

Addendum to Playing Pitch and Outdoor Sports Strategy Part 7: Housing Growth Scenarios

Scenario Five: Likely demand generated from grass pitch sports generated from the Draft Site allocations in the Knowle/Dorridge Hub Area

Including windfall developments, the now withdrawn Solihull Local Plan Review identifies site allocations in the Knowle/Dorridge hub area equating to 1,469 dwellings, with estimated population growth therefore equating to 3,526 people (2.4 people per dwelling).

Table 7.9: Likely demand from grass pitch sports generated from 3,526 dwellings

Pitch sport	Estimated demand by sport for 3,526 dwellings	
	Match demand per week	Training demand
Adult football	1.10	-
Youth football	1.47	-
Mini soccer	1.53	-
Rugby union	0.53	-
Rugby league	-	-
Cricket	0.62	-
Sand based AGPs	0.08	-
3G	0.22	-

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

Table 7.10: Estimated demand and costs for new pitch provision in Knowle/Dorridge

Pitch type	Estimated demand and costs for new pitches			Changing rooms	
	Number of pitches to meet demand	Capital cost ¹	Lifecycle Cost (per annum) ²	Number	Capital cost
Adult football	1.10	£118,804	£23,404	2.20	£423,915
Youth football	1.47	£129,931	£26,246	1.68	£322,785
Mini soccer	1.53	£44,909	£8,892	-	-
Rugby union	0.53	£84,950	£15,716	1.05	£202,077
Rugby league	-	-	-	-	-
Cricket	0.62	£211,722	£38,957	1.25	£240,872
Sand based AGPs	0.08	£78,642	£2,045	0.17	£32,492
3G	0.22	£241,242	£7,385	0.43	£83,059

Overall, an additional 5.55 pitches could be required to accommodate increased demand from overall housing growth in addition to 6.78 changing rooms. This would require an expected capital cost of £910,200 and a lifecycle cost per annum of £122,645.

¹ Sport England Facilities Costs Third Quarter 2022 – (<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>)

² 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)

Addendum to Playing Pitch and Outdoor Sports Strategy Part 7: Housing Growth Scenarios (now withdrawn Solihull Local Plan)

The table below provides a breakdown of the individual sites included within the scenarios for the hub areas identified in the [Council's Mitigation Strategy](#). The scenarios demonstrate the potential additional demand for pitch sports resulting from housing growth in Solihull and illustrate how Sport England's Playing Pitch Calculator operates and the outputs it can generate. The scenarios were based on the most up-to-date evidence available at the time regarding proposed housing figures in the emerging Local Plan Review.

Hub	Site Number	No. of Dwellings
Blythe	BL1	385
	BL2	1,100
	BL3	330
	Windfall	783
East of Solihull	HA1	100
	HA2	105
	SO1	770
	SO2	99
	UK2	0
	Sharmans Cross Road	100
	Rowood Drive	35
	Land Rover Sports and Social Club	0
	Windfall	888
Knowle/Dorridge	HH1	100
	KN1	193
	KN2	855
	Windfall	321
Balsall Common	BC1	963
	BC2	110
	BC3	132
	BC4	220
	BC5	253
	BC6	80
	ME1	95
	Windfall	285