Calculation of Playing Pitch Costs for the Rugby Borough Council Local Plan

The costs for playing pitches, as specified in Appendix 3 of the Regulation 19 Local Plan, were calculated using the Sport England Playing Pitch Calculator (PPC) in October 2025. The PPC is an interactive tool which estimates the demand that may be generated for the use of playing pitches by a new population, and the costs of meeting that demand.

To derive the playing pitch costs that are specified in the Regulation 19 Local Plan, the PPC was used to calculate the playing pitch costs for a new population of 1,000 residents within Rugby borough. Costs per pitch were then arrived at using a multiplier based on the number of pitches that are required per 1,000 residents.

The number of existing sports teams, as inputted into the calculator, was taken from the latest Playing Pitch Assessment Report (2023). Otherwise, default settings were used. Although calculated by the PPC, changing rooms have not been included within the playing pitch costs reported in the Local Plan.

The step-by-step process of calculating the playing pitch costs was as described below.

Step 1: Run the Calculator

The PPC was ran for a new population of 1,000 residents in Rugby borough using the calculator's default settings. The team numbers inputted into the calculator were those reported in the latest Playing Pitch Assessment as reproduced below.

Football	No. of Teams
Men 11v11 (16-45yrs)	42
Women 11v11 (16-45yrs)	6
Boys 11v11 (12-15yrs)	46
Girls 11vss (12-15yrs)	11
Boys 9v9 (10-11yrs)	30
Girls 9v9 (10-11yrs)	10
Mixed 7v7 (8-9yrs)	45
Mixed 5v5 (6-7yrs)	38

Cricket	No. of Teams
Men (18-55yrs)	37
Women (18-55yrs)	5
Boys (7-18yrs)	7
Girls (7-18yrs)	0

Rugby Union	No. of Teams
Men (19-45yrs)	14
Women (19-45yrs)	1
Boys (13-18yrs)	28
Girls (13-18yrs)	4
Mixed (7-12yrs)	25

Hockey	No. of Teams
Men (17-55yrs)	7
Women (17-55yrs)	5
Boys (14-16yrs)	2
Girls (14-16yrs)	2
Boys (11-13yrs)	2
Girls (11-13yrs)	2
Mixed (5-10yrs)	2

Hockey Junior Members	No. of Members
Boys (14-16yrs)	43
Girls (14-16yrs)	25
Boys (11-13yrs)	66
Girls (11-13yrs)	48
Mixed (5-10yrs)	135

The results produced by the calculator were as follows:

Pitch Type	Number of Pitches	Capital Cost	Lifecycle Costs (per annum)	Changing Rooms (number)	Changing Rooms (cost)
Natural Grass Pitches	1.35	153,055	29,408	1.61	328,559
Adult Football	0.21	23,630	4,655	0.43	87,000
Youth Football	0.43	41,237	8,330	0.51	103,355
Mini Soccer	0.37	11,137	2,205	0	0
Rugby Union	0.24	40,515	7,495	0.47	96,522
Rugby League	0	0	0	0	0
Cricket	0.1	36,536	6,723	0.2	41,682
Artificial Grass Pitches	0.07	82,932	2,390	0.15	29,988
Sand Based	0.02	19,845	516	0.04	8,243
3G	0.05	63,087	1,874	0.11	21,745
Total	**1.42**	**235,987**	**31,798**	**1.76**	**358,547**

Step 2: Calculate the Costs per Pitch

The costs given by the calculator are for a new population of 1,000 residents, not a cost per pitch. In all instances, the costs are for a fraction of a pitch rather than a full pitch. Therefore, to determine the costs for a full pitch, the costs given by the calculator were multiplied by an appropriate multiplier.

For example, the costs given by the calculator for adult football are for 0.21 pitches. Therefore, to determine the costs of a full pitch, the adult football pitch costs were multiplied by a factor of 4.76 (i.e. 1 divided by 0.21). The table below specifies the multiplier used for each pitch type, and the costs for a single pitch that were produced as a result.

Pitch Type	Number of pitches	Multiplier for one pitch	Capital cost (one pitch)	Lifecycle costs per annum (one pitch)	Changing rooms cost (one pitch)
Adult Football	0.21	4.761904762	112,524	22,167	414,286
Youth Football	0.43	2.325581395	95,900	19,372	240,360
Mini Soccer	0.37	2.702702703	30,100	5,959	0
Rugby Union	0.24	4.166666667	168,813	31,229	402,175
Rugby League	0	NA	NA	NA	NA
Cricket	0.1	10	365,360	67,230	416,820
Sand Based	0.02	50	992,250	25,800	412,150
3G	0.05	20	1,261,740	37,480	434,900

Step 3: Calculate Total Cost per Pitch

With the capital costs and annual lifecycle (maintenance) costs per annum for one pitch calculated, a total cost per pitch was then calculated using the following formula:

Capital cost
+
Annual lifecycle costs x Maintenance period
+
Sinking fund x Maintenance period

The maintenance period was set as 25 years, based on the advice of the Council's Parks & Open Spaces team. The annual sinking fund was calculated as a percentage of capital cost, with the percentage used matching that of the Council's own playing pitch calculator. The calculation of the total costs per pitch are as shown in the following table.

Pitch Type	Capital cost	Annual lifecycle costs	Total lifecycle costs	Sinking fund %	Total sinking fund costs	Total costs per pitch
Adult Football	112,524	22,167	554,167	4.4%	123,776	790,467
Youth Football	95,900	19,372	484,302	4.4%	105,490	685,692
Mini Soccer	30,100	5,959	148,987	4.4%	33,110	212,196
Rugby Union	168,813	31,229	780,729	4.7%	198,355	1,147,896
Rugby League	NA	NA	NA	NA	NA	NA
Cricket	365,360	67,230	1,680,750	4.9%	447,566	2,493,676
Sand Based	992,250	25,800	645,000	4.4%	1,091,475	2,728,725
3G	1,261,740	37,480	937,000	4.4%	1,387,914	3,586,654