessment Report. It provides recommendations based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement. It is separated by analysis area and includes information pertaining to the sub sections below.

Please note the Action Plan recommends a number of priority projects relating to sports provision which should be realised over the Local Plan period. As such, many of the objectives and actions within this document need to be delivered and implemented by a wide range of bodies such as NGBs, sports organisations and education establishments. In many instances, Milton Keynes City Council will not be the organisation which delivers these actions or recommendations as the PPS is not solely just for the Local Authority to act upon. It applies to/for all the stakeholders and partners involved.

HIGH PRIORITY ACTIONS

The information below is based on actions identified as high priority for Milton Keynes, based on the evidence produced by the PPS. These actions are considered high impact and are expected to significantly reduce current demand pressures for the sports within the scope of this study.

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
66	Manor Fields	MK2 2HX	Rugby Union	Sport Club	Four senior rugby union pitches, of which one is sports lit and of good quality. Of the non-sports lit pitches all are basic quality. Bletchley RUFC has regular issues with flooding on site. The site is serviced by standard quality ancillary provision although the two changing facilities are outdated and in need of upgrading, particularly for women and girls' rugby. The Club also has access to a separate changing block although this is out of service due to flood damage. The good quality sports lit pitch is played to capacity at peak time whilst the standard quality sports lit pitch is overplayed by 1.5 MES per week. The non-sportslit pitches have discounted spare capacity to preserve pitch quality due to flooding issues. Conversations are ongoing regarding the potential development of a World Rugby compliant 11v11 3G pitch at Manor Fields. This would see the pitch built on top of the existing rugby pitches. It is recognised that the grass pitches fall within flood zones 2 and 3 and development of a 3G pitch is likely to be better at the adjacent Milton Keynes Irish Centre.	Improve pitch quality through enhanced maintenance regime and explore options to provide additional sports lighting to alleviate midweek overplay. Explore options to alleviate flooding issues on site, including the provision of a WR compliant 3G pitch on site or at the adjacent Milton Keynes Irish Centre. Explore the feasibility of enhancing ancillary provision on site.	Sport Club RFU	Local	H	M	H	Protect Enhance Provide
72	Milton Keynes Irish Centre	MK2 2HX	Football	Local Authority	One good quality adult pitch and one standard quality mini 7v7 pitch. The adult pitch is overplayed by 1.5 MES per week whilst the mini 7v7 pitch has 0.5 MES of actual spare capacity per week. The site is serviced by standard quality ancillary facilities. Site has been identified for the delivery of an 11v11 3G pitch.	Improve pitch quality through enhanced maintenance regime to reduce overplay. Look to reallocate some demand to alternate sites with actual spare capacity to alleviate overplay. Support the development of a 3G pitch onsite to alleviate shortfalls as well as accommodate rugby union demand.	Council FA FF	Local	H	S	L	Protect Enhance

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
90	Ousedale School (Newport Pagnell Campus)	MK16 0BJ	Hockey	Education	One poor quality, full-size, hockey suitable AGP that is sportslit. The pitch has exceeded the recommended ten-year lifespan and is at risk of being condemned. The School has no sinking fund in place for refurbishment.	Work in conjunction with the School and England Hockey for an independent pitch condition survey to be undertaken to provide a technical position on the remaining lifespan of the pitch (and sports lighting). From this point determine and plan for a pitch replacement with consideration of a Gen2 surface. Ensure that a formal community use agreement is established if pitch works are undertaken to ensure long term secured access for hockey and other sports as applicable.	School EH	Key	H	S	H	Protect Enhance
119	The Hazeley Academy	MK8 0PT	3G	Academies	Site is highlighted for the potential development of an 11v11 3G pitch.	Explore the development of providing an 11v11 3G pitch onsite to reduce identified shortfalls.	Academy FA FF	Local	M-H	M	H	Protect Provide Enhance
132	Wavendon Gate Pavilion	MK7 7RZ	Cricket	Commercial	One poor quality cricket square with eight wickets. The square is overplayed by 65 matches per season.	Improve square quality through enhanced maintenance regime to alleviate overplay. Explore the feasibility of relocating some demand away from the square to an alternate site with actual spare capacity, or, installing an NTP on site, to alleviate overplay of the grass wickets on site.	Commercial ECB	Local	H	S	L	Protect Enhance
136	Westcroft Sports Ground	MK4 4DB	Cricket	Shenley Brook End Parish Council	One standard quality, cricket square with five grass wickets and an NTP. The NTP is of good quality. The square is overplayed by 14 matches per season. The site is serviced by a two-lane, fixed bay training net although the facility is currently unusable and requires significant refurbishment. Both MK Stallions and MK Air cricket clubs indicate an ambition to refurbish the practice facility and install a mobile cage on site. The site is serviced by standard quality ancillary facilities although changing facilities are not considered suitable for women's and girls' demand.	Improve square quality through enhanced maintenance regime. Look to reallocate some demand to the NTP on site to alleviate overplay. Explore the feasibility of improving training facilities on site.	Parish Council ECB	Local	H	S	M	Protect Enhance
141	Willen Road Sports Ground	MK16 0DF	Football	Sport Club	Four adult, one youth 11v11, two youth 9v9, two mini 7v7 and two mini 5v5 pitches. One adult, the youth 11v11, the mini 7v7 and one mini 5v5 pitch are of poor	Improve pitch quality through enhanced maintenance regime. Support Newport Pagnell Town FC and Newport Pagnell Town	Sport Club Parish Council City Council	Key	H	L	H	Protect Enhance Provide

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					quality. One adult pitch is of good quality. All remaining pitches are of standard quality. The good quality adult pitch has one MES of actual spare capacity whilst the poor-quality adult pitch is overplayed by one MES per week. Both youth 11v11 pitches are overplayed by two MES per week. All remaining pitch types are played to capacity at peak time. Newport Pagnell Town FC is in the process of undertaking a site expansion at Willen Road Sports Ground to provide three additional grass pitches including two youth 11v11 and one youth 9v9 pitch. The Club is hopeful that section 106 monies will be granted from the Milton Keynes East Strategic Urban Extension. The site is serviced by standard quality ancillary provision although the current changing rooms have been identified as inadequate. Newport Pagnell Town Council has secured significant investment for the second phase of the sports ground's refurbishment.	Council to redevelop the site to expand and enhance provision.	FA FF					
146	Woughton on The Green Playing Fields	MK6 3EA	Football	Milton Keynes Dons Community Trust	Seven adult, one youth 9v9 and one mini 7v7 pitch, all of standard quality. The adult pitches have discounted spare capacity due to academy and professional club use whilst the youth 9v9 pitch is played to capacity. The mini 7v7 pitch is played to capacity at peak time. The site is serviced by standard quality ancillary provision although changing facilities are of poor quality and not suitable for women's and girls' despite being utilised for female football.	Sustain pitch quality through dedicated maintenance regime. Explore the feasibility of improving ancillary provision on site.	Trust CFA FF	Hub site	M	M	M	Protect Enhance
146	Woughton on The Green Playing Fields	MK6 3EA	Hockey	Milton Keynes Dons Community Trust	Two full-size, hockey suitable AGPs that are sportslit and available for community use. Both pitches have discounted spare capacity due to significant quality issues.	Improve pitch quality through resurfacing as soon as feasibly possible to continue to safely accommodate hockey on site. Explore the feasibility of improving ancillary provision on site.	Trust EH	Hub site	H	M	H	Protect Enhance

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					Both AGPs are of poor quality and are without a sinking fund despite exceeding their recommended lifespans. Milton Keynes HC reports pitches flood after periods of wet weather and freeze during the winter. Ancillary provision on site is poor quality and in need of updating.							

MILTON KEYNES CITY COUNCIL PLAYING PITCH STRATEGY

CENTRAL ANALYSIS AREA

Headline findings

Analysis area	Pitch type	Current capacity total	Future capacity total
Football – grass pitches	-	-	-
Central	Adult	Shortfall of 5.5 match equivalent sessions	Shortfall of 5.5 match equivalent sessions
Central	Youth 11v11	Shortfall of 0.5 match equivalent sessions	Shortfall of 0.5 match equivalent sessions
Central	Youth 9v9	Actual spare capacity of 0.5 match equivalent sessions	Actual spare capacity of 0.5 match equivalent sessions
Central	Mini 7v7	Played to capacity	Played to capacity
Central	Mini 5v5	Actual spare capacity of 0.5 match equivalent sessions	Actual spare capacity of 0.5 match equivalent sessions
Football – 3G pitches	-	-	-
Central	11v11, floodlit	Shortfall of 2.5	Shortfall of 2.5
Rugby union	-	-	-
Central	Senior	Played to capacity	Played to capacity
Hockey	-	-	-
Central	Full size	Shortfall based on quality and security of tenure	Shortfall based on quality and security of tenure
Cricket pitches	-	-	-
Central	Saturday	Shortfall of 5 match equivalent sessions	Shortfall of 17 match equivalent sessions
Central	Sunday	Actual spare capacity of 55 match equivalent sessions	Actual spare capacity of 55 match equivalent sessions
Central	Midweek	Actual spare capacity of 67 match equivalent sessions	Actual spare capacity of 67 match equivalent sessions

CENTRAL ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
8	Bradwell Sports and Social Club	MK13 9AR	Football	Sports Club	The site has one good quality adult football pitch and a good quality youth 9v9 pitch. It is complimented by standard quality changing room facilities and on-site toilets, a community space for events, a fully equipped kitchen and parking.	Sustain the quality of playing pitches to ensure it retains a high usage capacity. Maximise usage of the playing pitches where possible. Sustain the quality of the ancillary facilities on site.	Sports Club CFA FF	Local	L	L	L	Protect
8	Bradwell Sports and Social Club	MK13 9AR	Cricket	Sports Club	One standard quality cricket square with ten grass wickets and an NTP. The NTP is of good quality. The square has actual spare capacity on Sundays and midweek. Old Bradwell New City CC states that square quality has improved significantly however the outfield is poor due to it being a public open space and shared with football. The Club aspires to install a fixed-lane practice net, mobile cage and an NTP. The site is serviced by standard quality ancillary provision although changing facilities are unsuitable for women's and girls' demand.	Sustain square quality through dedicated maintenance regime. Explore the feasibility of providing training facilities on site.	Sports Club ECB	Local	L	L	L	Protect Provide
9	Bradwell Village School	MK13 9AZ	Football	Education	One poor quality youth 9v9 pitch which is unavailable to community user groups.	Retain for curricular purposes.	Education CFA FF	Local	L	L	L	Protect
11	Brooksward School	MK14 6JZ	Football	Education	Two poor quality mini pitches which show low levels of overplay.	Work with current user groups and football partners to identify and pursue pitch improvement opportunities that will increase site capacity.	Education CFA FF	Local	L	L	L	Protect Enhance
18	Campbell Park	MK9 4AD	Cricket	Parks Trust	One good quality cricket square with 11 wickets. The square is home to Stony Stratford CC and has actual spare capacity on Sundays and midweek.	Sustain square quality through dedicated maintenance regime.	Parks Trust ECB	Local	L	L	L	Protect
21	Charles Warren Academy	MK6 3AZ	Education	Sports Club	A multi-purpose playing field which is used for alternate sporting purposes throughout the academic year. There is currently no community use of the playing field.	Retain for curricular purposes.	Education	Local	L	L	L	Protect
24	Conniburrow Community Sports Pavilion	MK14 7DX	Football	Parish Council	The site has two standard quality youth football pitches which are currently used by MK Royals FC. Both pitches have a limited amount of peak time spare capacity.	Sustain pitch quality and ensure that the good quality ancillary offer remains as good to support on-site activity.	Parish Council CFA FF	Local	L	L	L	Protect

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					The site is supposed by a good quality pavilion which has changing rooms, showers, a kitchen and forms part of a community centre.							
24	Conniburrow Community Sports Pavilion	MK14 7DX	Football	Campbell Park Parish Council	One youth 11v11 and one youth 9v9 pitch, both of standard quality. Both pitches have 0.5 MES of actual spare capacity per week. The site is serviced by good quality ancillary provision with standard quality changing facilities.	Sustain pitch quality through dedicated maintenance regime.	Parish Council FA FF	Local	L	L	L	Protect
24	Conniburrow Community Sports Pavilion	MK14 7DX	Baseball / Softball	Campbell Park Parish Council	One baseball and one softball diamond. The site is home to the Milton Keynes Softball League.	Sustain diamond quality through dedicated maintenance regime.	Parish Council BSUK	Local	L	L	L	Protect
29	Downs Barn Pavilion and Pitches	MK14 7QW	Football	Council	Two adult football pitches which are both poor quality and are played to capacity. The pitches are used by Grid City FC and MK Raptors. The supporting pavilion is identified as needing a modest level of refurbishment to ensure it remains a fit for purpose offer to provide for adult football.	Work with football partners to explore options to improve pitch quality and the supporting ancillary offer on site. Explore the option of providing an 11v11 3G pitch at the site given that the local shortfalls.	Council CFA FF	Local	M	M	M	Protect Enhance
36	Falconhurst Combined School	MK6 5AX	Football	Education	One standard quality mini 7v7 pitch that is unavailable for community use. The site sits within the boundary of the Sport England Place Based expansion work.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect
37	Fishermead Sports Ground	MK6 2LP	Football	Council	One adult and one mini pitch which are both standard quality. Both pitches have spare capacity in the peak periods for additional play. The site is not supported by any built ancillary offer. The site sits within the boundary of the Sport England Place Based expansion work.	Sustain pitch quality and consider options to provide a toilet offer (if feasible to delivery).	Council CFA FF	Local	L	L	L	Protect Provide
40	Giffard Park Primary School	MK14 5PY	Football	Education	Four good quality mini 5v5 pitches which are available for community use. There is spare capacity in the peak period. The site is not supported by dedicated ancillary facilities for the pitches.	Sustain quality for current levels of curricular and external demand.	Education CFA FF	Local	L	L	L	Protect

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
42	Great Linford Cricket Pavilion	MK14 5AX	Cricket	Great Linford Parish Council	One good quality cricket square with eight wickets. The square is overplayed by five matches per season.	Improve square quality through enhanced maintenance regime to alleviate overplay. Explore the feasibility of relocating a proportion of junior play to the outfield to reduce pressure on natural turf wickets and explore options to install an NTP on site, to alleviate overplay of the grass wickets on site.	Parish Council ECB	Local	M	S	L	Protect Provide
43	Great Linford Primary School	MK14 5BL	Football	Education	One poor quality mini 7v7 pitch that is unavailable for community use.	Sustain pitch quality for curricular use.	Education CFA, FF	Local	L	L	L	Protect
50	Heelands Sports Ground	MK13 7EX	Football	Education	Two adult, two youth and one mini pitch which are all poor quality. No pitches are overplayed but there are playability issues over winter months due to poor pitch quality. There is a clubhouse onsite includes four changing rooms with communal player showers and toilet. Heelands Rangers FC is looking to acquire the site on a long term lease and improve it via the Home Advantage Programme.	Support the improvement of the site, whether that be via the Home Advantage Programme or through alternate means with a view of improving pitch quality and ensuring the existing clubhouse offers an environment to enable football in all formats to thrive.	Sports Club Council CFA FF	Local	L	L	L	Protect Enhance
55	Jubilee Wood Primary School	MK6 2LB	Football	Education	One youth football pitch which is unavailable for community use.	Retain for curricular purposes.	Education CFA, FF	Local	L	L	L	Protect
67	Marsh Drive Sports Ground	MK14 5HH	Football	Sports Club	Three adult pitches which are good quality, one standard quality youth pitch and two standard quality mini pitches. All pitches are played to capacity within the peak period. The onsite pavilion is good quality and services the sports ground as well as the wider community, there are changing rooms to accommodate home and away teams for both football and cricket as well as a sperate shower block for players and officials. The site is exploring the option of applying for GPMF to support maintaining and enhancing the quality of the pitches.	Sustain overall site quality and where feasible, maximise usage. Support the sites ambitions to apply for GPMG to further enhance the pitch quality.	Sports Club CFA FF	Key Centre	L	L	L	Protect
79	New Chapter Primary School	MK6 5EA	Football	Education	A multi-purpose school playing field with no dedicated pitches marked. No community use.	Retain for curricular purposes.	Education	Local	L	L	L	Protect
89	Orchard Academy	MK6 3HW	Football (unused)	Academies	Two mini 7v7 pitches that are no longer marked. The site sits within the boundary of the Sport England Place Based expansion work.	Explore the option of bringing the pitches back into use for curricular demand if deemed necessary.	Education	Local	L	L	L	Protect

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
105	Southwood School	MK14 7AR	N/A	Education	A multi-purpose school playing field with no dedicated pitches marked. No community use.	Retain for curricular purposes.	Education	Local	L	L	L	Protect
106	Sport Central	MK9 1EN	3G	Commercial	A good quality FA registered 3G pitch which is used well used for training. The pitch was formerly certified as being WR compliant, but its certification has since lapsed. The pitch is 100x64m and is sports lit.	Ensure that the good quality of the pitch is sustained as best as possible and that FA certification is retained. Work to re-gain WR compliancy to allow it to be a viable training outlet for Milton Keynes RUFC. Ensure sinking fund is in place for the eventual resurfacing when the pitch reaches the end of its lifespan.	Commercial CFA FF RFU	Key Centre	L	L	L	Protect
111	St Monica's Catholic Primary School	MK14 6HB	Hockey	Education	The School has a small sided artificial grass pitch which is not sports lit (so cannot be used in the evenings during autumnal months) and is not available for community use.	Retain for curricular purposes.	Education EH	Local	L	L	L	Protect
112	St Pauls Catholic School	MK6 5EN	Football	Education	Three poor quality youth pitches and two poor quality mini 7v7 pitches. The youth 11v11 pitches are overplayed due to curricular and extracurricular use.	Work with the School and football partners to increase site capacity through pitch improvements.	Education CFA FF	Local	L	L	L	Protect
116	Summerfield School	MK13 8PG	Football	Education	One standard quality youth 11v11 pitch which is unavailable for community use.	Retain for curricular purposes.	Education	Local	L	L	L	Protect
120	The Milton Keynes Academy	MK6 5LA	Football	Education	Two standard quality adult pitches which are used by community football teams and the School itself. The site has minimal spare capacity which has been discounted due to security of tenure issues for community clubs. The site sits within the boundary of the Sport England Place Based expansion work.	Sustain quality of existing provision and work to enable pitches to be used by community clubs	Education CFA FF	Key Centre	L	L	L	Protect
120	The Milton Keynes Academy	MK6 5LA	Rugby Union	Education	One rugby union pitch which is standard quality (M1/D1). The pitch is not readily available for community use to preserve quality.	Retain for curricular purposes.	Education RFU	Key Centre	L	L	L	Protect
120	The Milton Keynes Academy	MK6 5LA	Hockey	Education	Two small sided hockey suitable artificial grass pitches. One of which is sportslit and available for community use, this is good quality. The other is poor quality and consultation with the School identifies an aspiration to convert this into a Padel offer for students and the community.	Retain for curricular purposes and ensure any proposal to convert the non-sports lit pitch is compliant with NPPF and SE policy.	Education EH LTA	Key Centre	L	L	L	Protect Provide

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
138	Willen Lake	MK15 0DS	3G	Commercial	Two small sided 3G pitches with sports lighting which are predominately used for informal and recreational activity.	Retain for continued informal and recreational sessions.	Commercial CFA FF	Local	L	L	L	Protect
139	Willen Pavilion	MK15 9JP	Football	Council	One poor quality adult pitch, two poor quality youth pitches and two standard quality mini pitches. The adult pitch is highly overplayed, and the remaining pitches are well used. The pavilion onsite is good quality and equipped with three changing rooms with communal showers and toilets. There is also official changing available onsite. It also includes a community hall, meeting room and kitchen facilities.	Explore opportunities to improve pitch quality as a solution to on-site capacity issues. Ensure that the good quality of the supporting pavilion is sustained.	Council CFA FF	Local	L	L	L	Protect Enhance
140	Willen Primary School	MK15 9HN	Football	Education	Two poor quality mini pitches which are not available for community use.	Retain for curricular demand.	Education	Local	L	L	L	Protect
144	Woolstone Cricket Ground (Closed)	MK15 0AE	Cricket (unused)	Council	A cricket square that is no longer maintained.	Explore the feasibility of bringing the square back into use given the local shortfalls for cricket across all formats of play. Consult with the ECB and Bucks Cricket to ensure the boundary lengths are acceptable.	Council Bucks Cricket ECB	Local	L	L	L	Protect Enhance
146	Woughton on The Green Playing Fields	MK6 3EA	N/A	Milton Keynes Dons Community Trust	There is sufficient evidence (as validated in Part 4) to consider the development of a site masterplan to make the site be a destination for community sport. This would require full stakeholder buy in to ensure findings are robust and reflective of community need.	Progress with a site masterplan to ensure an appropriate facility mix is provided on the site with appropriate outcomes for sport and recreation which provide inclusive opportunities for all participants.	Trust CFA FF EH ECB Bucks Cricket Baseball/ SoftballUK Council SE	Hub site	H	S-M	L	Protect Enhance Provide
146	Woughton on The Green Playing Fields	MK6 3EA	Football	Milton Keynes Dons Community Trust	Seven adult, one youth 9v9 and one mini 7v7 pitch, all of standard quality. The adult pitches have discounted spare capacity due to academy and professional club use whilst the youth 9v9 pitch is played to capacity. The mini 7v7 pitch is played to capacity at peak time. The site is serviced by standard quality ancillary provision although changing facilities are of poor quality and not suitable for women's and girls' despite being utilised for female football.	Sustain pitch quality through dedicated maintenance regime. Explore the feasibility of improving ancillary provision on site in conjunction with the need for alternate sports as identified below.	Trust CFA FF	Hub site	M	M	M	Protect Enhance

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
146	Woughton on The Green Playing Fields	MK6 3EA	Hockey	Milton Keynes Dons Community Trust	Two full-size, hockey suitable AGPs that are sportslit and available for community use. Both pitches have discounted spare capacity due to significant quality issues. Both AGPs are of poor quality and are reported to be without a sinking fund despite exceeding their recommended lifespans. Milton Keynes HC reports pitches flood after periods of wet weather and freeze during the winter.	Improve pitch quality through resurfacing as soon as feasibly possible to continue to safely accommodate hockey on site.	Trust EH	Hub site	H	S	H	Protect Enhance
146	Woughton on The Green Playing Fields	MK6 3EA	Hockey	Milton Keynes Dons Community Trust	There is a need to develop a secure community use agreement to ensure hockey can continue to have long term secured access on the site.	Work to develop a secure community use agreement for hockey clubs accessing the site which is specific to both pitches and ancillary provision.	Trust EH	Hub site	H	S	L	Protect Enhance
146	Woughton on The Green Playing Fields	MK6 3EA	Hockey	Milton Keynes Dons Community Trust	Ancillary provision on the site is poor quality and provides a poor-quality offer for hockey and other site users.	Improve on-site ancillary facilities to ensure all users have access to safe, inclusive, and appropriate environments, with particular emphasis on providing quality changing facilities that properly support women and girls.	Trust EH	Hub site	H	S	H	Protect Enhance
146	Woughton on The Green Playing Fields	MK6 3EA	Hockey	Milton Keynes Dons Community Trust	The LED lights supporting the pitch require a technical audit to determine if they are fit for purpose for midweek training and competitive match play.	Undertake a check on the existing LED lights to ensure they are operating at the correct lux levels for the current level of hockey played.	Trust EH	Hub site	H	S	L	Protect Enhance
146	Woughton on The Green Playing Fields	MK6 3EA	Cricket	Milton Keynes Dons Community Trust	One good quality standalone NTP that is used by Milton Keynes City CC. The Club aspires to install cricket training facilities on site. Two grass cricket squares on site have recently been removed by MK Dons Community Trust as part of a football led application to improve the site to be used as a professional training facility.	Sustain wicket quality through dedicated maintenance regime. Explore the feasibility of providing training facilities on site.	Trust ECB	Hub site	L	L	L	Protect
146	Woughton on The Green Playing Fields	MK6 3EA	Baseball	Milton Keynes Dons Community Trust	One baseball diamond that is home to Milton Keynes Baseball Club.	Sustain diamond quality through dedicated maintenance regime.	Trust BSUK	Hub site	L	L	L	Protect

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EAST ANALYSIS AREA

Headline findings

Analysis area	Pitch type	Current capacity total	Future capacity total
Football – grass pitches	-	-	-
East	Adult	Actual spare capacity of 1 match equivalent sessions	Played to capacity
East	Youth 11v11	Shortfall of 7.5 match equivalent sessions	Shortfall of 7.5 match equivalent sessions
East	Youth 9v9	Actual spare capacity of 3.5 match equivalent sessions	Actual spare capacity of 3.5 match equivalent sessions
East	Mini 7v7	Actual spare capacity of 2 match equivalent sessions	Actual spare capacity of 2 match equivalent sessions
East	Mini 5v5	Shortfall of 0.5 match equivalent sessions	Shortfall of 0.5 match equivalent sessions
Football – 3G pitches	-	-	-
East	11v11	Shortfall of 1	Shortfall of 1
Rugby union	-	-	-
East	Senior	Played to capacity	Played to capacity
Hockey	-	-	-
East	Full size	Played to capacity	Played to capacity
Cricket	-	-	-
East	Saturday	Shortfall of 121 match equivalent sessions	Shortfall of 133 match equivalent sessions
East	Sunday	Shortfall of 121 match equivalent sessions	Shortfall of 121 match equivalent sessions
East	Midweek	Shortfall of 121 match equivalent sessions	Shortfall of 121 match equivalent sessions

MILTON KEYNES CITY COUNCIL PLAYING PITCH STRATEGY

EAST ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
7	Bow Brickhill Playing Fields	MK17 9JB	Football	Local Authority	One standard quality youth 11v11 and two good quality mini 7v7 pitches. Both pitch types are played to capacity at the peak period.	Sustain pitch quality through dedicated maintenance regime.	Council FA FF	Local	L	L	L	Protect
7	Bow Brickhill Playing Fields	MK17 9JB	Cricket	Local Authority	One good quality cricket square with eight grass wickets and an NTP. The square is overplayed by 11 matches per season. The site is serviced by a two-lane practice net facility.	Sustain square quality through dedicated maintenance regime. Explore the feasibility of transferring additional matches onto the NTP on site to alleviate overplay.	Council ECB	Local	M	S	L	Protect
10	Brooklands Community Sports Pavilion	MK10 7HN	Football	Milton Keynes Dons Community Trust	Two adult, two youth 11v11, one mini 7v7 and one mini 5v5 pitch, all of standard quality. The adult pitches have two MES of actual spare capacity whilst the youth 11v11 pitches are overplayed by two MES per week. Both mini pitch types are played to capacity at peak time. The pitches are reported to be declining in quality due to a high level of usage and inadequate maintenance. The site is serviced by good quality ancillary provision. There are ongoing conversations with Milton Keynes Dons Community Trust to provide City Colts and City Belles permanent access to the facilities.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Milton Keynes Dons Community Trust FA FF	Local	M	M	L	Protect Enhance
10	Brooklands Community Sports Pavilion	MK10 7HN	Cricket	Milton Keynes Dons Community Trust	A grass cricket square was previously located on site but is no longer maintained but is expected to be reinstated in 2027.	Support the reintroduction of the square as a way to reduce shortfalls identified for cricket.	Milton Keynes Dons Community Trust ECB	Local	M	L	L	Protect Provide
12	Broughton Community Sports Pavilion	MK10 9NJ	Football	Broughton & Milton Keynes Parish Council	Two standard quality mini 7v7 pitches with two MES of actual spare capacity per week. The site is serviced by good quality ancillary provision.	Sustain pitch quality through dedicated maintenance regime.	Parish Council FA FF	Local	L	L	L	Protect
12	Broughton Community Sports Pavilion	MK10 9NJ	Cricket	Broughton & Milton Keynes Parish Council	One standard quality cricket square with five grass wickets and an NTP. The NTP is of good quality. The square is overplayed by 19 matches per season. The site is serviced by good quality ancillary provision and a two-lane practice net facility	Improve square quality through enhanced maintenance regime to reduce overplay. Explore the feasibility of transferring additional matches onto the NTP on site to alleviate overplay. Explore the feasibility of refurbishing training facilities on site.	Parish Council ECB	Local	M	M	L	Protect Enhance

**MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					which is said to currently be unusable and in need of significant refurbishment.							
13	Broughton Fields Primary School	MK10 9LS	Football	Community school	One mini 7v7 and two mini 5v5 pitches, both of poor quality and unavailable for community use.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect
14	Broughton Manor Preparatory School	MK10 9AA	3G	Other Independent School	One standard quality, small-size 3G pitch that is unavailable for community use.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect
15	Broughton Sports Ground (Closed)	MK10 9HB	Football (disused)	Other	An adult football pitch that now lies disused. No ancillary facilities are available at this site.	Explore feasibility of bringing the playing field back into use given local shortfalls, or as a minimum retain as strategic reserve.	Council FA FF	Local	L	L	L	Protect
16	Browns Wood Sports Ground	MK7 8DX	Football	Local Authority	One youth 11v11 and one youth 9v9 pitch, both of standard quality. The youth 11v11 pitch is overplayed by 0.5 MES per week whilst the youth 9v9 pitch has one MES of actual spare capacity. The site is without ancillary provision.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Council FA FF	Local	M	S	L	Protect Enhance
16	Browns Wood Sports Ground	MK7 8DX	Hockey	Local Authority	One small-size hockey suitable AGP that is available for community use.	Sustain pitch quality through dedicated maintenance regime.	Council EH	Local	L	L	L	Protect
41	Glebe Farm School	MK17 8XY	Football	Academies	One adult, one youth 11v11 and one youth 9v9 pitch, all of good quality. All pitch types have discounted spare capacity due to unsecure tenure.	Sustain pitch quality through dedicated maintenance regime. Look to formalise community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect Provide
41	Glebe Farm School	MK17 8XY	3G	Academies	One good quality full-size 3G pitch that is sportslit and features on the FA register.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary. Explore option to secure additional community usage for grassroots clubs.	School FA FF RFU	Local	L	L	L	Protect
41	Glebe Farm School	MK17 8XY	Rugby Union	Academies	One standard (M1/D1) quality senior rugby union pitch that is unavailable for community use.	Sustain pitch quality for curricular use.	School RFU	Local	L	L	L	Protect
41	Glebe Farm School	MK17 8XY	Cricket	Academies	A good quality standalone NTP that is available for community use and used by Eagle Glebe CC. There is a three lane fixed bay practice facility on site.	Sustain wicket quality through dedicated maintenance regime.	School ECB	Local	L	L	L	Protect
51	Heronsgate School	MK7 7BW	Football	Academies	Two youth 9v9, one mini 7v7 and one mini 5v5 pitch, all of standard quality. The youth 9v9 pitches have discounted spare capacity due to unsecure tenure whilst the mini 7v7 and mini 5v5	Sustain pitch quality through dedicated maintenance regime. Look to formalise community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect Provide

MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					pitches are played to capacity at peak time.							
56	Kents Hill Sports Ground	MK7 6HQ	Football	Local Authority	Two adult, one youth 11v11, two youth 9v9, two mini 7v7 and one mini 5v5 pitch. The mini 7v7 pitches are of good quality, with all remaining pitches of standard quality. The adult pitches are played to capacity whilst the youth 11v11 pitch is overplayed by two MES per week. The youth 9v9 pitches have 0.5 MES of actual spare capacity per week whilst the mini pitch types are played to capacity at peak time. The site is serviced by standard quality ancillary provision although changing facilities are of poor quality. MK Wanderers states that it has had issues with flooding issues from burst pipes and the roof collapsing in parts of the facility. The site is utilised for women's and girls' football.	Improve pitch quality through enhanced maintenance regime to alleviate overplay. Explore the feasibility of improving ancillary provision on site.	Council FA FF	Local	M	M	M	Protect Enhance
56	Kents Hill Sports Ground	MK7 6HQ	Cricket (unused)	Council	One cricket square was previously accommodated on site	Explore the feasibility of bringing the square back into use given the local shortfalls for cricket across all formats of play. Consult with the ECB and Bucks Cricket to ensure the boundary lengths are acceptable.	Council Bucks Cricket ECB	Local	L	L	L	Protect Enhance
69	Middleton Primary School	MK10 9EN	3G	Academies	One good quality, small-size 3G pitch that is unavailable for community use.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect
74	Milton Keynes Village Pavilion	MK10 9AD	Football	Local Authority	One youth 11v11 and one youth 9v9 pitch, all of standard quality. The youth 11v11 pitch is overplayed by two MES per week whilst the youth 9v9 pitch has one MES of actual spare capacity per week. The site is serviced by good quality ancillary provision and standard quality changing facilities.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Council FA FF	Key	M	S	L	Protect Enhance
74	Milton Keynes Village Pavilion	MK10 9AD	Cricket	Local Authority	One standard quality cricket square with seven wickets and an NTP. The square is played to capacity. Quality of the square has deteriorated slightly due to adverse weather. Milton Keynes CC states that it struggles to	Support Milton Keynes CC to replace its roller to ensure it can continue to maintain square quality through dedicated maintenance regime. Explore the feasibility of providing a fixed-lane practice net on site.	Council ECB	Key	M	S	L	Protect Provide

**MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					prepare its wickets due to its roller breaking. The Club aspires to provide a fixed-lane practice net on site. The NTP is assessed as good quality. The site is serviced by standard quality ancillary provision.							
75	Monkston Community Centre and Sports Pavilion	MK10 9FJ	Football	Council	One youth 11v11, one youth 9v9 and two mini pitches These have recently been reinstated for formal use after being unused for a short time. Ancillary facilities onsite are considered as poor quality.	Ensure the site is well utilised for football activity. Explore option to improve ancillary facilities to better cater for and to attract community usage.	Council	Local	L	L	L	Protect Enhance
75	Monkston Community Centre and Sports Pavilion	MK10 9FJ	Cricket (unused)	Council	One cricket square was previously accommodated on site	Explore the feasibility of bringing the square back into use given the local shortfalls for cricket across all formats of play. Consult with the ECB and Bucks Cricket to ensure the boundary lengths are acceptable.	Council Bucks Cricket ECB	Local	L	L	L	Protect Enhance
76	Monkston Primary School	MK10 9LA	Football	Community school	One poor quality mini 5v5 pitch that is overplayed by 1.5 MES per week. A youth 9v9 pitch was also previously located on site that is no longer marked.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	School FA FF	Local	M	S	L	Protect Enhance
84	Oakgrove Secondary School	MK10 9JQ	Football	Foundation School	One youth 11v11, one youth 9v9, two mini 7v7 and one mini 5v5 pitch, all of which are no longer marked.	Explore the option of bringing the pitches back into use for curricular demand if deemed necessary. The site is highlighted within the 2025 LFFP as a potential site for an 11v11 3G pitch. Explore the feasibility of providing this provision at the site.	School	Local	L	L	L	Protect
88	Open University (Walton Hall Campus)	MK7 6AA	Football	Higher Education Institutions	One good quality adult football pitch with one MES of actual spare capacity. The pitch is said to be located alongside a river and flood regularly.	Sustain pitch quality through dedicated maintenance regime.	University FA FF	Local	L	L	L	Protect
88	Open University (Walton Hall Campus)	MK7 6AA	Cricket	Higher Education Institutions	One standard quality cricket square with ten grass wickets and an NTP. The square is unavailable for community use, with usage reserved for Open University CC. The NTP is of good quality and the site has a fixed-lane practice net facility.	Sustain square quality for curricular and extra-curricular demand.	University ECB	Local	L	L	L	Protect

**MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
94	Powerleague (Milton Keynes)	MK7 7WH	3G	Commercial	Twelve small-size 3G pitches of standard quality that are sportslit. The operator aspires to convert a number of pitches into a Padel facility. Full details to the number of potential pitches lost/Padel facilities provided are unknown.	Sustain pitch quality through dedicated maintenance regime. Ensure any conversion of existing 3G provision is policy compliant and supported by SE and football partners.	Commercial FA FF	Local	L	L	L	Protect
107	St Bernadette's Catholic Primary School	MK10 9PH	Football	Voluntary Aided School	Two poor quality mini 5v5 pitches that are unavailable for community use.	Sustain pitch quality for curricular use.	School FA FF	Local	L	L	L	Protect
110	St Marys Wavendon CE Primary School	MK17 7AA	Football	Voluntary Aided School	Two poor quality mini 5v5 pitches that are overplayed by 1.5 MES per week.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	School FA, FF	Local	M	S	L	Protect Enhance
125	Walnut Tree Sports Ground	MK7 7DF	Football	Local Authority	Two adult, one youth 11v11 and three mini 5v5 pitches. The adult and youth pitches are of standard quality whilst the mini 5v5 pitches are of good quality. The youth 11v11 pitch is overplayed by one MES per week whilst the adult and mini pitches have actual spare capacity of one and 2.5 MES per week. The site is serviced by standard quality ancillary provision.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Council FA FF	Key	M	S	L	Protect Enhance
125	Walnut Tree Sports Ground	MK7 7DF	Cricket	Local Authority	One poor quality cricket square with ten wickets. The square is overplayed by 26 matches per season. The site is reported to suffer from dog fouling, litter, unofficial use and damage to the playing surface. Crown CC also reports that contractors hired to maintain the pitch have caused quality to deteriorate. The site is serviced by standard quality ancillary provision.	Improve square quality through enhanced maintenance regime to alleviate overplay.	Council ECB	Key	M	S	L	Protect Enhance
126	Walton High (Brooklands Campus)	MK10 7HE	Football	Academies	One adult and one youth 11v11 pitch, both of standard quality and unavailable for community use.	Sustain pitch quality for curricular use.	School FA FF	Local	L	L	L	Protect
126	Walton High (Brooklands Campus)	MK10 7HE	3G	Academies	One good quality, full-size 3G pitch that is sportslit.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment.	School FA FF	Local	L	L	L	Protect
126	Walton High (Brooklands Campus)	MK10 7HE	Rugby Union	Academies	One senior rugby union pitch of standard (M1/D1) quality that is unavailable for community use.	Sustain pitch quality for curricular use.	School RFU	Local	L	L	L	Protect

MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
126	Walton High (Brooklands Campus)	MK10 7HE	Cricket	Academies	One good quality NTP that is unavailable for community use. The site has a three lane practice net facility.	Sustain wicket quality for curricular use.	School ECB	Local	L	L	L	Protect
127	Walton High (Walnut Tree Campus)	MK7 7WH	Football	Academies	One adult, one youth 11v11 and one youth 9v9 pitch, all of standard quality. All pitches have discounted spare capacity due to unsecure tenure.	Sustain pitch quality through dedicated maintenance regime. Look to formalise a community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect
127	Walton High (Walnut Tree Campus)	MK7 7WH	Cricket	Academies	One poor quality cricket square with seven wickets and an NTP that is unavailable for community use. The NTP is also in poor condition. The site has a three lane practice net facility.	Sustain square quality for curricular use.	School ECB	Local	L	L	L	Protect
131	Watson's Field	MK17 9NB	Football	Sports Club	One youth 9v9 pitch of standard quality with one MES of actual spare capacity. The site is without ancillary provision.	Sustain pitch quality through dedicated maintenance regime.	Sport Club FA FF	Local	L	L	L	Protect
132	Wavendon Gate Pavilion	MK7 7RZ	Cricket	Commercial	One poor quality cricket square with eight wickets. The square is overplayed by 65 matches per season.	Improve square quality through enhanced maintenance regime to alleviate overplay. Explore the feasibility of relocating a proportion of junior play to the outfield to reduce pressure on natural turf wickets and explore options to install an NTP on site, to alleviate overplay of the grass wickets on site.	Commercial ECB	Local	H	S	L	Protect Enhance
133	Wavendon Gate School	MK7 7HL	Football	Community school	One youth 9v9, one mini 7v7 and one mini 5v5 pitch, all of standard quality. The youth 9v9 pitch is played to capacity whilst the mini 7v7 pitch is played to capacity at peak time. The mini 5v5 pitch has discounted spare capacity due to unsecure tenure.	Sustain pitch quality through dedicated maintenance regime. Look to formalise a community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect
134	Wavendon Heights Playing Field	MK17 8ZN	Football	Sports Club	Two adult, one youth 9v9 and one mini 7v7 pitch, all of good quality. Woburn & Wavendon FC reports the pitches are affected by persistent rabbit activity and have experienced challenges with unauthorised usage of the field by travellers. The adult pitches have 0.5 MES of actual spare capacity per week whilst the youth and mini formats are played to capacity at peak times.	Sustain pitch quality through dedicated maintenance regime.	Sports Club FA FF	Local	L	L	L	Protect

**MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					The site is serviced by good quality ancillary provision.							
135	Wavendon Recreation Ground	MK17 8AF	Football	Wavendon Parish Council	One adult, one mini 7v7 and one mini 5v5 pitch, all of good quality. The adult pitch has 0.5 MES of actual spare capacity per week whilst the remaining pitch formats are played to capacity at peak time. The site is serviced by poor quality ancillary provision.	Sustain pitch quality through dedicated maintenance regime.	Parish Council FA FF	Local	L	L	L	Protect
147	Kents Hill Park School	MK7 6BZ	3G	Education	One good quality full-size 3G pitch that is sportslit and features on the FA register.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary.	School FA FF	Local	L	L	L	Protect

MILTON KEYNES CITY COUNCIL PLAYING PITCH STRATEGY

NORTH ANALYSIS AREA

Headline findings

Analysis area	Pitch type	Current capacity total	Future capacity total
Football – grass pitches	-	-	-
North	Adult	Actual spare capacity of 3 match equivalent session	Actual spare capacity of 3 match equivalent session
North	Youth 11v11	Actual spare capacity of 1 match equivalent session	Actual spare capacity of 0.5 match equivalent session
North	Youth 9v9	Played to capacity	Shortfall of 0.5 match equivalent sessions
North	Mini 7v7	Played to capacity	Shortfall of 1.5 match equivalent sessions
North	Mini 5v5	Actual spare capacity of 1 match equivalent session	Actual spare capacity of 0.5 match equivalent session
Football – 3G pitches	-	-	-
North	11v11	At capacity	At capacity
Rugby union	-	-	-
North	Senior	Shortfall of 5.9 match equivalent sessions	Shortfall of 5.9 match equivalent sessions
Hockey	-	-	-
North	Full size	Played to capacity	Played to capacity
Cricket	-	-	-
North	Saturday	Actual spare capacity of 12 match equivalent sessions	Actual spare capacity of 12 match equivalent sessions
North	Sunday	Actual spare capacity of 12 match equivalent sessions	Actual spare capacity of 12 match equivalent sessions
North	Midweek	Actual spare capacity of 18 match equivalent sessions	Actual spare capacity of 18 match equivalent sessions

NORTH ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
2	Allotment Field	MK46 4DH	Football	Olney Town Council	Two adult, two youth 11v11, three youth 9v9, two mini 7v7 and two mini 5v5 pitches, all of good quality. The adult pitches have two MES of actual spare capacity whilst all other pitch formats are played to capacity at peak time. The site suffers from regular usage from dog walkers and anti-social behaviour. The site is serviced by good quality ancillary provision and standard quality changing facilities. Conversations are ongoing with Olney Town Council, Olney Town FC and Olney Town Colts FC to raise funding to refurbish a derelict building adjacent the existing changing rooms.	Sustain pitch quality through dedicated maintenance regime.	Town Council FA FF	Key	L	L	L	Protect Enhance
31	Emberton Playing Field	MK46 5BS	Football	Emberton Parish Council	One adult, one youth 11v11 and one mini 5v5 pitch, all of good quality. All pitch types have one MES of actual spare capacity per week. The site is serviced by a good quality pavilion although it is without changing facilities.	Sustain pitch quality through dedicated maintenance regime.	Parish Council FA FF	Local	L	L	L	Protect
31	Emberton Playing Field	MK46 5BS	Cricket	Emberton Parish Council	One standard quality cricket square with eight grass wickets. The square has actual spare capacity at all peak times.	Sustain square quality through dedicated maintenance regime.	Parish Council ECB	Local	L	L	L	Protect
87	Olney Recreation Ground	MK46 4DW	Rugby Union	Sport Club / Olney Town Council	Five senior rugby union pitches of which two are of good quality and three are of basic quality. One of the basic quality pitches is serviced by sports lighting. The site is serviced by good quality ancillary provision. Olney RUFC has recently built two new changing rooms that are fully RFU compliant. Car parking facilities on site are insufficient although planning permission for extension of the car park was rejected. Olney Rugby Club has a 98-year lease for the clubhouse with Olney Town Council. In addition, three of its pitches are owned by club members.	Improve pitch quality enhanced maintenance regime and explore the option to provide additional sports lighting to alleviate midweek overplay.	Sport Club / Olney Town Council RFU	Key	M	S	L	Protect Enhance

**MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					Finally, two pitches separate to the main club site are rented from Olney Town Council. Site is overplayed by one match equivalent sessions.							
87	Olney Recreation Ground	MK46 4DW	Cricket	Town Council	One good quality cricket square with 11 grass wickets and an NTP. The NTP is in good condition. The square is played to capacity at all peak times. The site is serviced with a two-bay fixed lane training facility.	Sustain square quality through dedicated maintenance regime.	Town Council ECB	Key	L	L	L	Protect
91	Ousedale School (Olney Campus)	MK46 5LF	Football	Education	One youth 11v11 and one youth 9v9 pitch, both of standard quality. Spare capacity is discounted due to unsecure tenure.	Sustain pitch quality through dedicated maintenance regime. Look to formalise community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect Provide
91	Ousedale School (Olney Campus)	MK46 5LF	3G	Education	One good quality, full-size 3G pitch that is sportslit and features on the FA register.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary.	School FA FF	Local	L	L	L	Protect
91	Ousedale School (Olney Campus)	MK46 5LF	Rugby Union	Education	One senior and one junior rugby union pitch of standard (M1/D1) quality, both of which are unavailable for community use.	Sustain pitch quality for curricular use.	School RFU	Local	L	L	L	Protect
91	Ousedale School (Olney Campus)	MK46 5LF	Cricket	Education	One good quality, standalone NTP that is unavailable for community use.	Sustain wicket quality for curricular use.	School ECB	Local	L	L	L	Protect

MILTON KEYNES CITY COUNCIL PLAYING PITCH STRATEGY

NORTH EAST ANALYSIS AREA

Headline findings

Analysis area	Pitch type	Current capacity total	Future capacity total
Football – grass pitches	-	-	-
North East	Adult	Played to capacity	Played to capacity
North East	Youth 11v11	Shortfall of 2.5 match equivalent sessions	Shortfall of 2.5 match equivalent sessions
North East	Youth 9v9	Played to capacity	Played to capacity
North East	Mini 7v7	Played to capacity	Played to capacity
North East	Mini 5v5	Played to capacity	Played to capacity
Football – 3G pitches	-	-	-
North East	11v11	Shortfall of 0.5	Shortfall of 0.5
Rugby union	-	-	-
North East	Senior	Played to capacity	Played to capacity
Hockey	-	-	-
North East	Full size	Shortfall based on quality and security of tenure	Shortfall based on quality and security of tenure
Cricket	-	-	-
North East	Saturday	Actual spare capacity of 6 match equivalent sessions	Actual spare capacity of 6 match equivalent sessions
North East	Sunday	Played to capacity	Played to capacity
North East	Midweek	Played to capacity	Played to capacity

NORTH EAST ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
44	Green Park School	MK16 0NH	Hockey	Community school	One small-size, hockey suitable AGP that is unavailable for community use.	Sustain pitch quality for curricular use.	School EH	Local	L	L	L	Protect
80	Newport Pagnell Youth Club	MK16 8HX	Football	Sport Club	One youth 11v11, on youth 9v9 and one mini 5v5 pitch. The youth pitches are of standard quality whilst the mini pitch is of good quality. The youth 11v11 pitch has 0.5 MES of actual spare capacity per week whilst the remaining pitch types are played to capacity at peak time. The site is serviced by standard quality ancillary provision although poor quality changing facilities. Car parking facilities are also reported to be insufficient.	Sustain pitch quality through dedicated maintenance regime.	Sport Club FA FF	Local	L	L	L	Protect
83	North Crawley Recreation Ground	MK16 9LH	Cricket	Local Authority	One good quality cricket square with eight grass wickets and an NTP. The NTP is of good quality. The square has actual spare capacity for an increase in midweek demand. The site has an undersized outfield. The site is serviced by standard quality ancillary provision and a two-lane, fixed bay practice net although North Crawley CC has demand for additional practice bay facilities.	Sustain square quality through dedicated maintenance regime. Explore the feasibility of installing additional practice net facilities.	Council ECB	Local	L	L	L	Protect Provide
90	Ousedale School (Newport Pagnell Campus)	MK16 0BJ	Football	Education	One adult and one youth 9v9 pitch, both of standard quality. Both pitch types have discounted spare capacity due to unsecure tenure.	Sustain pitch quality through dedicated maintenance regime. Look to formalise community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect
90	Ousedale School (Newport Pagnell Campus)	MK16 0BJ	Rugby Union	Education	One senior and one junior rugby union pitch, both of standard (M1/D1) quality and are unavailable for community use.	Sustain pitch quality for curricular use.	School RFU	Local	L	L	L	Protect
90	Ousedale School (Newport Pagnell Campus)	MK16 0BJ	Hockey	Education	One poor quality, full-size, hockey suitable AGP that is sportslit. The pitch has exceeded the recommended ten-year lifespan and is at risk of being condemned.	Resurface pitch as soon as feasibly possible to continue to safely accommodate hockey demand. Consider options for a Gen-2 surface which will enable a range of sports to be played on the site.	School EH	Key	H	S	H	Protect Enhance

MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					The School has no sinking fund in place for refurbishment.							
90	Ousedale School (Newport Pagnell Campus)	MK16 0BJ	Cricket	Education	A standard quality, standalone NTP that is unavailable for community use.	Sustain wicket quality for curricular use.	School ECB	Local	L	L	L	Protect
92	Perry Lane Recreation Ground	MK16 9NH	Football	Sherington Parish Council	One standard quality youth 11v11 pitch with one MES of actual spare capacity.	Sustain pitch quality through dedicated maintenance regime.	Parish Council FA, FF	Local	L	L	L	Protect
93	Portfields Primary School	MK16 8PS	Football (unused)	Foundation School	One youth 11v11 pitch that is no longer marked.	-	-	-	-	-	-	-
103	SL Sports	MK16 9HP	Football	Commercial	One standard quality youth 11v11 pitch with discounted spare capacity due to unsecure tenure.	Sustain pitch quality through dedicated maintenance regime. Look to formalise community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect
123	Tickford Park Primary School	MK16 9DH	Football	Community school	One poor quality mini 7v7 pitch that is unavailable for community use.	Sustain pitch quality for curricular use.	Education FA, FF	Local	L	L	L	Protect
141	Willen Road Sports Ground	MK16 0DF	Football	Sport Club	Four adult, one youth 11v11, two youth 9v9, two mini 7v7 and two mini 5v5 pitches. One adult, the youth 11v11, the mini 7v7 and one mini 5v5 pitch are of poor quality. One adult pitch is of good quality. All remaining pitches are of standard quality. The good quality adult pitch has one MES of actual spare capacity whilst the poor quality adult pitch is overplayed by one MES per week. Both youth 11v11 pitches are overplayed by two MES per week. All remaining pitch types are played to capacity at peak time. Newport Pagnell Town FC is in the process of undertaking a site expansion at Willen Road Sports Ground to provide three additional grass pitches including two youth 11v11 and one youth 9v9 pitch. The Club is hopeful that section 106 monies will be granted from the Milton Keynes East Strategic Urban Extension.	Improve pitch quality through enhanced maintenance regime. Support Newport Pagnell Town FC and Newport Pagnell Town Council to redevelop the site to expand and enhance provision.	Sport Club Parish Council City Council FA FF	Key	H	L	H	Protect Enhance Provide

MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					The site is serviced by standard quality ancillary provision although the current changing rooms have been identified as inadequate. Newport Pagnell Town Council has secured significant investment for the second phase of the sports ground's refurbishment.							
141	Willen Road Sports Ground	MK16 0DF	3G	Sport Club	One good quality, full-size, sportslit 3G pitch that features on the FA register.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary.	Sport Club FA FF	Key	L	L	L	Protect
141	Willen Road Sports Ground	MK16 0DF	Cricket	Sport Club	One standard quality cricket square with eight grass wickets. The square is played to capacity at peak time. Rabbit holes are recurring issues on the outfield, additionally some unofficial use has been identified on the square. The site is serviced by standard quality ancillary provision.	Sustain square quality through dedicated maintenance regime.	Sport Club ECB	Key	L	L	L	Protect

MILTON KEYNES CITYCOUNCIL PLAYING PITCH STRATEGY

NORTH WEST ANALYSIS AREA

Headline findings

Analysis area	Pitch type	Current capacity total	Future capacity total
Football – grass pitches	-	-	-
North West	Adult	Shortfall of 1.5 match equivalent sessions	Shortfall of 2 match equivalent sessions
North West	Youth 11v11	Played to capacity	Played to capacity
North West	Youth 9v9	Actual spare capacity of 0.5 match equivalent sessions	Actual spare capacity of 0.5 match equivalent sessions
North West	Mini 7v7	Actual spare capacity of 1 match equivalent sessions	Actual spare capacity of 1 match equivalent sessions
North West	Mini 5v5	Actual spare capacity of 0.5 match equivalent sessions	Actual spare capacity of 0.5 match equivalent sessions
Football – 3G pitches	-	-	-
North West	11v11	Spare capacity of 1	Spare capacity of 1
Rugby union	-	-	-
North West	Senior	Played to capacity	Played to capacity
Hockey	-	-	-
North West	Full size	Played to capacity	Played to capacity
Cricket	-	-	-
North West	Saturday	Actual spare capacity of 8 match equivalent sessions	Actual spare capacity of 8 match equivalent sessions
North West	Sunday	Actual spare capacity of 32 match equivalent sessions	Actual spare capacity of 32 match equivalent sessions
North West	Midweek	Actual spare capacity of 38 match equivalent sessions	Actual spare capacity of 38 match equivalent sessions

NORTH WEST ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
17	Bushfield School	MK12 5JG	Football	Foundation School	Two poor quality mini 5v5 pitches that are unavailable for community use.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect
20	Castlethorpe Sports Ground	MK19 7PL	Football	Castlethorpe Parish Council	One youth 11v11, one youth 9v9 and one mini 7v7 pitch, all of standard quality. The youth 11v11 pitch is played to capacity at peak time whilst the youth 9v9 pitch has 0.5 MES of actual spare capacity. The mini 7v7 pitch has one MES of actual spare capacity. The site is serviced by standard quality ancillary provision although changing facilities are insufficient for current demand.	Sustain pitch quality through dedicated maintenance regime.	Parish Council FA FF	Local	L	L	L	Protect
45	Greenleys Junior School	MK12 5DE	3G	Community school	One standard quality, small-size 3G pitch that is unavailable for community use. The site sits within the boundary of the Sport England Place Based expansion work.	Sustain pitch quality for curricular use.	School FA FF	Local	L	L	L	Protect
47	Hanslope Primary School	MK19 7BL	3G	Community school	One good quality, small-size 3G pitch that is unavailable for community use.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect
48	Hanslope Recreation Ground	MK19 7HQ	Football	Hanslope Parish Council	One adult, one youth 9v9, one mini 7v7 and one mini 5v5 pitch. The youth 9v9 and mini 5v5 pitches are of poor quality whilst the adult and mini 7v7 pitches are of standard quality. The adult pitch is overplayed by one MES per week whilst the youth 9v9 pitch is played to capacity. The mini 7v7 pitch is played to capacity at peak time whilst the mini 5v5 pitch has discounted spare capacity due to poor pitch quality. The site is serviced by good quality ancillary provision and standard quality changing facilities although changing and parking facilities are reported to be inadequate for current demand.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Parish Council FA FF	Local	M	S	L	Protect Enhance

**MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
48	Hanslope Recreation Ground	MK19 7HQ	Cricket	Hanslope Parish Council	One standard quality cricket square with three grass wickets and an NTP. The NTP is of good quality. The square is overplayed by two matches per season. The site is serviced by a two-lane, fixed bay practice net facility. The site is serviced by good quality ancillary provision and standard quality changing facilities although changing and parking facilities are reported to be inadequate for current demand.	Improve square quality through enhanced maintenance regime to alleviate overplay.	Parish Council ECB	Local	M	S	L	Protect Enhance
49	Haversham Recreation Ground	MK19 7AL	Football (unused)	Other	An adult football pitch that now lies unused. No ancillary facilities are available at this site.	Explore feasibility of bringing the playing field back into use given local shortfalls, or as a minimum retain as strategic reserve.	Council FA FF	Local	L	L	L	Protect
53	Hodge Lea	MK12 6JZ	Football	Local Authority	One adult, one youth 9v9, one mini 7v7 and one mini 5v5 pitch. The mini 7v7 pitch is of standard quality, with all other pitch types of good quality. The mini 5v5 pitch has 0.5 MES of actual spare capacity whilst all other pitch types are played to capacity at peak time. The site has experienced problems with dog walkers. The site is serviced by standard quality ancillary provision and poor changing facilities which are said to be unfit for purpose. The site is utilised for women's and girls' football. The site sits within the boundary of the Sport England Place Based expansion work.	Sustain pitch quality through dedicated maintenance regime. Explore the feasibility of improving ancillary provision on site.	Council FA FF	Local	M	M	M	Protect Enhance
77	New Bradwell Recreation Ground	MK13 7AD	Football	Sports Club	One standard quality adult football pitch that is overplayed by 0.5 MES per week. The site is serviced by good quality ancillary provision with standard quality changing facilities.	Improve pitch quality through enhanced maintenance regime.	Sport Club FA FF	Local	M	S	L	Protect Enhance
77	New Bradwell Recreation Ground	MK13 7AD	Cricket	Sports Club	One standard quality cricket square with ten wickets and an NTP. The NTP is of good quality. The square is overplayed by two matches per season.	Improve square quality through enhanced maintenance regime to alleviate overplay.	Sport Club ECB	Local	M	S	L	Protect Enhance

**MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					The site has issues with dog fouling due to being a public open space. The site is serviced by standard quality ancillary provision and has a three-lane, fixed bay practice net facility.							
78	New Bradwell School	MK13 0BQ	Football	Foundation School	One standard quality mini 5v5 pitch that is unavailable for community use.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect
114	Stanton School	MK13 7BE	Football	Foundation School	One mini 7v7 and one mini 5v5 pitch, both of poor quality and unavailable for community use.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect
115	Stantonbury Leisure Centre	MK14 6BN	3G	Academies	One standard quality, full-size, sportslit 3G pitch that is available for community use. Feedback from Berks & Bucks FA as well as consultation with clubs suggests that the pitch is on the verge of being poor quality due to wear and tear.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary.	Academy FA FF	Local	L	L	L	Protect
121	The Radcliffe School	MK12 5BT	Football	Foundation School	Two adult and one youth 9v9 pitch, all of standard quality. Both pitch types have discounted spare capacity due to unsecure tenure.	Sustain pitch quality through dedicated maintenance regime. Look to formalise community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect
121	The Radcliffe School	MK12 5BT	3G	Foundation School	One standard quality, full-size 3G pitch that is sportslit and available for community use.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary.	School FA FF	Local	L	L	L	Protect
122	The Webber Independent School	MK14 6DP	Football	Other Independent School	One poor quality mini 7v7 pitch that is unavailable for community use.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect
143	Wolverton Sports Club	MK12 5HH	Cricket	Sports Club	One good quality cricket square with 15 grass wickets. The square has actual spare capacity on Sundays and midweek. Wolverton Town CC reports square quality is declining due to a lack of funding and resources to maintain to a high standard. The outfield is also considered to be uneven. The site is serviced by good quality ancillary facilities and has a two-lane, fixed bay practice net facility. Wolverton Town CC aspires to have a mobile batting cage and indoor training facility access.	Sustain square quality through dedicated maintenance regime. Consider the feasibility of providing additional training facilities on site.	Sports Club ECB	Local	L	L	L	Protect

MILTON KEYNES CITY COUNCIL PLAYING PITCH STRATEGY

SOUTH ANALYSIS AREA

Headline findings

Analysis area	Pitch type	Current capacity total	Future capacity total
Football – grass pitches	-	-	-
South	Adult	Shortfall of 2.5 match equivalent session	Shortfall of 3.5 match equivalent session
South	Youth 11v11	Shortfall of 1 match equivalent session	Shortfall of 1 match equivalent session
South	Youth 9v9	Shortfall of 1 match equivalent session	Shortfall of 1 match equivalent session
South	Mini 7v7	Actual spare capacity of 1 match equivalent sessions	Actual spare capacity of 1 match equivalent sessions
South	Mini 5v5	Played to capacity	Played to capacity
Football – 3G pitches	-	-	-
South	11v11	Shortfall of 1	Shortfall of 1
Rugby union	-	-	-
South	Senior	Shortfall of 0.7 match equivalent sessions	Shortfall of 3.7 match equivalent sessions
Hockey	-	-	-
South	Full size	Played to capacity	Played to capacity
Cricket	-	-	-
South	Saturday	Shortfall of 6 match equivalent sessions	Shortfall of 6 match equivalent sessions
South	Sunday	Shortfall of 24 match equivalent sessions	Shortfall of 24 match equivalent sessions
South	Midweek	Shortfall of 24 match equivalent sessions	Shortfall of 24 match equivalent sessions

SOUTH ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
1	Abbeys Primary School	MK3 6PS	Football	Community school	One mini 7v7 pitch of poor quality that has discounted spare capacity due to unsecure tenure.	Improve pitch quality through enhanced maintenance regime. Look to formalise community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect Enhance
4	Barleyhurst Park Primary School	MK3 7NA	Football (unused)	Community school	One mini 7v7 and one mini 5v5 pitch that are no longer marked.	Explore the option of bringing the pitches back into use for curricular demand if deemed necessary.	School	Local	L	L	L	Protect
5	Bishop Parker Catholic School	MK2 3BT	Football	Voluntary Aided School	One poor quality mini 5v5 pitch that is unavailable for community use.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect
22	Chestnuts Primary School	MK3 5EN	Football	Community school	One mini 7v7 pitch of poor quality that is unavailable for community use.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect
23	Cold Harbour Church of England School	MK3 7PD	Football (unused)	Voluntary Controlled School	One youth 9v9 and one mini 7v7 pitch that are no longer marked.	Explore the option of bringing the pitches back into use for curricular demand if deemed necessary.	School	Local	L	L	L	Protect
26	Denbigh North Sports Ground (Closed)	MK3 6PU	Football (disused)	Other	An adult football pitch that now lies disused. No ancillary facilities are available at this site.	Explore feasibility of bringing the playing field back into use given local shortfalls, or as a minimum retain as strategic reserve.	Council FA FF	Local	L	L	L	Protect
28	Derwent Drive Playing Fields	MK3 7BE	Football	Sports Club	Two adult, one youth 9v9 and one mini 7v7 pitch, all of good quality. All pitch types are played to capacity at peak time. The site is reported to suffer from poor drainage. The site is serviced by standard quality ancillary provision and poor quality changing facilities. The facilities are reported to be insufficient for current demand. The site is used for women's and girls' football.	Sustain pitch quality through dedicated maintenance regime. Explore the feasibility of enhancing ancillary provision on site. Explore the possibility of installing an 11v11 3G pitch onsite if not feasible at Tattenhoe Lane Sports Ground.	Sport Club FA FF	Local	M	M	M	Protect Enhance
30	Drayton Park School	MK2 3HJ	Football	Community school	One mini 7v7 and two mini 5v5 pitches, all of poor quality and unavailable for community use.	Sustain pitch quality for curricular use.	School FA FF	Local	L	L	L	Protect
54	Holne Chase Primary School	MK3 5HP	Football	Community school	Two poor quality mini 7v7 pitches that are unavailable for community use.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect
58	Knowles Primary School	MK2 2HB	Football	Community school	One poor quality mini 5v5 pitch that is unavailable for community use.	Sustain pitch quality for curricular use.	School FA, FF	Local	L	L	L	Protect

**MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
61	Leon Leisure Centre	MK2 3HQ	Football	Academies	Two adult, two youth 11v11 and one youth 9v9 pitch, all of standard quality. The adult pitches are played to capacity whilst the youth 11v11 pitches are overplayed by 1.5 MES per week. The youth 9v9 pitch is overplayed by one MES per week.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Academy FA FF	Local	M	S	L	Protect Enhance
61	Leon Leisure Centre	MK2 3HQ	3G	Academies	One good quality, full-size 3G pitch that is sportslit and features on the FA pitch register.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary.	Academy FA FF	Local	L	L	L	Protect
61	Leon Leisure Centre	MK2 3HQ	Cricket	Academies	The site previously accommodated one NTP which is no longer provided.	Sustain wicket quality for curricular use.	Academy ECB	Local	L	L	L	Protect
63	Lord Grey School	MK3 6EW	Football	Foundation School	One youth 11v11 and one youth 9v9 pitch, both of standard quality. Both pitch types have discounted spare capacity due to unsecure tenure.	Sustain pitch quality through dedicated maintenance regime.	School FA FF	Local	L	L	L	Protect
63	Lord Grey School	MK3 6EW	3G	Foundation School	One good quality, full-size 3G pitch that is sportslit and available for community use.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary. Ensure greater community use for grassroots clubs.	School FA FF	Local	L	L	L	Protect
63	Lord Grey School	MK3 6EW	Rugby Union	Foundation School	One standard (M1/D1) quality junior rugby union pitch that is unavailable for community use.	Sustain pitch quality for curricular use.	School RFU	Local	L	L	L	Protect
63	Lord Grey School	MK3 6EW	Cricket	Foundation School	One poor quality, standalone NTP that is unavailable for community use.	Sustain wicket quality for curricular use.	School ECB	Local	L	L	L	Protect
66	Manor Fields	MK2 2HX	Rugby Union	Sport Club	Four senior rugby union pitches, of which one is sports lit and of good quality. Of the non-sports lit pitches all are basic quality. Bletchley RUFC has regular issues with flooding on site. The site is serviced by standard quality ancillary provision although the two changing facilities are outdated and in need of upgrading, particularly for women and girls' rugby. The Club also has access to a separate changing block although this is out of service due to flood damage.	Improve pitch quality through enhanced maintenance regime and explore options to provide additional sports lighting to alleviate midweek overplay. Explore options to alleviate flooding issues on site, including the provision of a WR compliant 3G pitch (which may need to be delivered at Milton Keynes Irish Centre). Explore the feasibility of enhancing ancillary provision on site.	Sport Club RFU	Local	H	M	H	Protect Enhance Provide

**MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					The good quality sports lit pitch is played to capacity at peak time whilst the standard quality sports lit pitch is overplayed by 1.5 MES per week. The non-sportslit pitches have discounted spare capacity to preserve pitch quality due to flooding issues. The Club has aspirations to develop a WR compliant 3G pitch with conversations on-going with relevant stakeholders including Milton Keynes Irish FC (which play at Manor Fields) and the FF.							
66	Manor Fields	MK2 2HX	Cricket	Sport Club	Two cricket squares, one with 14 grass wickets and of poor quality with the other offering 13 wickets of standard quality and an NTP. The NTP is of good quality. The poor quality square is overplayed by 24 matches per season whilst the standard quality square has actual spare capacity for midweek cricket. Square quality is reported to have declined in recent seasons, with evidence of damage to the surface which causes a dangerous bounce. The site is serviced by a two-lane, fixed bay training net facility. The site is serviced by standard quality ancillary provision although the two changing facilities on site are outdated and in need of upgrading, particularly for women and girls' teams. The Club also has access to a separate changing block although this is out of service due to flood damage.	Improve square quality through enhanced maintenance regime to alleviate overplay and to safely accommodate cricket demand. Explore the feasibility of enhancing ancillary provision on site.	Sport Club ECB	Local	M	M	M	Protect Enhance
72	Milton Keynes Irish Centre	MK2 2HX	Football	Local Authority	One good quality adult pitch and one standard quality mini 7v7 pitch. The adult pitch is overplayed by 1.5 MES per week whilst the mini 7v7 pitch has 0.5 MES of actual spare capacity per week. The site is serviced by standard quality ancillary facilities. The site has been	Improve pitch quality through enhanced maintenance regime to reduce overplay. Look to reallocate some demand to alternate sites with actual spare capacity to alleviate overplay.	Council FA FF	Local	H	S	L	Protect Enhance

**MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					identified for the delivery of an 11v11 3G pitch.							
72	Milton Keynes Irish Centre	MK2 2HX	3G	Local Authority	The preferred location for the 3G pitch is within the existing football stadia. It would provide training and matchplay opportunities for Milton Keynes Irish FC and other local grassroots football teams, while also offering potential use for the on-site Bletchley Rugby Club. The proposed development would address ongoing flooding issues, with funding supported by Milton Keynes City Council, which has ringfenced S106 contributions from the Eaton Leys development to deliver the project.	Support the development to ensure a football and rugby union multi-sport surface is provided which can benefit both sports. Ensure it is provided to meet both FA/WR22 compliancy and that Bletchley RUFC has adequate access during peak periods.	Council FA FF	Local	H	S	H	Protect Provide Enhance
73	Milton Keynes Preparatory School	MK3 7EG	Hockey	Other Independent School	One small-size, hockey suitable AGP that is unavailable for community use.	Sustain pitch quality for curricular use.	School EH	Local	L	L	L	Protect
81	Newton Leys Pavilion	MK3 5SP	Football	Bletchley & Fenny Stratford Town Council	One adult, one youth 11v11 and one youth 9v9 pitch, all of good quality. The youth 9v9 pitch is played to capacity at peak time whilst the adult and youth 11v11 pitches both have 0.5 MES of actual spare capacity per week. The site is serviced by good quality ancillary provision.	Sustain pitch quality through dedicated maintenance regime.	Town Council FA FF	Local	L	L	L	Protect
82	Newton Leys Primary School	MK3 5GG	3G	Community school	One standard quality, small-size 3G pitch that is unavailable for community use.	Sustain pitch quality for curricular use.	School FA FF	Local	L	L	L	Protect
98	Rickley Park Primary School	MK3 6EW	3G	Academies	One standard quality, small-size 3G pitch that is sportslit and available for community use.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary.	School FA FF	Local	L	L	L	Protect
99	Scot Sports and Social Club	MK3 5BX	Football	Sports Club	One adult, two youth 11v11, one youth 9v9, one mini 7v7 and one mini 5v5 pitch. The adult and one youth 11v11 pitch are of poor quality, with all other pitches of standard quality. The adult pitch is overplayed by one MES per week whilst the standard quality youth 11v11 pitch has 0.5 MES of actual spare capacity. The poor quality youth 11v11 has	Improve pitch quality through enhanced maintenance regime to alleviate overplay. Explore the feasibility of enhancing ancillary provision on site.	Sport Club FA FF	Local	M	M	M	Protect Enhance

**MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					discounted spare capacity due to poor pitch quality. All other pitch types are played to capacity at peak time. The site is serviced by poor quality ancillary provision, with major works required to bring the facility up to a modern standard, plans have been drawn up for their improvements as well as initial quotes provided for the cost. The site is accessed for women and girls' football.							
117	Tattenhoe Lane Sports Ground	MK3 7RB	Football	Sport Club	One adult, one youth 11v11, one mini 7v7 and one mini 5v5 pitch, all of good quality. The mini 7v7 pitch has 0.5 MES of actual spare capacity whilst all other pitch types are played to capacity at peak time. The site is reported to suffer from poor drainage. The site is serviced by standard quality ancillary provision.	Sustain pitch quality through dedicated maintenance regime. Explore the option of providing an 11v11 3G pitch onsite to accommodate training demand and given the site has drainage issues.	Sport Club FA FF	Local	L	L	L	Protect Enhance
128	Water Hall Primary School	MK2 3QF	Football	Community school	One mini 7v7 and one mini 5v5, both of standard quality and unavailable for community use.	Sustain pitch quality for curricular use.	School FA FF	Local	L	L	L	Protect

MILTON KEYNES CITY COUNCIL PLAYING PITCH SPORT STRATEGY

WEST ANALYSIS AREA

Headline findings

Analysis area	Pitch type	Current capacity total	Future capacity total
Football – grass pitches	-	-	-
West	Adult	Actual spare capacity of 1.5 match equivalent sessions	Shortfall of 1 match equivalent sessions
West	Youth 11v11	Shortfall of 1 match equivalent sessions	Shortfall of 2.5 match equivalent sessions
West	Youth 9v9	Played to capacity	Played to capacity
West	Mini 7v7	Actual spare capacity of 0.5 match equivalent sessions	Actual spare capacity of 0.5 match equivalent sessions
West	Mini 5v5	Actual spare capacity of 3 match equivalent sessions	Actual spare capacity of 3 match equivalent sessions
Football – 3G pitches	-	-	-
West	11v11	Shortfall of 0.75	Shortfall of 0.75
Rugby union	-	-	-
West	Senior	Shortfall of 4.4 match equivalent sessions	Shortfall of 4.4 match equivalent sessions
Hockey	-	-	-
West	Full size	Played to capacity	Played to capacity
Cricket	-	-	-
West	Saturday	Shortfall of 34 match equivalent sessions	Shortfall of 46 match equivalent sessions
West	Sunday	Shortfall of 34 match equivalent sessions	Shortfall of 34 match equivalent sessions
West	Midweek	Shortfall of 34 match equivalent sessions	Shortfall of 34 match equivalent sessions

WEST ANALYSIS AREA

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
3	Ancell Trust Sports Ground	MK11 1AR	Football	Sport Club	One adult, one youth 11v11, one youth 9v9, one mini 7v7 and one mini 5v5. Both youth pitch formats are of poor quality whilst all other pitch formats are of standard quality. The adult pitch has one MES of actual spare capacity. The youth 11v11 pitch is overplayed by 0.5 MES per week whilst the youth 9v9 pitch is overplayed by 1.5 MES per week. The mini pitches are played to capacity at peak time. The site is serviced by standard quality ancillary provision although facilities are said to be insufficient for current demand, with the clubhouse also being dated, in need of refurbishment and far away from the pitches.	Improve pitch quality through enhanced maintenance regime to alleviate overplay. Explore the feasibility of improving ancillary provision on site.	Sport Club FA FF	Local	M	M	M	Protect Enhance
3	Ancell Trust Sports Ground	MK11 1AR	Cricket	Sport Club	One good quality cricket square with 12 wickets and an NTP. The NTP is of good quality. The square is overplayed by eight matches per season. The site is serviced by standard quality ancillary provision although the changing rooms are not suitable for female participation. The site is serviced by a four-lane fixed bay training net facility.	Sustain square quality through dedicated maintenance regime. Look to reallocate some demand to the NTP on site to alleviate overplay. Explore the feasibility of improving ancillary provision on site.	Sport Club ECB	Local	M	M	M	Protect Enhance
19	Caroline Haslett Primary School	MK5 7DF	Football (unused)	Community school	One youth 11v11 pitch that is no longer marked.	Explore the option of bringing the pitches back into use for curricular demand if deemed necessary.	School	Local	L	L	L	Protect
25	Crownhill Sports Ground	MK8 0AS	Football	Sport Club	Two standard quality adult football pitches that have two MES of actual spare capacity. The site is serviced by standard quality ancillary provision but poor changing rooms that are dilapidated and in need of refurbishment in order to better accommodate demand, specifically women's and girls'.	Sustain pitch quality through enhanced maintenance regime. Explore the feasibility of improving ancillary provision on site.	Sport Club FA FF	Local	M	M	M	Protect Enhance

MILTON KEYNES CITY COUNCIL
PLAYING PITCH STRATEGY

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
25	Crownhill Sports Ground	MK8 0AS	Cricket	Sport Club	One poor quality cricket square with ten wickets. The square is overplayed by 12 matches per season. The quality of the square has deteriorated due to vandalism and a lack of funding. A lack of water next to the square is considered to be a key issue for maintenance. The clubhouse onsite provides changing rooms however these are dilapidated and in need of refurbishment in order to better accommodate demand, specifically women's and girls. Westcroft CC states that it requires an additional storage area for equipment. Westcroft CC aspires for a fixed-lane practice net and mobile cage on site.	Improve square quality through enhanced maintenance regime to alleviate overplay. Explore the feasibility of improving ancillary provision on site. Consider the feasibility of providing additional training facilities on site.	Sport Club ECB	Local	M	M	M	Protect Enhance Provide
27	Denbigh School	MK5 6EX	Football	Academies	One youth 11v11, one youth 9v9 and one mini 5v5 pitch, all of standard quality. All pitch types have discounted spare capacity due to unsecure tenure.	Sustain pitch quality through dedicated maintenance regime. Look to formalise community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect
27	Denbigh School	MK5 6EX	Cricket	Academies	One good quality, standalone NTP that is unavailable for community use.	Sustain wicket quality for curricular use.	School ECB	Local	L	L	L	Protect
32	Emerson Valley Combined School	MK4 2JR	Football	Community school	One youth 9v9 and one mini 7v7 pitch, both of standard quality and unavailable for community use.	Sustain pitch quality for curricular use.	School FA FF	Local	L	L	L	Protect
33	Emerson Valley Sports Ground	MK4 2DN	Rugby Union	Sport Club	Four senior rugby union pitches all of which are of basic quality and one of which is sports lit. One of the basic quality pitches has experienced drainage issues due to it being lower than the rest. The site is serviced by good quality ancillary provision. Site is overplayed by 2.5 match equivalent sessions.	Improve pitch quality through enhanced maintenance regime. Explore options to provide additional sports lighting to alleviate midweek overplay.	Sport Club RFU	Local	L	L	L	Protect Enhance
34	Fairfields Primary School	MK11 4BA	Football	Community school	One mini 7v7 and one mini 5v5 pitch, both of poor quality and unavailable for community use.	Sustain pitch quality for curricular use.	School FA FF	Local	L	L	L	Protect

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
35	Fairfields Sports Hub	MK11 4BA	Football	Milton Keynes Dons Community Trust	Three poor quality adult football pitches that are overplayed by two MES per week. The site is serviced by good quality ancillary provision.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Trust FA FF	Local	M	S	L	Protect Enhance
35	Fairfields Sports Hub	MK11 4BA	3G	Milton Keynes Dons Community Trust	One good quality, full-size 3G pitch that is sportslit, available for community use and features on the FA register.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary. Ensure regular usage remains available to community and grassroots clubs.	Trust FA FF	Local	L	L	L	Protect
38	Furzton Sports Ground	MK4 1HD	Football (unused)	Local Authority	Two adult football pitches that are no longer marked. Ancillary facilities have recently been refurbished onsite and are rated as good quality.	Explore the option of bringing the pitches back into use.	Local Authority FA FF	Local	L	L	L	Protect
38	Furzton Sports Ground	MK4 1HD	Cricket (unused)	Local Authority	A cricket square is present on site although no wickets are marked or maintained.	Bring the square back into use to help alleviate shortfalls of cricket provision across the City.	Local Authority ECB Bucks Cricket	Local	L	L	L	Protect
39	Garthwaite Sports and Community Pavilion	MK5 7FB	Football (unused)	Local Authority	One youth 11v11 and one youth 9v9 pitch that are no longer marked. Ancillary facilities are rated as standard quality and include changing rooms and toilets as well as a large studio and function room.	Explore the option of bringing the pitches back into use.	Local Authority FA FF	Local	L	L	L	Protect
57	Kiln Farm Football Pitch (Closed)	MK11 3LL	Football (disused)	Other	An adult football pitch that now lies disused. No ancillary facilities are available at this site.	Explore feasibility of bringing the playing field back into use given local shortfalls, or as a minimum retain as strategic reserve.	Council FA FF	Local	L	L	L	Protect
59	Knowlhill Sports Ground (Closed)	MK5 8ND	Football (unused)	Local Authority	An adult football pitch that is no longer marked or used. A cycling club has approached the Council to develop a BMX track at the site.	Explore the development of the BMX track subject to it meeting NPPF and SE Policy.	Council FA FF	Local	L	L	L	Protect Enhance
59	Knowlhill Sports Ground (Closed)	MK5 8ND	Cricket (unused)	Local Authority	A cricket square which is no longer marked or used. A cycling club has approached the Council to develop a BMX track at the site.	Explore the development of the BMX track subject to it meeting NPPF and SE Policy.	Council ECB	Local	L	L	L	Protect Enhance

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
62	Long Meadow School	MK5 7XX	Football	Community school	One adult, two youth 9v9 and one mini 5v5, all of good quality. The adult and mini 5v5 pitches have discounted spare capacity due to unsecure tenure whilst the youth 9v9 pitches are played to capacity within the peak period.	Sustain pitch quality through dedicated maintenance regime. Look to formalise community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect
64	Loughton School	MK5 8DN	Football	Academies	One youth 9v9, two mini 7v7 and one mini 5v5 pitch, all of standard quality and unavailable for community use.	Sustain pitch quality for curricular use.	School FA FF	Local	L	L	L	Protect
65	Loughton Sports Ground	MK5 8DL	Football	Loughton & Great Holm Parish Council	Two standard quality youth 11v11 pitches that are played to capacity at peak time. The site is serviced by standard quality ancillary provision.	Sustain pitch quality through dedicated maintenance regime.	Parish Council FA FF	Local	L	L	L	Protect
68	Medbourne Pavilion	MK5 6LS	Football	Shenley Church End Parish Council	One adult, two youth 11v11 and one youth 9v9 pitch, all of standard quality. The adult pitch is played to capacity whilst the youth 9v9 pitch is played to capacity at peak time. The youth 11v11 pitches have 0.5 MES of actual spare capacity per week. The site is serviced by good quality ancillary provision and standard quality changing facilities.	Sustain pitch quality through dedicated maintenance regime.	Parish Council FA FF	Local	L	L	L	Protect
95	Priory Park Pavilion	MK4 4NW	Football	Shenley Brook End Parish Council	Three mini 7v7 pitches of standard quality and three mini 5v5 pitches of good quality. Both pitch types are played to capacity at peak time. The site is serviced by good quality ancillary provision and standard quality changing facilities.	Sustain pitch quality through dedicated maintenance regime.	Parish Council FA FF	Local	L	L	L	Protect
96	Priory Rise School	MK4 3GE	Football	Education	Six standard quality mini 5v5 pitches with discounted spare capacity due to unsecure tenure.	Sustain pitch quality through dedicated maintenance regime. Look to formalise community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect
100	Shenley Brook End School	MK5 7ZT	Football	Academies	Three youth 11v11, one youth 9v9 and two mini 5v5 pitches. One of the youth 11v11 pitches and the youth 9v9 pitch is of poor quality. All remaining pitches are of standard quality.	Sustain pitch quality through dedicated maintenance regime. Look to formalise community use agreement to provide security of tenure.	School FA FF	Local	L	L	L	Protect

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
					The poor quality youth 11v11 pitch is played to capacity whilst the youth 9v9 pitch has discounted spare capacity due to poor pitch quality. All other pitches are played to capacity at peak time.							
100	Shenley Brook End School	MK5 7ZT	3G	Academies	One good quality, small-size 3G pitch that is sportslit and available for community use.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary.	School FA FF	Local	L	L	L	Protect
101	Shenley Leisure Centre	MK5 6HF	3G	Local Authority	Two standard quality small size 3G pitches that are sportslit and available for community use.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary.	Council FA FF	Local	L	L	L	Protect
108	St Mary and St Giles C of E Junior School	MK11 1EF	Hockey	Voluntary Aided School	One small-size, hockey suitable AGP that is unavailable for community use.	Sustain pitch quality for curricular use.	School EH	Local	L	L	L	Protect
118	Tattenhoe Sports Pavilion	MK4 3EQ	Football	Milton Keynes Dons Community Trust	Three adult, two youth 9v9 and two mini 7v7 pitches, all of good quality. The adult and mini pitches are played to capacity at peak time whilst the youth 9v9 pitch has one MES of actual spare capacity per week. The site is serviced by good quality ancillary provision.	Sustain pitch quality through dedicated maintenance regime.	Trust FA FF	Key	L	L	L	Protect
118	Tattenhoe Sports Pavilion	MK4 3EQ	3G	Milton Keynes Dons Community Trust	One standard quality, full-size 3G pitch that is sportslit and features on the FA register.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary.	Trust FA FF	Key	L	L	L	Protect
118	Tattenhoe Sports Pavilion	MK4 3EQ	Cricket	Milton Keynes Dons Community Trust	One unused cricket square with an approximate maximum boundary radius of 58 metres from the middle of the pitch.	Explore options to re-introduce into the current supply to reduce identified shortfalls.	Trust ECB	Key	L	L	L	Protect Enhance
119	The Hazeley Academy	MK8 0PT	Football	Academies	One adult, one youth 11v11, one mini 7v7 and three mini 5v5 pitches, all of standard quality. The youth 11v11 pitch is overplayed by 0.5 MES per week whilst the adult and mini 7v7 pitches have 0.5 MES of actual spare capacity per week. The mini 5v5 pitches have three MES of actual spare capacity per week.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Academy FA FF	Local	M	S	L	Protect Enhance

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
119	The Hazeley Academy	MK8 0PT	3G	Academies	Site is highlighted for the potential development of an 11v11 3G pitch. There will be an impact on cricket but mitigation has been agreed.	Install the 11v11 3G without detrimentally impact other sports played on the playing field.	Academy FA FF	Local	M-H	M	H	Protect Provide Enhance
119	The Hazeley Academy	MK8 0PT	Rugby Union	Academies	One junior rugby union pitch that is of standard (M1/D1) quality that is unavailable for community use.	Sustain pitch quality for curricular use.	Academy RFU	Local	L	L	L	Protect
119	The Hazeley Academy	MK8 0PT	Cricket	Academies	A standard quality, standalone NTP that is unavailable for community use.	Sustain wicket quality for curricular use.	Academy ECB	Local	L	L	L	Protect
124	Two Mile Ash School	MK8 8LH	Football	Foundation School	Two mini 5v5 pitches that are of poor quality and unavailable for community use.	Sustain pitch quality for curricular use.	School FA FF	Local	L	L	L	Protect
129	Watling Academy	MK8 1EP	Football	Academies	One youth 11v11 and two youth 9v9, all of standard quality. The youth 11v11 pitch is overplayed by 0.5 MES per week. The youth 9v9 pitches have discounted spare capacity due to unsecure tenure.	Improve pitch quality through enhanced maintenance regime to alleviate overplay.	Academy FA FF	Local	M	S	L	Protect Enhance
129	Watling Academy	MK8 1EP	3G	Academies	One good quality, full-size 3G pitch that is sportslit, available for community use and features on the FA register.	Sustain pitch quality through dedicated maintenance regime. Ensure sinking fund is in place for future refurbishment when necessary.	Academy FA FF	Local	L	L	L	Protect
136	Westcroft Sports Ground	MK4 4DB	Football	Shenley Brook End Parish Council	One youth 11v11 and one youth 9v9 pitch, both of standard quality. The youth 11v11 pitch is played to capacity whilst the youth 9v9 pitch has 0.5 MES of actual spare capacity per week. The site is serviced by standard quality ancillary facilities.	Sustain pitch quality through dedicated maintenance regime.	Parish Council FA FF	Local	L	L	L	Protect

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Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
136	Westcroft Sports Ground	MK4 4DB	Cricket	Shenley Brook End Parish Council	One standard quality, cricket square with five grass wickets and an NTP. The NTP is of good quality. The square is overplayed by 14 matches per season. The site is serviced by a two-lane, fixed bay training net although the facility is currently unusable and requires significant refurbishment. Both MK Stallions and MK Air cricket clubs indicate an ambition to refurbish the practice facility and install a mobile cage on site. The site is serviced by standard quality ancillary facilities although changing facilities are not considered suitable for women's and girls' demand.	Improve square quality through enhanced maintenance regime. Look to reallocate some demand to the NTP on site to alleviate overplay. Explore the feasibility of improving training facilities on site.	Parish Council ECB	Local	H	S	M	Protect Enhance

PART 7: HOUSING GROWTH SCENARIOS

The PPS provides an estimate of demand for pitch sport based on population forecasts to 2047 with this future demand then translated into teams likely to be generated. Sport England's Playing Pitch Calculator adds to this, updating the likely demand generated for pitch sports based on housing increases before converting the demand into match equivalent sessions and the number of pitches that may be required to meet the growth. It also gives the associated costs of supplying the increased pitch provision and splits the total pitch requirement into natural turf pitches to meet peak period demand, artificial grass pitches to meet training demand, and the additional number of changing rooms required.

The emerging Local Plan, Milton Keynes City Plan (2022-2050), will make allocations for housing growth, and its policies will also be used to determine proposals for any housing proposals over the plan period. To therefore understand how the PPS can be used alongside the Playing Pitch Calculator, this section is provided as a guide to show the additional demand for pitch sports that could be generated from housing growth in Milton Keynes, thus showing how the calculators work and what they can provide. It explores three example scenarios, two centred on strategic allocations within the Plan and one on overall growth.

For the playing pitch sports, the demand is shown in match equivalent sessions per week for most sports, except for cricket, where match equivalent sessions are by season. Training demand is expressed in either hours or match equivalent sessions; where expressed in hours, it is expected that demand will use either a 3G pitch (football demand) or an AGP (hockey demand). Where expressed in match equivalent sessions, it is expected training will take place on sports-lit grass pitches (i.e., for rugby union). The indicative figures assume that population growth will average 2.4 persons per home. This is based on a national average.

Scenario One – Proposed Eastern Strategic City Extension (7,750 new homes)

The following scenario looks at the theoretical impact of the proposed Eastern Strategic City Extension which will see the creation of 7,750 new homes and an estimated population increase of 18,600 residents.

In total, this demand will generate demand equating to 18.05 match equivalent sessions of newly generated demand per week for grass pitch sports, 1.37 match equivalent sessions on a hockey suitable AGP and 90.54 match equivalent sessions of demand per season for cricket. Training demand equates to 41.33 hours of use per week for football on 3G pitches and 1.24 hours on a hockey suitable AGP.

Table 7.1: Likely demand for grass pitch sports generated from the proposed Eastern Strategic City Extension

Pitch sport	Match demand per week ¹⁰	Training demand ¹¹
Adult football	1.82 match equivalent sessions	41.33 hours
Youth football	9.34 match equivalent sessions	
Mini soccer	5.82 match equivalent sessions	
Rugby union	1.07 match equivalent sessions	1.15 match equivalent sessions
Adult hockey	0.3 match equivalent sessions	0.91 hours
Junior & mixed hockey	0.27 match equivalent sessions	0.33 hours

¹⁰ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

¹¹ Hours equate to access to a full size sports lit 3G pitch or hockey suitable AGP

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Pitch sport	Match demand per week ¹⁰	Training demand ¹¹
Cricket	90.54 match equivalent sessions	_12

The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

Table 7.2: Estimated demand and costs for new pitch provision

Pitch type	Number of pitches to meet demand	Capital cost ¹³	Lifecycle Cost (per annum) ¹⁴	Number of changing rooms	Capital cost
Natural grass pitches	20.08	£2,321,521	£449,773	21.47	£4,693,942
Adult football	1.82	£222,186	£43,771	3.65	£796,971
Youth football	9.34	£940,898	£190,061	11.63	£2,541,813
Mini soccer	5.82	£185,031	£36,636	0	£0
Rugby union	1.07	£197,965	£36,624	2.13	£466,633
Cricket	2.03	£775,440	£142,681	4.06	£888,526
Artificial grass pitches	1.18	£1,482,621	£41,733	2.36	£516,470
Sand based AGPs	0.09	£99,184	£2,579	0.19	£40,913
3G	1.09	£1,383,437	£39,154 ¹⁵	2.18	£475,557

Overall, an additional 21.27 pitches would be required to meet additional demand arising from the 7,750 new homes identified for potential development. This consists of 20.08 grass pitches and 1.18 artificial pitches. This would require an expected capital cost of £3,804,142 and a lifecycle cost per annum of £491,506.

To facilitate the increased provision, 23.83 changing rooms would need to be provided at a capital cost of £5,210,412.

Scenario Two – Proposed East of Wavendon Strategic City Extension (2,250 new homes)

The following scenario looks at the theoretical impact of the proposed East of Wavendon Strategic Extension which will see the creation of 2,250 new homes and an estimated population increase of 5,400 residents.

In total, this demand will generate demand equating to 5.24 match equivalent sessions of newly generated demand per week for grass pitch sports, 0.17 match equivalent sessions on a hockey suitable AGP and 26.28 match equivalent sessions of demand per season for cricket. Training demand equates to 12 hours of use per week for football on 3G pitches and 0.35 hours on a hockey suitable AGP.

¹² No estimate for training demand is currently calculated for cricket as the PPC assumes the use of a pitch is not the primary location for cricket training activity e.g. use of cricket nets and the outfield.

¹³ <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance>

¹⁴ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

¹⁵ 3G pitches generally generate enough surplus to cover the full operating costs

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Table 7.3: Likely demand for grass pitch sports generated from the proposed East of Wavendon Strategic Extension

Pitch sport	Match demand per week ¹⁶	Training demand ¹⁷
Adult football	0.53 match equivalent sessions	12 hours
Youth football	2.71 match equivalent sessions	
Mini soccer	1.69 match equivalent sessions	
Rugby union	0.31 match equivalent sessions	0.33 match equivalent sessions
Adult hockey	0.09 match equivalent sessions	0.27 hours
Junior & mixed hockey	0.08 match equivalent sessions	0.09 hours
Cricket	26.28 match equivalent sessions	– ¹⁸

The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

Table 7.4: Estimated demand and costs for new pitch provision

Pitch type	Number of pitches to meet demand	Capital cost ¹⁹	Lifecycle Cost (per annum) ²⁰	Number of changing rooms	Capital cost
Natural grass pitches	5.83	£673,972	£130,576	6.23	£1,362,730
Adult football	0.53	£64,505	£12,708	1.06	£231,377
Youth football	2.71	£273,152	£55,177	3.38	£737,925
Mini soccer	1.69	£53,717	£10,636	0	£0
Rugby union	0.31	£57,473	£10,633	0.62	£135,473
Cricket	0.59	£225,124	£41,423	1.18	£257,955
Artificial grass pitches	0.34	£430,425	£12,116	0.69	£149,938
Sand based AGPs	0.03	£28,795	£749	0.05	£11,878
3G	0.32	£401,630	£11,367	0.63	£138,060

Overall, an additional 6.17 pitches would be required to meet additional demand arising from the 2,250 new homes identified for potential development. This consists of 5.83 grass pitches and 0.34 artificial pitches. This would require an expected capital cost of £1,104,397 and a lifecycle cost per annum of £142,691.

To facilitate the increased provision, 6.92 changing rooms would need to be provided at a capital cost of £1,512,669.

¹⁶ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

¹⁷ Hours equate to access to a full size sports lit 3G pitch or hockey suitable AGP

¹⁸ No estimate for training demand is currently calculated for cricket as the PPC assumes the use of a pitch is not the primary location for cricket training activity e.g. use of cricket nets and the outfield.

¹⁹ <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance>

²⁰ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

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Scenario Three – Total growth over the emerging MK City Plan Period – 59,779

The following scenario looks at the theoretical impact of the full extent of growth of planned housing development over the emerging MK City Plan Period (2050). This equates to 59,779 new homes and a population increase of 143,469 residents.

In total, this demand will generate demand equating to 139.24 match equivalent sessions of newly generated demand per week for grass pitch sports, 4.42 match equivalent sessions on a hockey suitable AGP and 698.34 match equivalent sessions of demand per season for cricket. Training demand equates to 318.79 hours of use per week for football on 3G pitches and 9.55 hours on a hockey suitable AGP.

Table 7.5: Likely demand for grass pitch sports generated from 59,779 new homes

Pitch sport	Match demand per week ²¹	Training demand ²²
Adult football	14.06 match equivalent sessions	318.79
Youth football	72.07 match equivalent sessions	
Mini soccer	44.88 match equivalent sessions	
Rugby union	8.23 match equivalent sessions	8.85 match equivalent sessions
Adult hockey	2.35 match equivalent sessions	7.04 hours
Junior & mixed hockey	2.07 match equivalent sessions	2.51 hours
Cricket	698.34 match equivalent sessions	— ²³

The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

Table 7.6: Estimated demand and costs for new pitch provision

Pitch type	Number of pitches to meet demand	Capital cost ²⁴	Lifecycle Cost (per annum) ²⁵	Number of changing rooms	Capital cost
Natural grass pitches	154.92	£17,906,716	£3,469,258	183.83	£36,205,939
Adult football	14.06	£1,713,806	£337,620	165.61	£6,147,350
Youth football	72.07	£7,257,464	£1,466,008	28.12	£19,605,768
Mini soccer	44.88	£1,427,216	£282,588	89.68	0
Rugby union	8.23	£1,526,977	£282,491	16.47	£3,599,303
Cricket	15.68	£5,981,252	£1,100,551	31.35	£6,853,518
Artificial grass pitches	9.11	£11,436,987	£321,899	18.22	£3,983,717
Sand based AGPs	0.72	£765,044	£19,891	1.45	£315,580
3G	8.39	£10,670,943	£302,008	16.77	£3,668,137

Overall, an additional 164.03 pitches would be required to meet additional demand arising from the 59,779 new homes identified for development. This consists of 154.92 grass pitches and 9.11 artificial pitches.

²¹ As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

²² Hours equate to access to a full size sports lit 3G pitch or hockey suitable AGP

²³ No estimate for training demand is currently calculated for cricket as the PPC assumes the use of a pitch is not the primary location for cricket training activity e.g. use of cricket nets and the outfield.

²⁴ <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance>

²⁵ Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

This would require an expected capital cost of £29,342,703 and a lifecycle cost per annum of £3,791,157.

To facilitate the increased provision, 183 changing rooms would need to be provided at a capital cost of £40,189,657. It is important to recognise that this represents a substantial level of provision. Each development scheme should be considered in the context of the current position of each playing field sport, as identified in this PPS. Feedback from NGBs and local clubs will be essential to ensure that an appropriate and sufficient level of provision is maintained throughout the emerging plan period. This feedback may represent a higher level of need than what has been initially captured within the PPC scenario above.

Conclusion

For both proposed strategic allocations (scenarios one and two) each will require new provision to be provided. As explained in further detail in Part 5, where new pitches/facilities are required, consideration should be given to providing multi-pitch sites with suitable ancillary provision, including appropriate clubhouse/changing rooms and car parking. Single pitch/facility sites which have been provided traditionally by developers are generally not considered to provide long term sustainable provision for the relevant sports.

For sports where an insufficient amount of demand is expected to emerge to create dedicated provision (i.e. for hockey and rugby union), the Action Plan in this document should be consulted to determine whether the additional demand can be accommodated via existing provision or whether contributions should be sought to enhance existing provision in the locality to accommodate the increased demand. This can be through, for example, improving quality, or providing new or improved ancillary provision.

Similarly, to support the overall proposed growth of 59,779 new homes (scenario three), a substantial increase in sports provision will be required. Each new development allocation should consider this need, either through the provision of new playing pitches and supporting infrastructure or by enhancing the capacity and quality of existing facilities.

As part of the process for determining off-site contributions, consultation with appropriate NGBs should be used to assist in the selection of suitable sites and suitable enhancements. The Council should also consider pooling S106 contributions from major housing schemes to invest in priority sites.

PART 8: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE

The section below is a generalised approach on how to deliver a PPS whilst also keeping it robust and up-to-date. However, a more tailored approach should also be considered and designed for Milton Keynes based on the requirements and priorities of the Steering Group.

Delivery

The PPS seeks to provide guidance for maintenance/management decisions and investment made across Milton Keynes. By addressing the issues identified in the Assessment Report and using the strategic framework presented in this Strategy, the current and future sporting and recreational needs of the City can be satisfied. The Strategy identifies where there is a deficiency in provision and recommends how best to resolve this in the future.

It is important that this document is used in a practical manner, is used to engage with partners and encourages partnerships to be developed, to ensure that outdoor sports facilities are regarded as a vital aspect of community life and which contribute to the achievement of Council priorities.

The creation of this document should be regarded as part of the planning process. The success of this Strategy and the benefits that are gained are dependent upon regular engagement between all partners involved and the adoption of a strategic approach. Each member of the steering group should take the lead to ensure the PPS is used and applied appropriately within their area of work and influence.

To help ensure the PPS is well used, it should be regarded as the key document within the study area guiding the improvement and protection of playing pitch and outdoor sport provision. It needs to be the document people regularly turn to for information on the how the current demand is met and what actions are needed to improve the situation and meet future demand. For this to be achieved, the Steering Group needs to have a clear understanding of how the PPS can be applied and therefore delivered.

The process of completing the PPS will hopefully have already resulted in a number of benefits that will help with its application and delivery. These may include enhanced partnership working across different agendas and organisations, pooling of resources along with strengthening relationships and understanding between different stakeholders and between members of the steering group and the sporting community. The drivers behind the PPS and the work to develop the recommendations and action plan will have also highlighted, and helped the steering group to understand, the key areas to which it can be applied and how it can be delivered.

Monitoring and updating

It is important that there are regular monitoring and review against the actions identified in the Strategy. This monitoring should continue be led by the local authority and supported by all members of, and reported back to, the Steering Group. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery. It is possible that in the interim between reviews the Steering Group could also operate as a 'virtual' group; prepared to comment on suggestions and updates electronically when relevant.

It is agreed that the Local Authority (potentially via consultants e.g., KKP) is responsible for keeping the database and background supply and demand information up-to-date in order that area-by-area action plans can be updated. This should be carried out in consultation with the NGBs, particularly around affiliation time when information is updated.

As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the steering group, then Sport England and the NGBs would consider it and the information on which it is based to be out of date. The nature of the supply and in particular the demand for provision is likely to change year-on-year, meaning that without any form of review and update it would be difficult to make the case that the supply and demand information and assessment work is sufficiently robust.

An annual review should not be regarded as a particularly resource intensive task. However, it should highlight:

- ◀ How the delivery of the recommendations and action plan has progressed and any changes required to the priority afforded to each action (e.g., the priority of some may increase following the delivery of others).
- ◀ How the PPS has been applied and the lessons learnt.
- ◀ Any changes to particularly important sites and/or clubs in the area (e.g., the most used or high quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues.
- ◀ Any development of a specific sport or particular format of a sport.
- ◀ Any new or emerging issues and opportunities.

Alongside regular steering group meetings a good way to keep the strategy up-to-date and maintain relationships is to hold sport specific meetings with the NGBs and other relevant parties. These meetings look to update the key supply and demand information, if necessary, amend the assessment work, track progress with implementing the recommendations and action plan and highlight any new issues and opportunities.

These meetings could be timed to fit with the annual affiliation process undertaken by the NGBs which would help to capture any changes in the number and nature of sports clubs in the area. Other information that is already collected on a regular basis such as pitch booking records for local authority and other sites could be fed into these meetings.

The NGBs are also able to indicate any further performance quality assessments that have been undertaken within the study area.

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PLAYING PITCH STRATEGY

Checklists

In order for this Strategy to be signed off by the steering group, a Stage D Checklist: Develop the Strategy, is signed off.

Stage D Checklist: Develop the Strategy	Tick ✓	
	Yes	Requires Attention
Step 7: Develop the recommendations and action plan	✓	
1. Have a number of study area specific scenarios been looked at to help explore key issues and findings along with possible recommendations and actions?	✓	
2. Have any recommendations and actions regarding AGP provision taken into account the guidance in the 'Selecting the Right Artificial Surface' document and any NGB specific information?	✓	
3. Do the recommendations reflect the drivers, vision and objectives of the work?	✓	
4. Are the recommendations precise enough to enable the development of clear individual area, sport and site specific actions to help achieve them?	✓	
5. Have all relevant parties been engaged with the development of, and are signed up to the delivery of, the recommendations and actions?	✓	
6. Are the recommendations and actions clearly presented?	✓	
7. Has particular attention been paid to the situation at priority sites and those which are being significantly overplayed?	✓	
8. Have area, sport and site specific solutions been proposed to protect, enhance, and provide playing pitch provision to meet the current and future demand?	✓	
9. Has guidance on the future of any sites highlighted as being at risk been provided?	✓	
10. Do the recommendations and actions seek to make the best use of existing pitches?	✓	
11. Has the detriment and benefit of proposals to relocate provision been presented?	✓	
12. Has the level and type of any new playing pitch provision required been presented?	✓	
13. Has the importance of providing appropriate and fit for purpose ancillary facilities been highlighted in order to maximise the potential benefit to sport of any pitches?	✓	
14. Have the recommendations sought to ensure an adequate amount of spare capacity in the provision of accessible pitches with secured community use?	✓	
15. Does the PPS provide a steer as to the future of any spare capacity and any provision that may be genuinely surplus to requirements (paragraphs D12 to D15)?	✓	
16. Does the action plan cover the points listed in paragraph D17?	✓	
17. Does the action plan provide the most appropriate actions to improve provision in the study area rather than just those which the local authority can deliver?	✓	
18. Does the action plan represent an infrastructure plan for playing pitches with deliverable area, sport and site specific actions and projects?	✓	
Step 8: Write and Adopt the Strategy	✓	
1. Does the PPS document provide the reader with a clear understanding of the areas listed in paragraph D20?		

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2.	Is it clear from the PPS document why the recommendations and actions have been included, how they are to be delivered and what they will achieve?	✓	
3.	Does the PPS document indicate how it should be used and applied in different areas and circumstances along with the benefits of doing so?	✓	
4.	Has the PPS document been subject to appropriate consultation?	✓	
5.	Do all members of the steering group and other relevant parties endorse the PPS and recognise its lead role in guiding the improvement of pitches in the study area?	✓	
6.	Has the PPS document been formally adopted by the local authority and is its status recognised across all relevant departments?	✓	

To help ensure the PPS is delivered and is kept robust and up-to-date, the steering group can refer to the new methodology Stage E Checklist: Deliver the strategy and keep it robust and up-to-date:

Stage E: Deliver the strategy and keep it robust and up-to-date	Tick ✓	
	Yes	Requires Attention
Step 9: Apply and deliver the strategy		
1. Are steering group members clear on how the PPS can be applied across a range of relevant areas?		
2. Is each member of the steering group committed to taking the lead to help ensure the PPS is used and applied appropriately within their area of work and influence?		
3. Has a process been put in place to ensure regular monitoring of how the recommendations and action plan are being delivered and the PPS is being applied?		
Step 10: Keep the strategy robust and up-to-date		
1. Has a process been put in place to ensure the PPS is kept robust and up-to-date?		
2. Does the process involve an annual update of the PPS?		
3. Is the steering group to be maintained and is it clear of its on-going role?		
4. Is regular liaison with the NGBs and other parties planned?		
5. Has all the supply and demand information been collated and presented in a format (i.e. single document that can be filtered accordingly) that will help people to review it and highlight any changes?		
6. Have any changes made to the Active Places Power data been fed back to Sport England?		