

Playing Pitch Loss and Mitigation Proposals

Manchester City Council (MCC) has adopted and published the Playing Pitch and Outdoor Sport Strategy (PPOSS) on their website:

https://www.manchester.gov.uk/info/200074/planning/6572/local_plan/3

MCRactive and MCC Parks Team agree the mitigation for Bignor Street below aligns to MCC Sport Strategies and Physical Activity objectives.

The proposed loss at Bignor St is an area of playing field with an undersized cricket pitch and MUGA which results in the approximate loss of playing field of 2,023m². This area of loss is not of sufficient size to enable re-provision of a full size or junior cricket pitch elsewhere. In terms of playing field land required to meet a need for deficiencies in other pitch sports, the 2,023m² area of re-provision is also not sufficient to help address those deficiencies because those other sports require a much larger area of playing field to enable pitches of a suitable size to be accommodated. Replacement of 2,023m² would result in a single pitch site with no ancillary facilities to support it, which is neither sustainable or actively contributes to the supply of pitches.

It is therefore agreed between the applicant and MCR active that the provision of two new offsite MUGAs providing a cricket/basketball/football offer (set out in further detail below), together with the onsite provision for cricket nets via the proposed 'batting enclosure' within the application [Ref: 135936/FO/2023] will be sufficient mitigation the loss of playing field in accordance with national and local planning policy, including Sport England's guidance.

On site Mitigation

The onsite mitigation comprises of the provision of 2no. cricket nets which will be design to English Cricket Board standards. Access to the cricket nets will be secured through a Community Use Agreement (CUA), and will be free at the point of use to the community.

The detailed design of the cricket nets 'batting enclosure' will be agreed, by planning condition and submitted prior to any above ground construction of the proposed new school.

Off Site Mitigation

MCC will enter into a legal agreement that commits MCC Parks Team the 'Council' to designing and obtaining all planning approvals and all other consents that

might be required within 18 months of the agreed funds being made available to MCC in delivering the following offsite mitigation for the loss at Bignor Street. The DfE / Star Academies will pay MCC £505k as the full contribution towards the Council funding the full feasibility, design, delivery and ongoing maintenance of this mitigation, paid on or before any above ground construction work starts at the proposed school.

MCC agree to the provision of a MUGA at Cheetham Park, in the location shown below. The size of the MUGA is proposed to be a maximum of 1,559 m².



The red line boundary within Cheetham Park is the area identified as the mitigation site for a replacement MUGA. This is the area that will be the focus for a Feasibility Study and Design concept based on the following parameters:

- Box Cricket Facility: The distance between the running crease and batting crease should be 11m. THE COURT: Should be no less than 28m and no more than 30m in length and no less than 10.5m and no more than 12m in width. The height should be between 4-4.5m (although this will be determined by planning considerations)
- Sports Lighting informed by planning considerations.
- Artificial Grass construction to allow for recreational football in addition to cricket usage.
- An enclosed MUGA style construction and similar to cricket nets, without ball-strike risks to other users of the parks or nearby roads/residential.



MCC agree to the provision of a MUGA at Smedley Playing Field in the location shown below. The size of the MUGA is proposed to be a maximum of 1,623 m².



The type of MUGA has been informed by the PlayZone consultation responses. PlayZones are safe, inclusive and accessible outdoor facilities that bring communities together through recreational forms of football and a range of other sports.

The consultation revealed that the preferred site for a PlayZone is Smedley Playing Fields, and the preferred combination of sports are football and basketball. Therefore, the MUGA will be designed to accommodate both football and basketball. There is a football club (Abraham Moss Warriors) who already play on the site, and they have indicated the new MUGA/PlayZone will help meet their training needs.

Subject to and following the necessary consents these proposals (2x MUGA) will be delivered within 18 months of release of the proposed mitigation funds, or alternative proposals delivered that are of the same or better, in qualitative and quantitative terms, and within the same local vicinity by the same date.