



DRAFT SUPPLEMENTARY PLANNING DOCUMENT

OPEN SPACE, PLAYING PITCHES, INDOOR AND BUILT SPORTS FACILITIES

ARUN DISTRICT COUNCIL

MAY 2019

QUALITY, INTEGRITY, PROFESSIONALISM

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EXECUTIVE GUIDE

This Supplementary Planning Document sets out a series of steps to calculate contributions towards Open Space, Playing Pitch and Built Indoor Facilities, in terms of quantity of land and or financial contributions (including maintenance) and thresholds for on-site and off-site provision. Best practice and worked examples are set out in the appendices. The key steps are summarised as follows: -

OPEN SPACES AND PLAY SPACE

OPEN SPACE:-

- Step 1. Calculate population generated by housing development**
- Step 2. Calculate open space requirement generated by housing development**
- Step 3. Determine if provision should be on-site or off-site**
- Step 4. Calculate the financial off-site contribution**
- Step 5. Calculate the contribution for maintenance sums**
- Step 6. Identify which sites could benefit from an off-site contribution**

Table 4.1.1 (page 13) sets Quantity guideline standards (Ha and Square meters per 1,000 population) are to be applied for the different typologies of:-

Open Space

- ↳ Parks & Gardens,
- ↳ Amenity Greenspace; and
- ↳ Natural & Semi-Natural).

Play Space

- ↳ Equipped play areas (e.g. LAPs, LEAPS and LEAPS);
- ↳ Other outdoor provision (MUGAs and skateboard Parks)

Allotments

With the exception of small developments of 1-9 dwellings, all residential developments are required to make a contribution towards these standards to varying amounts based on the number of new dwellings on-site. The OS SPD includes an excel sheet calculator developed in order to determine provision and contributions and this will distinguish between dwellings and apartments generated need.

Off-site provision

Off-site provision may be justified exceptionally as set out in table 4.1.2 Type of contribution based on the size/scale of development proposed (page 14)

Financial contributions

Financial contributions are set out in Table 4.1.3 Financial Contribution per dwelling rate (page 16)

Maintenance Costs

Maintenance cost is based on costs per square meter as set out in Table 4.1.4
Maintenance costs (page 17)

PLAYING PITCHES SPORT

Step 1. Determine the playing pitch requirement resulting from the development

Step 2. Determine whether new provision is required and whether this should be on or off-site

Step 3a. Determine how best to satisfy demand through new on-site provision

Step 3b. Determine how best to satisfy demand through new off-site provision

Step 4. Consider design principles for new provision

Step 5. Calculate the financial contribution required

All developments of 10 or more dwellings are expected to make provision towards sports playing pitches. The contribution required is calculation based on the Arun Playing Pitches Strategy (PPS) which sets out a 'Playing Pitches New Development Calculator' (supported by Sport England). The calculator converts proposed housing development into population and then into equivalent number of teams generated (demand for match equivalent sessions for football, rugby, hockey and cricket) in order to calculate the number of pitches required, including costs of increased pitch provision also covering the lifecycle of the facility (e.g. maintenance).

The Arun Playing Pitch Strategy will guide where provision should be made including where off-site contributions would best be applied to deliver identified needs and priorities. Ancillary facilities such as changing rooms, parking, cycling provision will also need to be secured for new pitch provision

BUILT SPORT FACILITIES

Step 1. Determine the key indoor and built sports facility requirement resulting from the development

Step 2. Determine the other indoor sports and community facilities required as a result of the development

Step 3. Demonstrate an understanding of what else the development generates demand for

Step 4. Financial contributions to deliver strategic provision

The need for indoor sports facilities generated by new developments will be calculated using Sport England's Sports Facilities Calculator (SFC) which will need to be accessed by stakeholders registering on the Active Places Power web site in order to use the SFC.

The SFC works in a similar way to the NDC by converting new dwelling provision into population which is converted into local demand for sports halls, swimming pools (however, Artificial Grass Pitches and also ancillary pitch facilities are now calculated within the Playing Pitches New Development Calculator (NDC) including ancillary facilities). The SFC translates this into demand for units of equivalent badminton courts, swimming pool lanes etc. based on national participation rates and usage and includes cost calculations.

Provision and distribution of calculated need from developments using the SFC will be guided by the identified needs and priorities set out in the Arun Indoor Sports and Leisure Facilities Strategy. An important consideration will need to be including costs of land provision to accommodate new facilities which will need to be determined on a case by case basis.

Health and fitness facilities are not included in the SFC as it is not calculated nationally. The OS SPD therefore, sets out a calculation for considering such provision and will need to consider synergies with existing forms of provision, existing capacity and whether community hubs may provide opportunities.

Table 4.3.1 Calculating Heath and Fitness contribution is set out on page 25.

Worked examples of applying these standards and calculators for different size/scale developments are set out in Appendix Six (page47).

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1. INTRODUCTION

- 1.1 This Open Space Supplementary Planning Document (OS SPD) sets out Arun District Council's requirements for the provision of open space, playing pitches, indoor and built sports facilities within new developments. [An executive summary is provided in Appendix nine.](#)
- 1.2 This OS SPD supersedes the previous Arun Supplementary Planning Guidance (2000) which used a standards-based approach for the provision of open space and recreation (including outdoor sport).
- 1.3 The OS SPD adopts best practice, applying the Fields In Trust guidelines for different types of open space and play space provision and site capacity calculators based on Sport England guidance (see section 3.2).
- 1.4 The provision of high-quality open space, playing pitches, indoor and built sports facilities is a vital element of where people live, work and visit. New development creates additional demand for such facilities. It is therefore essential that new areas of population provide and make adequate and appropriate contributions towards open space, playing pitches, indoor and built sports facilities.
- 1.5 In some instances, the most effective means of meeting the additional demand from a new development will be through providing on-site provision within a development. Equally, in some instances the most effective means will be through the provision of new or enhancement of existing facilities within a reasonable distance.
- 1.6 This OS SPD therefore, provides a methodology to enable developers and Development Management officers to calculate the needs for on-site or off-site forms of provision, according to the demand generated by the scale and type of proposed development, and to negotiate the associated land provision, financial contributions and maintenance costs. The OS SPD will also include best practice design for open space, playing pitches and indoor sports provision). It should be noted that the OS SPD requires land costs to be factored into off-site provision of open space, play space, pitches and built facilities.
- 1.7 Until such time as Community Infrastructure Levy (CIL) is adopted by Arun District Council, contributions for on and off-site provision will be via s.106 (subject to pooling restrictions). When CIL is adopted Strategic Allocations will be zero rated for CIL levy and contributions will continue to be secured via s.106 whereas, non-strategic sites (circa 300 dwellings or less) will levy a CIL charge and s.106 will be scaled back to on-site requirements.
- 1.8 To ensure that developers do not pay twice (through both s.106 and CIL levy) for the same item of infrastructure, Strategic Allocations will continue to use s.106 to fund off-site infrastructure. The infrastructure is identified in the adopted Arun Local Plan 2018 policies and supporting Infrastructure Capacity Development Plan 2017 (ICDP). There will also be a need to establish a Regulation 123 list of infrastructure projects to be funded by the CIL levy (until ~~then~~ new regulations are introduced in September 2019) to ensure that the impact of non-strategic sites and windfall development is mitigated. Although it is acknowledged with CIL that not all needed strategic infrastructure will necessarily be delivered or delivered when required, because it is subject to a bidding process

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- 1.9 Furthermore, the CIL Regulation changes in September 2019 will increase flexibility on how CIL funding can help to fund off-site projects set out in the Arun Local Plan 2018 and ICDP for Strategic Allocations: -
- Green Infrastructure priorities (e.g. four Priority Projects in Green Infrastructure Study); or
 - where s.106 contributions from Strategic Allocations do not cover all of the identified infrastructure cost;
 - where non-strategic sites and windfall sites may add to the mitigation level required by the infrastructure.
- 1.10 There will be no risk of double counting as Strategic Allocations will be zero rated and not pay a CIL charge and s.106 is scaled back to on-site contributions for non-strategic sites when CIL is adopted.
- 1.11 In terms of open space, playing pitches, indoor and built sports facilities, this SPD is referring to the types of provision predominantly cited in the Council's suite of studies; Open Space Study, Playing Pitch Strategy and Indoor Sport and Built Facilities Strategy. These studies should also be used to help offer further advice and inform the priorities and requirements for new developments.
- 1.12 It is important that negotiations begin at the earliest stage of design. Open space, playing pitches, indoor and built sports facilities should be designed as an integral part of a development. They should not be the areas of land which are most difficult to build on. This is to ensure the delivery of usable forms of open space, playing pitches, indoor and built sports facilities provision. Further clarity to what is meant by usable forms of provision is set out in Appendix 2.

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2. POLICY CONTEXT

National Planning Policy Framework

- 2.1 Paragraph 54 of the National Planning Policy Framework (NPPF) (2018) identifies that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
- 2.2 In Paragraph 56 of the NPPF it states planning obligations must only be sought where they meet all of the following tests:
- ◀ Necessary to make the development acceptable in planning terms
 - ◀ Directly related to the development, and
 - ◀ Fairly and reasonably related in scale and kind to the development
- 2.3 Paragraph 57 NPPF continues to say that where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker. All viability assessment should reflect the recommended approach in national planning guidance.
- 2.4 Guidance on planning obligations, their use and process are set out by the Government¹.
- 2.5 Paragraph 96 of the NPPF states access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments for open space, sport and recreation. Information gained from these assessments should be used to determine what provision is needed.

Reforms to developer contributions

- 2.6 The Government announced and consulted on a number of reforms to the system of developer contributions and the Community Infrastructure Levy Regulations 2010 as part of its Autumn Budget (2017). These reforms are proposed to be introduced via new regulations in September 2019 which aim to:-

- ◀ ensure that viability assessment is part of the plan making system as set out in the NPPF 2019;
- ◀ make the system of developer contributions more transparent and accountable;
- ◀ ensure the draft regulations deliver the intended policy changes and do not give rise to unforeseen consequences;
- ◀ remove the restriction on more than five section 106 obligations to fund a single infrastructure project ('the pooling restriction') which originally intended to incentive uptake of CIL but has caused complexity and delay;
- ◀ remove the duty on CIL charging Local Authorities to prepare Regulation 123 list for CIL projects and replace with an annual 'Infrastructure Funding Statement' setting out how both s.106 and CIL money has been spent on infrastructure in order to improve flexibility.

¹ <https://www.gov.uk/guidance/planning-obligations>

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- 2.7 The current mechanism for developer contributions towards open space, playing pitches, indoor and built sports facilities is via section 106 (and based on Open Space and Recreation Standards SPG, October 2000).
- 2.8 However, Arun District Council aims to have an adopted CIL charging schedule by early 2020 although until such time as CIL is adopted, contributions for on and off-site provision will continue to be via s.106 (subject to pooling restrictions – although this restriction will be removed in September 2019).
- 2.9 When CIL is adopted, Strategic Allocations will be zero rated for a CIL levy and on and off-site contributions will therefore, continue to be secured via s.106 whereas, non-strategic sites (circa 300 dwellings or less) will levy a CIL charge and s.106 will be scaled back to on-site requirements.
- 2.10 For those Strategic Allocations where a 'sports-hub' site is proposed, on-site contributions via section 106 is required e.g. for sports halls and health & fitness. However, off-site financial contributions may also be sought via section 106 required for swimming pool provision.
- 2.11 For playing pitches, contributions will also be via section 106 for Strategic Allocations but via CIL (once adopted) for non-strategic sites (where off-site provision is required).

Arun Local Plan 2011-2031 (Adopted July 2018)

- 2.12 The commitment to prepare an Open Space, Playing Pitches and Built Sport Facilities Supplementary Planning Documents is set out within the adopted Arun Local Plan 2018. Paragraph 14.1.12 states that an SPD will be prepared that sets out the methodology for providing open space, playing pitches, indoor and built sports facilities.
- 2.13 Chapter 14: Health, Recreation and Leisure of the Arun Local Plan 2018 sets out the Council's approach, priorities and policies relating to open space, sport and recreation provision.
- 2.14 In particular, Policy OSR DM1 'Open space, sport & recreation' requires that new developments contribute appropriate forms of provision and or enhancement as identified via the Open Spaces, Playing Pitches and Indoor Sport & Leisure Facilities Strategies. These evidence studies identify the need for hub provision in certain locations and the need for a new leisure Centre in the West of the District
- 2.15 Policy HWB SP1 states: *"All development should be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:-*
- a. *providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.*
 - b. *Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and*
 - c. *Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District".*
- 2.16 It is therefore a requirement, set out within the Arun Local Plan (2018), for new housing development to contribute to new provision within the District in order to mitigate the impact of development.

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Strategic Priorities

2.17 A number of strategic priorities for leisure and recreation facilities have been developed and are set out under Policy HWB SP1 'Health & Wellbeing' of the adopted Arun Local Plan (2018). These are based on the identified needs and opportunities for health, recreation and leisure facilities from relevant strategies and studies. These are:

- ◀ Community sports hubs
- ◀ Open access fitness equipment in parks and open spaces in the District
- ◀ New high quality public open space for all new Strategic Housing developments, and all other new housing to contribute towards open space provision in accordance with the Open Space Study
- ◀ A new high-quality linear park as an integral part of the housing allocation at Barnham/Eastergate/Westergate
- ◀ Additional sports pitches and improvements to existing facilities to increase capacity
- ◀ New provision for teenagers and young people
- ◀ Ensure low quality, highly-valued open space sites are prioritised for enhancement
- ◀ Ensure all open space sites assessed as high for quality and value are protected
- ◀ Open space sites helping to serve areas identified as having gaps in provision should be recognised through protection and enhancement
- ◀ Recognised areas with surpluses in open space provision and how they may be able to meet other areas of need
- ◀ The need for additional cemetery provision should be led by demand
- ◀ To protect the existing supply of outdoor sports facilities where it is needed for meeting current and future needs
- ◀ To enhance outdoor sports facilities through improving quality and management
- ◀ Provide new outdoor sports facilities where there is current or future demand to do so
- ◀ Forward plan for future facility requirements based on projected population growth and demand
- ◀ Consider the impact of the new leisure centre in Littlehampton given the proposed future housing developments/population growth
- ◀ Encourage schools, whether building new, or when improvements to sports facilities in existing schools are made, to have community use agreements in place
- ◀ Aim to ensure that all Arun residents have access to community sports facilities which are accessible from a cost, distance and appropriate/fit for purpose point of view
- ◀ To deliver a new leisure centre in the west of the District to meet the needs of current and future residents
- ◀ Need for additional water space to meet current and future demand dependent on growth in housing
- ◀ Need for additional sports hall space to meet current and future demand dependent on growth in housing
- ◀ Need for additional health and fitness provision to meet current and future shortfall
- ◀ A new leisure centre to accommodate need for additional water space, sports hall and health and fitness provision in the District
- ◀ Need for additional 3G pitches in the District to meet current and future demand
- ◀ Short term investment in existing leisure facilities to meet increase in demand and increase capacity at sites
- ◀ Need for additional gymnastics facilities to meet latent demand

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2.18 The Arun Local Plan Policy 2018 suggests that commercial uses (e.g. B1, B2 and B8 and retail class) may be expected to contribute appropriate forms of open space provision (Policy HWB SP1 'Health and Wellbeing' and para 14.1.7). However, in reality the demand generated from such development is not likely to be significant or viable and it is not therefore, included within this SPD.

2.19 In light of the above section, the Council requires (Paragraph 14.1.8) that:-

- ◀ New housing development, of 10 dwellings or greater, makes provision for and/or contributes to recreation and leisure facilities

2.20 Paragraph 14.1.9 sets out that the Council will seek facilities or financial contributions for recreation and leisure facilities as follows:

- ◀ For open space, outdoor sport and recreation facilities, land set out in the right quantity (overall area), quality, specification and, if not on-site, within an appropriate distance of the proposed development.
- ◀ For indoor sports facilities, the Sport England Sports Facilities Calculator (using local cost weightings for Arun District and West Sussex). The most up-to-date version of the Sports Facilities Calculator will be used.

2.21 Where the necessary space is not provided by the developer and there are no alternative schemes within an appropriate distance from the site to which the developer can contribute towards, planning permission shall not be granted (Paragraph 14.1.10).

2.22 There may be occasions when it is not appropriate to provide facilities on-site. In these cases the Council will collect financial contributions from developers and allocate those contributions to specific projects which deliver the Strategic Priorities identified in this chapter and within Arun District Council strategies and studies which inform the Policy. The strategic nature of the projects means that they will benefit residents across Arun District, not just the occupants of the development which has made the financial contribution (Paragraph 14.1.11).

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3. THE EVIDENCE BASE

Supporting evidence

- 3.1 The NPPF states planning policies for open space, sports and recreation facilities should be based upon robust and up-to-date assessment of the needs for such provision. Consequently, ADC has produced several strategies and studies to inform policy development and priorities which are referred to by the adopted Local Plan policies as outlined above. These include:

Open Space Study

- ◀ provides an assessment of the quantity, quality and accessibility of existing open space provision;
- ◀ identifies and recommends where sites could be enhanced and/or protected;
- ◀ provides a set of locally derived standards for quantity and accessibility.

Playing Pitch Strategy (PPS)

- ◀ compliant with the Sport England Guidance covering main pitch and outdoor pitch sports;
- ◀ provides a detailed assessment to the quantity, quality and the current and future capacity of all provision in the area including 3G pitches
- ◀ recommends site-specific actions for these sports in order to address identified deficiencies and to help improve participation;
- ◀ provides a key point of reference for the delivery of sports facilities through new housing developments and appropriate contributions to deliver recommendations and actions

Indoor Sport and Built Facilities Strategy

- ◀ compliant with the Sport England Guidance on indoor and built facilities
- ◀ evaluates the supply and demand of flexible sports/activity hall space, swimming pools, health & fitness and other sports provision in the District;
- ◀ provides recommendations in order to give clear direction to all local partners to plan and develop a modern, efficient and sustainable range of community-based sports and leisure facilities

- 3.2 Both the PPS and Indoor Sport and Built Facilities Strategy include the concept of community sports hubs. Hub sites are defined in the Arun PPS as being of strategic District-wide importance where users are willing to travel to access facilities that provide a quality offer and range of provision. Hub sites are multi-sport facilities and will address a range of strategic issues that are identified in the Strategy documents.

- 3.3 There are three community sports hub sites recognised by ADC as a priority for progressing:

- ◀ Palmer Road Recreation Ground in Angmering
- ◀ Barnham, Eastergate and Westergate (as part of strategic development site)
- ◀ West of Bersted (as part of strategic development site)

- 3.4 Only one of these (Palmer Road Recreation Ground) is an existing site. The other two are identified as potential new sites within strategic developments. Given the strategic role and priority of these hub sites, contributions from different developments will be sought to assist in the creation of them.

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Need for updated SPD

- 3.5 The previous Arun Supplementary Planning Guidance (2000) used a standards-based approach for the provision of open space and recreation (including outdoor sport). It was broadly based on the National Playing Fields Association's (NPFA) Six Acre Standard of 2.4 hectares per 1,000 population (equivalent to 24 square metres per person).
- 3.6 The NPFA has since become Fields In Trust (FIT). The Six Acre Standard of 2.4 hectares per 1,000 population has also been superseded by an updated set of quantity guidelines² for different types of open space (Table 3.1).
- 3.7 The latest best practice guidance from Sport England advocates a site by site capacity analysis as opposed to a standards-based approach for playing pitches, outdoor or indoor sports provision.
- 3.8 Consequently, the FIT guidelines are only used in determining the requirements for open space and play provision. Sport England guidance offers specific advice and recommendations on how best to assess the needs for playing pitches, outdoor sports, indoor and built sport facilities. For pitch provision this is *An Approach to Developing and Delivering a Playing Pitch Strategy (PPS)*. For outdoor sports, indoor and built facilities it is *Assessing Needs and Opportunities Guide (ANOG)*. Both guides do not endorse a standards-based approach to assessing the needs of such forms of provision.

Table 3.1: Fields in Trust Recommended guidelines - quantity

| Open space typology | Quantity Guideline (hectares per 1,000 population) |
|--|---|
| Parks and Gardens | 0.80 |
| Amenity Greenspace | 0.60 |
| Natural and Semi-Natural | 1.80 |
| Equipped / designated play areas | 0.25 |
| Other outdoor provision (MUGAs and skateboard parks) | 0.30 |
| Combined total | 3.75 |

- 3.9 The previous SPG did not require a contribution to the provision of allotments. However, they are now widely recognised for their recreation and social value. The National Society of Allotment and Leisure Gardeners (NSALG) suggests a standard of 0.25 hectares per 1,000 population. This is to be used to determine the requirements for allotments.

Approach

- 3.10 The delivery of new provision will be via on-site and/or financial contributions towards these types of provision. In situations where no on-site provision is justified, a financial contribution towards enhancing the quality and accessibility (and subsequently the capacity) of existing forms of provision will be sought. The contribution will be used to improve and enhance existing provision and its future maintenance. This is justified to address the increasing pressure on existing provision generated by new developments.

² Fields in Trust: Guidance for Outdoor Sport and Play (2015)

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- 3.11 The approach to how provision of high-quality open space, playing pitches, indoor and built sports facilities are to be calculated in new developments is different to reflect the variances in national guidance and best practice guidance. An overview to each of the approaches is set out in Table 3.2:

Table 3.2: Overview approach to provision types

| Provision type | Summary |
|------------------------------------|--|
| Open space | The latest FIT guideline standards are used to inform the requirements for open space provision. This is for consistency with the previous SPG and to be in line with neighbouring local authorities. For allotments, the standard of 0.25 hectares per 1,000 population as recommended by the National Society of Allotment and Leisure Gardeners (NSALG) is used. Furthermore, the evidence base of the open space study demonstrates that current provision levels are well below the guideline levels provided by FIT and NSALG. |
| Playing pitches | Sport England's Playing Pitch Calculator is used to determine the additional demand created from new developments. This uses the Team Generation Rates (TGRs) established as part of the latest Playing Pitch Strategy to calculate the estimated demand by sport. |
| Indoor and built sports facilities | Sport England's Facilities Calculator is predominantly utilised to quantify how much additional demand for key community sports facilities will be generated by populations of new growth and development. |

- 3.12 Sport England has identified that its highest priority for investment will be tackling inactivity. In addition to this it will continue to invest in facilities, but that there will be a focus on multi-sport and community hubs which bring together other services such as libraries and doctor's surgeries.
- 3.13 It should also be recognised that the FA and its partners have created a Local Football Facility Plan (LFFP) for Arun. This national program identifies priority projects for potential investment in every local authority area. It does not guarantee the success of future funding applications but acts as a portfolio for projects that require funding.

Other considerations

- 3.14 Developments should also consider the role of high-quality open space, playing pitches; indoor and built sports facilities in helping to deliver Sustainable Urban Drainage Systems (SUDS) and Green Infrastructure (GI).

Sustainable Urban Drainage Systems

- 3.15 The primary purpose of SUDS is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. SUDS should increase the levels of water capture and storage.
- 3.16 Policy W DM3 of the Arun Local Plan requires major development to integrate SUDS into the overall design of a development.
- 3.17 It is essential that SUDS do not impact on the usable levels of public open space also required as part of new housing developments. SUDS whilst providing benefit in the correct capacity within development, should not be included in the 'usable open space calculations'

Green Infrastructure

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- 3.18 Well-connected Green Infrastructure assets perform a range of important functions relating to the natural environment, climate change mitigation and adaption and quality of life.
- 3.19 Policy GI SP1 (Chapter 7 of the Local Plan) cites all major developments must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network.
- 3.20 The policy goes on to require that where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages.
- 3.21 The policy continues that opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out Policy GI SP1 'Green Infrastructure and Development'.
- 3.22 Further information and guidance to the provision of SUDS and GI are set out in Appendix 4.

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4. DETERMINING CONTRIBUTION REQUIREMENTS

- 4.1 This section sets out how provision of high-quality open space, playing pitches, indoor and built sports facilities are to be calculated in new developments.
- 4.2 For each provision type an explanation to the approach including trigger points for on-site and off-site provision, financial contributions and maintenance sums is provided.
- 4.3 The basic principle is that a development should provide for the recreational needs that they generate. All new developments should therefore contribute. Consequently, the Council expects adequate provision of open space, playing pitches, indoor and built sports facilities to be provided.
- 4.4 In summary, the following types of development will not need to meet the requirements: replacement dwellings, extensions/annexes, rest homes, nursing homes, other institutional uses and temporary permissions for mobile homes. However, in some cases these types of developments should still incorporate green infrastructure elements within the scheme.
- 4.5 Arun District Council aims to have an adopted CIL charging schedule by early 2020. Once the local authority has adopted a CIL Charging Schedule, CIL monies will be received from non-strategic development sites, which will replace the section 106 contributions for off-site infrastructure provision.
- 4.6 The current mechanism for developer contributions to open space, playing pitches, indoor and built sports facilities is via section 106. Once the CIL is adopted non-strategic sites and windfall sites will be subject to section 106 for on-site provision of open space and play with the CIL being used for off-site financial contributions. Strategic developments are expected to predominantly provide provision requirements as on-site forms of land. The land contribution should specifically be taken into consideration when reviewing the contributions sections for public open space, playing pitch provision, indoor and built sports facilities set out below.
- 4.7 To assist in the design of provision, Appendix 2 outlines the key design principles for developers to consider.
- 4.8 A step by step approach is presented for each of the three forms of provision (i.e. open space, playing pitches, indoor and built sports facilities).

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4.1 Open spaces

- 4.9 The following steps are used to assess the open space allocation requirements for new development:-

Step 1. Calculate population generated by housing development
Step 2. Calculate open space requirement generated by housing development
Step 3. Determine if provision should be on-site or off-site
Step 4. Calculate the financial off-site contribution
Step 5. Calculate the contribution for maintenance sums
Step 6. Identify which sites could benefit from an off-site contribution

- 4.10 An open space calculator is available to assist in calculating the requirements for open space and play space for developments. This also helps in determining whether the contribution towards provision is required on or off-site. The calculator should be used to help inform Steps 1, 2, 3 and 4 of the open space requirements process.
- 4.11 Once CIL is adopted, off-site provision for non-strategic sites will be made by CIL receipts.

| | |
|---------------|--|
| Step 1 | Calculate population generated by housing development |
|---------------|--|

- 4.12 To determine the requirements for open space provision, the starting point is to calculate the level of demand (additional population) generated by that development.

Number of dwellings x household occupancy rate (2.2)³ = new population

- 4.13 For developments containing apartments, the same occupancy rate of 2.2 should be applied.

| | |
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| Step 2 | Calculate open space requirement generated by housing development |
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- 4.14 To then determine the open space requirement for each form of open space the associated population is multiplied by the quantity guideline (standard) for each relevant typology. The following calculation should be used:

Quantity guideline standard x associated population / 1000 = open space requirement

- 4.15 This will give the requirements (in hectares) resulting from the development. This should be converted to square metres. As stipulated earlier, the FIT guideline standards and the NSALG standard for allotments are used to calculate the amounts of provision required.
- 4.16 For the purposes of this SPD the typologies have been grouped to reflect the differences in the role and use of these forms of provision. These are:

Table 4.1.1: Quantity guideline standards

| Typology | | Quantity Guideline | |
|-------------------|--------------------------|---------------------------------|--------------------------------------|
| | | (Hectares per 1,000 population) | (Square Metres per 1,000 population) |
| Public Open Space | Parks and Gardens | 0.80 | 8,000 |
| | Amenity Greenspace | 0.60 | 6,000 |
| | Natural and Semi-Natural | 1.80 | 18,000 |

³ Local occupancy rate of 2.2 persons per household (2018)

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| | | | |
|------------------------|---|-------------|---------------|
| POS total | | 3.20 | 32,000 |
| Play Space | Equipped / designated play areas (LAPS and LEAPS) | 0.25 | 2,500 |
| | Other outdoor provision (NEAPS e.g. MUGAs and skateboard parks) | 0.30 | 3,000 |
| Play total | | 0.55 | 5,500 |
| Allotments | Allotments | 0.25 | 2,500 |
| Allotment total | | 0.25 | 2,500 |
| TOTAL | | 4.00 | 40,000 |

Step 3 Determine if provision should be on-site or off-site?

- 4.17 Whether provision should be made on-site or via an off-site contribution is dependent on the size of the development. In the case of larger-scale residential developments, it is expected that provision will be provided on-site. Larger residential developments will have a critical mass of population and should provide all types of open space on-site in order to serve the additional population as a result of the development.
- 4.18 Best practice guidance from organisations like FIT, recommends that provision below certain sizes should not be provided as on-site provision and instead provided as off-site contributions. This is to avoid the creation of numerous small sites often of less recreational value (and quality over time).
- 4.19 New provision should be provided on-site if the scale of the development is above the 'triggers' set out in Table 4.1.2. For play space this is sub-categorised by the recognised types of play facilities (Local Area of Play – LAP; Local Equipped Area of Play – LEAP; Neighbourhood Equipped Area of Play – NEAP). These are based on respective minimum standards for each type of provision as set out in Appendix 5.

Table 4.1.2: Type of contribution based on scale of development

| Public Open Space | 1-9 dwellings | 10-14 dwellings | 15 dwellings or greater |
|-------------------|-----------------|--|-------------------------|
| | No contribution | Off-site financial contribution (£106 or from CIL receipts (once adopted)) | On-site |

| Allotments | 1-9 dwellings | 10-727 dwellings | 728 dwellings or greater |
|------------|------------------|--|--|
| | No contribution* | Off-site financial contribution (£106 or from CIL receipts (once adopted)) for development of 10-727 dwellings | On-site provision of land in developments of 728 or more |

*minimum financial contribution £1,000 will be sought – see Step 4

| Play space ⁴ | LAP | 1-8 dwellings | 89 dwellings or greater | |
|-------------------------|------|-----------------|---------------------------------|-------------------------------|
| | | No contribution | On-site provision of land | |
| | LEAP | 1-8 dwellings | 89-33 dwellings | 34 dwellings or greater |
| | | No | Off-site financial contribution | On-site provision of land and |

⁴ Developments of 89 to 14 dwellings require on-site provision of play space but do not require on-site provision of open space. However, the minimum dimensions and buffer zones for play space (see Appendix Two) should still be followed.

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| | | | | |
|--|-------------------|----------------------|---|---|
| | | contribution | (S106 or from CIL receipts (once adopted)) for development of 9-10 33 dwellings | equipment in developments of 33-4 or more |
| | NEAP ⁵ | 1-8 dwellings | 89-823 dwellings | 834 dwellings or greater |
| | | No contribution | Off-site financial contribution (S106 or from CIL receipts (once adopted)) for development of 9-10 823 dwellings | On-site provision of land and equipment in developments of 83 or more |

- 4.20 For example, CIL (once adopted) will be used to collect the money for off-site contributions of public open space from developments of ~~144~~ 5 dwellings and under. At sites ~~over-of~~ 15 dwellings ~~or greater~~ all requirements for public open space will be provided on-site. In instances where the number of dwellings falls between 34 – 83 there will be a need for on-site provision of a LEAP in addition to an off-site contribution towards a NEAP.
- 4.21 Once CIL is adopted, it would be acceptable for example if a site of up to ~~83~~ 2 dwellings did not make a section 106 contribution towards a NEAP off-site. Instead the Open Space team at ADC would bid for CIL money towards a specific NEAP to fund.
- 4.22 Only in exceptional circumstances will off-site provision for sites that qualify for on-site provision, be considered as an appropriate means of providing open space as an alternative. Any proposal for alternative off-site provision must be robustly justified and this provision will be funded by the CIL receipts from the development (unless the CIL rate on the site is £0 in which case, the off-site contribution will be via S106).
- 4.23 Consideration as to the positioning of any new forms of open space and play provision as part of a development must take into account any existing forms of provision. For example, if the border of a development is adjacent to an existing form of open space then consideration must be given to 'extending' that open space provision. This may also assist with bridging existing and new communities together sensitively through new open space provision as well as offering practical logistical solutions. It is also important for existing features such as trees and hedges to be protected and retained where possible.
- 4.24 For allotments, only large-scale developments will need to provide on-site provision. This is to prevent instances of small sites with only a handful of plots being created (as any allotment plots should look to be served by water and other ancillary facilities). The 'trigger' point for when on-site allotment provision is required is in developments of ~~700~~ 728 dwellings or greater. For developments below this it is important applicants consult with local custodians of allotments (e.g. ADC, Town and Parish Councils) to ascertain the demand for provision in the local area. For instance, a development may be in an area with a high demand for allotments and/or an existing allotment site may have the potential to be extended to provide additional plots.
- 4.25 The open space requirement as part of a development, regardless of size, should not prevent the incorporation of grass verges, hedges, trees, planted areas and other smaller landscaping features within a development which help to provide visually attractive housing developments. These types of open space are incidental and will not count towards open space provision.

Step 4 Calculate the financial off-site contribution

⁵ Includes MUGAs (Multi-Use Games Area), skate parks and/or other provision catering for older age ranges

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- 4.26 If an off-site contribution is required in lieu of on-site provision, the financial contribution towards each provision type should be calculated using the figures and calculation below.

Table 4.1.3: Financial contribution per dwelling rate

| | Public Open Space | Play | Allotment (Minimum £1,000) |
|----------------------------------|-------------------|-----------|-------------------------------|
| Cost per Square Metre | £28 | £143 | £3.50 |
| Contribution per dwelling | £1,971.20 | £1,730.30 | £19.25 |

- 4.27 In order to calculate off-site developer contributions, a methodology has been adopted which calculates how much it would cost to provide them. These costs have been calculated using local and national information. They have also been benchmarked against other Local Authority costs for providing similar types of provision. Due to the high administrative costs in processing small contributions the minimum Allotments financial contribution will be set at £1,000.
- 4.28 Where off-site contributions are required to deliver new forms of provision (e.g. hub sites or, a new leisure centre, sports hall and/or other appropriate provision), developers will also be required to factor in the land costs needing to be secured. This cost is variable and dependent on circumstances over time as the market value of land changes. For this reason, land costs will need to be negotiated on a case-by-case basis.
- 4.29 An indicative approach to how contributions for land costs should be calculated is provided in Appendix 3.

Step 5 Calculate the contribution for maintenance sums

- 4.30 A development needs to make appropriate provision of services, facilities and infrastructure to meet its own needs. New forms of provision will add to the existing management and maintenance pressures of the local authority.
- 4.31 Consequently, there continues to be a requirement on developers to demonstrate that where new provision is to be provided it will be managed and maintained accordingly through adequate mechanisms to secure long term stewardship of the asset (e.g. via a trust or adoption by the Local Authority). Developers are therefore required to submit a sum of money in order to pay for the costs of the site's future maintenance using the figures and calculation set out.
- 4.32 Sums to cover the maintenance costs of a site (once transferred to the Council) should cover a period of 20 years.
- 4.33 For larger sites, where on-site provision is to be provided, maintenance charges are likely to be the only financial contribution needing to be paid. For smaller, non-strategic sites, all off-site contributions will be through CIL receipts.
- 4.34 Commuted sums for maintenance need to be based on the following costs per square metre. For public open space three rates are stipulated dependent upon the size of the open space needing to be maintained. For play provision an annual cost is detailed. This

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is a high gross maintenance cost but determining the developer financial contributions will be based on a net additional maintenance cost to be determined by the Local Authority. It is important that this calculation is taken as a starting point and could differ based on the maintenance contract that the council has in place at the time.

Table 4.1.4: Maintenance costs

| Provision type | | Cost of maintenance for a 20-year period (per Square Metre) |
|----------------|------------------------|--|
| POS | Less than 0.1 ha | £23.51 |
| | 0.1 to 1 ha | £16.88 |
| | Greater than 1 hectare | £11.23 |

| Provision type | Annual cost |
|---|-------------|
| Play space (per each LEAP and NEAP – LAPS not included) | £1,500 |

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| Step 6 | Identify sites which could benefit from an off-site contribution |
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- 4.35 The new population arising from the development will result in increased demand to existing forms of provision; subsequently off-site contributions need to be used to enhance the quality of and/or access to existing provision within an acceptable distance to the development.
- 4.36 This step should help the relevant Council department to bid for CIL money towards a specific requirement to be funded. As once CIL is adopted, it will be used as the mechanism for off-site contributions for non-strategic sites.
- 4.37 Sites identified as being below the quality and value thresholds are summarised in Part 3 (p10-11) of the Open Space Standards Paper⁶. Consequently, these sites may benefit most from some form of enhancement.
- 4.38 There is a need for flexibility to the enhancement of lower quality and/or value sites within proximity to a new housing development. In some instances, a better use of resources and investment may be to focus on facilities further away which offer more suitable sites for enhancement as opposed to trying to enhance a site that is not appropriate or cost effective to do so close by.
- 4.39 In such cases, consider those sites identified as helping to serve 'gaps' in provision (as set in Part 4, p14-15, of the Standards Paper). Such sites play an important role in ensuring access to open space provision. Similarly, if any key sites of significance are within the accessibility distance to the development, then these sites may be better suited for off-site contributions. This will help to ensure efficient use of contributions and maximise enhancements. For example, if a prominent park is located close to the development, then an off-site contribution to enhance that site is still warranted as the park site is likely to have a strong attraction and level of use for new residents for a variety of reasons/uses.

Commercial development

⁶ <https://www.arun.gov.uk/download.cfm?doc=docm93ijim4n9627.pdf&ver=9500>

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- 4.40 Local Plan Policy HWB SP1 supporting text (para 14.1.7) suggests that commercial uses (e.g. B1, B2 and B8 and retail class) may be expected to contribute appropriate forms of provision. However, in reality the demand generated from such developments is not likely to be significant or viable and it is not therefore, included within this SPD.

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4.2-Playing pitches

- 4.41 The following steps are used to assess playing pitches allocation requirements for new development: -

Step 1. Determine the playing pitch requirement resulting from the development

Step 2. Determine whether new provision is required and whether this should be on or off-site

Step 3a. Determine how best to satisfy demand through new on-site provision

Step 3b. Determine how best to satisfy demand through new off-site provision

Step 4. Consider design principles for new provision

Step 5. Calculate the financial contribution required

- 4.42 All developments of 10 dwellings or greater are expected to contribute to the provision of playing pitches.
- 4.43 For playing pitches including artificial grass pitches (AGPs), contributions will be via section 106 for strategic developments and via CIL (once adopted) for non-strategic sites. For those strategic developments where a sports 'hub' site is proposed, on-site contributions via section 106 is required. Once the CIL is adopted non-strategic sites will be subject to CIL being used for off-site financial contributions.
- 4.44 Playing pitch requirements cannot be used to offset open space requirements as they are considered separate components of need.

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| Step 1 | Determine the playing pitch requirement resulting from the development |
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- 4.45 The main tool for determining this is the Playing Pitch Calculator which is a Sport England tool provided on completion of the Playing Pitch Strategy. [The Playing Pitch Calculator can be accessed via registering for free on the Active Places Power website⁷.](https://www.activeplacespower.com/)
- 4.46 The PPS Assessment Report estimates demand for key pitch sports (football, rugby, hockey and cricket) based on ONS population forecasts and club consultation. This demand is translated into teams likely to be generated, rather than actual pitch provision required.
- 4.47 The ~~PPS New Development Calculator~~ [Playing Pitch Calculator](#) adds to this, updating the likely demand generated for pitch sports based on new housing increases and converts the demand into match equivalent sessions and the number of pitches required. This is achieved by taking the current demand/team generation rates (TGRs) and population in the PPS Assessment Report to determine how many new teams would be generated from an increase in population derived from housing growth. This also gives the associated costs of supplying the increased pitch provision.
- 4.48 Part 4 of Playing Pitch Calculator provides an estimation of the number of new pitches that would be required to meet the match equivalent sessions presented in Part 2. Part 4 also presents an estimate of the associated costs for providing these new pitches. Please note that these are indicative costs only and appropriate local work ~~should~~ [may](#) be undertaken to determine the true costs of any new pitches.

⁷ <https://www.activeplacespower.com/>

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~~For 3G pitches, the supply and demand of provision is set out in the PPS. However, the Sport England Facilities Calculator (SFC) is used to calculate contributions. This is discussed further in Part 4.3.~~

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| Step 2 | Determine whether new provision is required and whether this should be on or off-site |
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- 4.49 Where the calculator does not create demand for a whole pitch, which is often the case for smaller size developments, it is recommended to make a contribution to increasing the capacity of an existing site to meet demand generated from the development. This will come from section 106 where appropriate or via the CIL receipts once CIL is adopted.
- 4.50 This step should help the relevant Council department to bid for CIL money towards a specific requirement to be funded. As once CIL is adopted, it will be used as the mechanism for off-site contributions for non-strategic sites.
- 4.51 Demand equating to the need for a new pitch can be translated as follows:
- ✦ For football and rugby demand, one match equivalent session per week is needed to represent demand for one actual pitch (based on teams playing at peak time on a home and away basis).
 - ✦ For hockey, demand for four match equivalent sessions per week is needed to represent demand for one actual pitch (based on teams playing at peak time on a home and away basis).
 - ✦ For cricket, demand for 60 match equivalent sessions per season is needed to represent demand one actual pitch (based on teams playing at peak time on a home and away basis).
 - ✦ For 3G pitches, the PPS identifies demand for four full size 3G pitches (two based on current demand and two based on future demand) ~~This is discussed further in Part 4.3 Indoor and Built sports Facilities.~~
- 4.52 Once the demand from new developments is quantified, Sport England advocates evaluation on whether existing provision within an appropriate distance of the development is able to meet the additional need.
- 4.53 Consider if the nearest site/s to the development containing that type of provision could benefit from a contribution towards increasing capacity and/or quality to meet likely need generated from the development. If there are no potential options to improve existing or extend planned provision to create additional capacity, then new provision may be required.
- 4.54 Alternatively, when identifying a site for off-site contributions, consider the proximity and location of any Hub sites or Key centres within the analysis area. These strategic forms of provision are identified by the Local Authority as priorities for investment in order to meet the known future demand and trends for pitch sports in the area.
- 4.55 The Arun Playing Pitch Strategy and Action Plan (Part 6) will assist in identifying the existing sites with the potential to accommodate additional play. It identifies sites based on their strategic importance in a District-wide context i.e. they accommodate the majority of demand or identify where the recommended action has the greatest impact on addressing shortfalls identified either on a sport-by-sport basis or across the Council area as a whole.

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Step 3a *Determine how best to satisfy demand through new on-site provision*

- 4.56 To further help determine how best to satisfy demand for new on-site provision, use the Playing Pitch Strategy (Part 1 Headline Findings) to identify existing shortfalls and consult with local clubs/groups to identify local issues.
- 4.57 Although the Playing Pitch Strategy will help to identify existing shortfalls (and in doing so provide a guide as to how best to meet demand generated from the new development), useful questions to answer may include, for example:
- ◀ 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?)

Step 3b *Determine how best to satisfy demand through new off-site provision*

- 4.58 Consider the location of the new population (e.g. the location of the development site) alongside the results of the PPS work. This will enable an understanding of the nature of the current playing pitch sites within an appropriate catchment of the new population in relation to issues in the area. This may lead to suggestions of one or more options of meeting the estimated demand, such as:
- ◀ Enhancing existing pitches to increase their capacity and ensure adequate maintenance to maintain the higher level of use
 - ◀ Securing greater community access to currently restricted provision and undertaking necessary works to allow such use to occur (e.g. enhanced changing provision)
 - ◀ Providing new playing pitches on existing sites or as part of the development.
- 4.59 This 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.
- 4.60 This may also include enhanced and/or new changing provision, to enable their use to be increased, thereby creating additional capacity to meet the increased demand generated from the development.
- 4.61 Discussions should be held with relevant parties (e.g. landowners, facility operators, National Governing Bodies of Sport 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 4 *Consider design principles for new provision*

- 4.62 The exact nature and location of provision associated with on-site developments should be fully determined in partnership with each relevant National Governing Body of Sport.

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Further to this, each pitch sport National Governing Body of Sport provides national guidance in relation to provision of new pitches (See Appendix 2).

- 4.63 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 and AGPs (if also being provided on-site) to ensure a cohesive approach to the whole sporting offer. Consideration should be given to the provision of community sports hubs.

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| Step 5 | Calculate the financial contribution required |
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- 4.64 As cited above, the Playing Pitch Calculator should be used for pitch provision as this presents an estimate of the associated costs for providing new pitches. It also provides a figure for the lifecycle costs for new or enhanced provision.

For 3G pitches, the Sport England Facilities Calculator should be used as set out in Part 4.3.

- 4.674.65 Along with any capital costs for the works, contributions 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 the~~ agreed long term period (20 years) *e.g. including drainage of grass pitches* and to help ensure a sinking fund exists for any major replacement work, e.g. the future resurfacing of an artificial grass pitch.

Ancillary facilities

- 4.684.66 It is imperative that there is a need to secure contributions for pitch provision. Contributions should also be sought for improving and providing changing room accommodation where required. *Sport England's Playing Pitch Calculator also includes an estimate for ancillary facilities.* The following provides a guide as to how this could be calculated.

- ✦ Changing facilities are required for all new pitches
- ✦ Changing provision requirements are reliant on the number of pitches not the size of pitches (sites with more than one senior pitch should ideally have changing provision).
- ✦ Figures are based on Sport England quarterly costs (any calculations need to change each quarter): <https://www.sportengland.org/media/13346/facility-costs-q2-18.pdf>
- ✦ Consideration should also be given to the need for pavilion/clubhouse facilities and community use space to be provided as well as opportunities for income generation. In some cases, this may be in the form of a community sports hub model.
- ✦ Adequate car parking must be provided including the potential for overspill parking at peak periods. Coach as well as car parking will usually be required and service vehicle access and turning must also be considered. Use Sport England guidelines for further detail <https://www.sportengland.org/media/4204/car-parking.pdf>
- ✦ Cycle parking close to the changing facilities should be provided and should have a canopy.

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

- 4.704.68 The off-site contributions being sought can be used to provide a range of improvements and not just pitch based enhancements (as long as they are in line with the needs set out in the PPS). For instance, improvements may range from providing sports lighting to increasing the hours a facility can be used through to ancillary

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infrastructure which supports the continued or enhanced community use of a facility (e.g. changing rooms, public conveniences, showers, cycle parking etc).

[4.744.69](#) The preference, where possible, is for contributions to pitch and/or ancillary facilities to be provided at sites controlled by the local authority. This is to avoid the provision of inappropriate facilities (e.g. standalone single pitch sites) and to negate any issues with exclusivity of use.

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4.3 Indoor and built sports facilities

4.724.70 The following steps are used to assess the indoor and built sports facilities allocation requirements for new development:-

Step 1. Determine the key indoor and built sports facility requirement resulting from the development

Step 2. Determine the other indoor sports and community facilities required as a result of the development

Step 3. Demonstrate an understanding of what else the development generates demand for

Step 4. Financial contributions to deliver strategic provision

4.734.71 All developments of 10 dwellings or greater are expected to contribute to the provision of indoor and built sports facilities.

4.744.72 Strategic housing allocations will contribute towards provision via s106. Non-strategic developments sites will contribute via CIL (once adopted).

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| Step 1 | <i>Determine the key indoor and built sports facility requirement resulting from the development</i> |
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4.754.73 The key tool to assess this is Sport England's Facilities Calculator (SFC). This model was created to assist local planning authorities to quantify how much additional demand for the key community sports facilities is generated by populations of new growth, development and regeneration areas. It helps to answer questions such as, "How much additional demand for swimming will the population of a new development area generate?" and "What would the cost be to meet this new demand at today's values?"

4.764.74 The SFC is designed to estimate the needs of discrete populations for sports facilities (such as sports halls and swimming pools) created by a new residential development. The current facilities that the SFC can be used for include swimming pools and sports halls and 3G pitches.

4.774.75 The SFC uses information that Sport England has gathered on who uses facilities and applies the population profile of the local area. This ensures that the calculations are sensitive to the people who actually live there. The SFC then turns this estimation of demand (visits per week) into the equivalent amount of facility which is needed to meet these visits each week. For swimming pools it uses square metres of water, lanes and 25m, four lane pool units. For halls, it uses the number of badminton courts and four court hall units as a guide for the additional area required to meet the increase in demand.

4.784.76 The SFC will give a target total for the number of facilities that are needed to meet a population's sports facility needs. This is based on the local population, national participation rates and the national average for facility usage.

4.794.77 The SFC generates a cost figure for any housing development, using the estimated additional population generated by the new housing development. The calculation is unique to the district as it uses local weightings for Arun District and West Sussex.

4.804.78 The SFC automatically applies the Building Cost Information Service's (BCIS) Pricing Adjustment Factors to the facility costs. Facility capital costs are updated on an annual basis in conjunction with information provided by the BCIS and other quantity surveyors.

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Therefore, any examples provided within this SPD include indicative costs based on the most up to date data provided by the SFC (facility costs are based on BCIS data from May 2018 and building costs for Q2 2018). Actual costs for individual developments will be calculated based on the most up to date data at the time of application.

4.844.79 The SFC can be accessed via registering for free on the Active Places Power website⁸.

4.824.80 The Arun Indoor Sport and Built Facilities Strategy is used to help inform and direct the priorities for indoor and built sports facilities across the area.

4.834.81 As the exact number of units are identified from specific housing developments then the Council will apply the household occupancy rate to this to determine the total population.

Number of dwellings x household occupancy rate⁹ = associated population

4.844.82 This is the population applied within the Sports Facilities Calculator (SFC) to determine the additional provision that is required to meet the additional demand and the associated financial contribution required.

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| Step 2 | Determine the other indoor sports and community facilities required as a result of the development |
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4.854.83 There is no national calculation to the requirements from new housing developments for other indoor sports provision and community centre facilities not covered by the SFC (i.e. health and fitness suites).

4.864.84 In such instances, the Indoor Sport and Built Facilities Strategy and Assessment will inform the need for additional facilities within the area. In this case, a current and future shortfall in health and fitness suites is identified across Arun. The Strategy identified that 'demand is not currently being met for health and fitness suites and should penetration rates continue to increase, alongside population increases, there will be significant shortfalls in the future'.

4.874.85 Consequently, the following calculation should be used to determine the requirement for health and fitness provision. An excel calculator is available to assist in calculating the requirements for health and fitness provision for developments.

Table 4.3.1: Calculating Health and Fitness contribution

| | |
|----|--|
| 2a | Estimated new population to use H&F = New population generated x National penetration rate for H&F of 14% (New population generated x 0.14) |
| 2b | Pieces of equipment required = Estimated new population to use H&F (2a) / National average number of users (25) per equipment piece |
| 2c | Space required to accommodate equipment = Pieces of equipment required (2b) x Average square metres (5) per equipment piece |
| 2d | Financial contribution required = Space required to accommodate equipment (2c) x Estimated build and equipment cost per square metre (£2,000) |

⁸ <https://www.activeplacespower.com/>

⁹ Local occupancy rate of 2.2 persons per household (2018)

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4.884.86 This will also be informed by how busy existing facilities are. As an example, if an existing community centre (adjacent to the new housing development) is fully programmed with high demand for space, it is unrealistic to expect this facility to accommodate the demand generated from the new development. Therefore, additional provision will be required.

| | |
|---------------|--|
| Step 3 | <i>Demonstrate an understanding of what else the development generates demand for</i> |
|---------------|--|

4.894.87 Consideration also needs to be given to the other infrastructure that will be generated as a result of the development. As an example, this could include health centres, library, etc.

4.904.88 The key focus here is to determine where there may be duplication of facilities and where there may be opportunities for shared provision possibly as part of a hub or new leisure centre.

4.914.89 The master plan for any new development needs to consider the strategic location of facilities and the clustering and co-location of facilities in order to maximise the benefit for the local community. Furthermore, the long-term approach to delivering these co-located facilities is set out in the district's Infrastructure Capacity Study and Delivery Plan which sets out the infrastructure requirements on the district's strategic housing allocations.

4.924.90 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 and AGPs (if also being provided on-site) to ensure a cohesive approach to the whole sporting offer.

4.934.91 The financial, social and sporting benefits which can be achieved through development of strategic sites (also known as hub sites) are significant. Sport England provides further guidance on the development of community sports hubs at:-

http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/sports_hubs.aspx

| | |
|---------------|--|
| Step 4 | <i>Financial contributions to deliver strategic provision</i> |
|---------------|--|

4.944.92 The cumulative effect of multiple developments across the local authority results in a combined increase on demand to warrant a new strategic leisure centre development. The phasing requirements of strategic housing site developments within the District up to 2031 from the Infrastructure Capacity Study and Delivery Plan 2017 is shown in Table A3.1 and A3.2 of Appendix 3. The current housing trajectory, additional cumulative population increase and SFC is used to show when there will be a requirement for new sports hall space and swimming pool lanes that would form part of a new leisure centre for the District. This only accounts for the population increase from strategic housing sites it does not take into account the population increase to come from non-strategic sites. Therefore, it is expected that a new leisure centre will be required at an earlier stage dependant on the delivery of non-strategic housing developments.

4.954.93 As an example, for Arun a new flexible sports hall facility (to an equivalent size of a 4-court badminton hall¹⁰) is required where an additional 15,000 people are generated as

¹⁰ Indicative example. Actual requirement could be in a different form of activity space but to an equivalent size.

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a result of cumulative strategic housing developments. Based on the SFC this requirement is estimated to be in 2025. Similarly, a 4 lane 25m swimming pool is required where an additional 21,000 people are generated as a result of cumulative strategic housing developments. Based on the SFC this requirement is estimated to be in 2028. Both estimated dates only take account of demand from strategic housing developments they do not take into account the population increase from non-strategic sites. An explanation to how this is determined is set out in Appendix 3.

[4.964.94](#) The demand generated in turn puts additional pressure on the existing infrastructure. Therefore, if no new provision is planned this additional demand has nowhere to go. The Indoor Sport and Built Facilities Strategy identified that 'sports halls are operating near to capacity, offering little scope to expand, meaning that future demand will have to be accommodated at new facilities'.

[4.974.95](#) It also stated that 'pools are generally only servicing Arun residents with almost 95% of currently used capacity from within Arun. However, 18% of demand is exported to other local authorities, suggesting there is insufficient capacity within Arun to satisfy all of the demand.'

[4.984.96](#) Financial contributions for indoor and built sports facilities will be allocated to:

- ◆ Enhancement of existing forms of provision
- ◆ Contributing to new forms of provision such as hub sites, a new leisure centre and/or other appropriate provision of this type.

[4.994.97](#) In order to calculate the contribution from each housing development into a strategic leisure facility fund, developers should use the Sport England Sports Facilities Calculator. Using the population growth and process identified from Step 1 and Step 2 will identify the financial contributions required from each development.

[4.1004.98](#) The SFC generates a cost figure for any housing development. It utilises the estimated additional population generated by the new housing development. The SFC automatically applies the Building Cost Information Services (BCIS) Pricing Adjustment Factors to the facility costs.

[4.1014.99](#) For developments where contributions are required to contribute to new forms of provision such as hub sites, a new leisure centre and/or other appropriate provision, developers will also be required to agree and pay towards the land costs needing to be secured.

[4.1024.100](#) This cost is variable and dependent upon the precise location and situation of the proposed development and/or provision looking to be provided. This will also be subject to change over time as the market value of land alters. For this reason, land costs will need to be negotiated on a case-by-case basis.

[4.1034.101](#) An indicative approach to how contributions for land costs should be calculated is provided in Appendix 3.

Commercial development

[4.1044.102](#) Commercial development is also expected to contribute to indoor and built sports facilities since employees will put pressure on existing provision (i.e. during lunch breaks, before and after work). This follows Policy HWB SP1 which states such users will

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contribute towards an increased level of demand on existing provision within that locality which means that a developer contribution is justified.

~~4.105~~4.103 This will be negotiated where appropriate by the Council.

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APPENDIX ONE: OFF-SITE CONTRIBUTIONS AND MAINTENANCE COSTS FOR OPEN SPACE AND PLAY SPACE

This appendix explains the source and basis for the costs used in calculating the financial contributions for open space and play provision. These are specific to Arun and where possible have been benchmarked against neighbouring and/or similar local authorities.

Off-site contribution costs

The following rates are to be charged per square metre in instances where off-site contributions are required.

Table A1.1: Rate of charge by provision type

| Provision type | Off-site contribution (£ per Square Metre) |
|----------------|--|
| Open Space | 28 |
| Play Space | 143 |
| Allotment | 3.50 |

The rate of charge for open space provision is based on the average charge for each of the open space sub-types which are considered as being open space provision (i.e. parks, amenity greenspace and natural and semi-natural greenspace). The 2016 Open Space Study provided an initial set of rates to be considered for charging as off-site contributions. These have been reviewed and updated to, for example, avoid any instances of duplication. These rates have then been combined to provide an average rate of £28 per square metre to be charged for off-site contributions to open space. This is comparable to neighbouring local authorities such as Chichester which charges an equivalent average of £34 per square metres for the same open space types.

The rate of charge for play provision is based on the average cost of a typical form of play facility as determined by the Local Authority. An area of play of 700 square metres (or equivalent to 0.07 hectares)¹¹ is estimated to cost £100,000. This works out as an equivalent to £143 per m² (e.g. 100,000 / 700 = 142.86). Off-site contributions for play provision are therefore charged at £143 per square metre. This is comparable to neighbouring local authorities such as Chichester which charges an equivalent of £170 per square metre for play.

The rate of charge for allotment provision is based on the Local Authority's known costs for elements which are applicable to an allotment site (i.e. fencing, paths, etc). This is calculated as an equivalent to £3.44 per square metre. Consequently, the rate of £3.50 per square metre is to be charged for off-site contributions to allotments.

¹¹ Based on average site size of 0.07 hectares as recorded from audit assessment

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Maintenance costs

Sums to cover the maintenance costs of an open space and/or play site (once transferred to the Council) should be intended to cover a period for 20 years.

Commuted sums for maintenance need to be based on the following costs per square metre. For public open space three rates are stipulated dependent upon the size of the open space needing to be maintained. For play provision an annual cost is detailed. These rates are based on the known cost of the Local Authorities grounds maintenance. This is a high gross maintenance cost but determining the developer financial contributions will be based on a net additional maintenance cost to be determined by the Local Authority. It is important that this calculation is taken as a starting point and could differ based on the maintenance contract that the council has in place at the time.

Table A1.2: Maintenance charge by typology

| Provision type | | Cost of maintenance for a 20-year period (per Square Metre) |
|----------------|------------------------|--|
| POS | Less than 0.1 ha | £23.51 |
| | 0.1 to 1 ha | £16.88 |
| | Greater than 1 hectare | £11.23 |

| Provision type | Annual cost |
|-------------------------------------|-------------|
| Play space (per each LEAP and NEAP) | £1,500 |

For larger sites, where on-site provision is to be provided, maintenance charges are likely to be the only financial contribution needing to be paid. For smaller, non-strategic sites, all off-site contributions will be through CIL receipts.

Future cost increases

Cost charges are updated on an annual basis. This is through an annual review to check charges are still accurate and through linking the cost charges to a recognised national figure i.e. the Consumer Price Index (CPI).

The CPI measures the change in the cost of a representative sample of items. It is therefore a useful tool to ensure the off-site contributions being sought for play space is reflective of changes in inflation across the country.

The calculation for undertaking this is to take the current cost charge and calculate the percentage increase as a result of the CPI at the end of each financial year (i.e. end of March)

Hypothetical example:

Current cost charge for play space is £143 per m²

CPI value at end of March 2018 is 2.3%¹²

¹² <https://www.ons.gov.uk/economy/inflationandpriceindices/timeseries/l55o/mm23>

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Therefore, if the cost charge were to be recalculated for the next 12 months

$$143 / 100 \times 2.3 = 3.29$$

The cost charge would be (143 + 3.29) £146.29 (£146) per m²

This will be reviewed by ADC every 12 months to reflect the CPI value.

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APPENDIX TWO: DESIGN PRINCIPLES OF NEW PROVISION

It is important for new forms of open space, playing pitch, indoor and built sports facilities to be well designed. This is in order to provide good quality, usable and efficient forms of provision. Creation of specific masterplans for larger scale developments should be undertaken to set out the requirements and guide the future growth.

The following information is provided as a guide in initiating the first stages of design. Pre-application discussions are encouraged with the Council to ensure suitably designed open space, playing pitch, indoor and built sports facilities are provided.

Active Design

Sport England's Active Design looks at the opportunities to encourage sport and physical activity through the built environment in order to support healthier and more active lifestyles.

It sets out ten principles that should be considered during urban design to promote environments that offer individuals and communities the greatest potential to lead active and healthy lifestyles. These principles are then broken down into three objectives: access, awareness and amenity.

The 10 principles are:



The guidance also highlights best practice pointers including:

- ◀ Seek to concentrate key uses (schools, shops, workplaces, homes etc) to encourage linked trips and create varied and active centres
- ◀ Opportunities should be explored to create public spaces that encourage uses to interact including seating areas, multi-use landscaping and attractive spaces
- ◀ Co-located facilities should be focal points within walking and cycling networks
- ◀ Opportunities to co-locate complimentary functions (such as health centres and gyms) should be fully explored

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- Sports facilities should be located in prominent positions in the local community, raising awareness of their existence, inspiring people to use them and ensuring they can become focal points for the community and social interaction
- Multiple sports and recreation facilities should be co-located together where possible, to allow a choice of activity in one location, and promote the efficient shared management of facilities. These should take a prominent position within local networks
- School facilities and grounds should be available for use outside school time to support the whole community to engage in physical activity

A series of best practice case studies are set out within the Active Design document and also on the Active Design website (<https://www.sportengland.org/facilities-planning/active-design/>)

Design principles of open space and play space

Play space

Fields in Trust (FIT)¹³ offer some guidance to the spatial requirements for play facilities. It also suggests appropriate buffer zones to ensure play facilities do not enable users to overlook neighbouring properties; reducing the possibility of conflict between local residents and those at play. The minimum size and buffer zones suggested are:

Table A2.1: FIT buffer zones

| Type | Size (hectares) | Minimum dimensions | Buffer |
|---------------------|-----------------|--------------------|---|
| LAP | 0.01 | 10 x 10 metres | 5m minimum separation between activity zone and the boundary of dwellings |
| LEAP | 0.04 | 20 x 20 metres | 20m minimum separation between activity zone and the habitable room façade of dwellings |
| NEAP | 0.10 | 31.6 x 31.6 metres | 30m minimum separation between activity zone and the boundary of dwellings |
| Other ¹⁴ | 0.10 | 40 x 20 metres | 30m minimum separation between activity zone and the boundary of dwellings |

Play England also offer guidance within its *Design for Play: A guide to creating successful play spaces*. This offers a detailed level of advice towards the design of play facilities. Key to the guidance are the 10 principles.

The 10 principles for designing successful play spaces states provision should be:

- Bespoke
- Well located
- Make use of natural elements
- Provide a wide range of play experiences
- Inclusive to all
- Meet community needs
- Allow children of different ages to play together
- Build in opportunities to experience risk and challenge
- Sustainable and appropriately maintained
- Allow for change and evolution

¹³ Guidance for Outdoor Sport: Beyond the Six Acre Standard

¹⁴ E.g. skate park, Multi-Use Games Area

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Other good practice considerations which elaborate on the principles for designing successful play spaces include:

- ✦ Positioned in a good location, away from hazards and with sufficient natural surveillance
- ✦ Accessed via a suitable pathway and a well-used route
- ✦ Equipment should not overlook gardens (in accordance with buffer zone guidance)
- ✦ Suitable fencing and surfacing
- ✦ Minimum provision of one litter bin
- ✦ Seating should have back and arm rests
- ✦ Two gated access points; based on the location of the play space. For instance, if located close to a road, site may require a combination of slowing designs including surfaces, staggering and barriers
- ✦ Equipment should comply with EN 1176 (European Equipment Standard)

Open space

Open space is defined in the Town and Country Planning Act (1990) as *land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground.*

The following provide guidelines to what new forms of public open space should be.

Fields in Trust offer some guidance to the quality guidelines for open space. These include:

- ✦ Located where they are of most value to the community to be served
- ✦ Sufficiently diverse recreational use for the whole community
- ✦ Appropriately landscaped
- ✦ Maintained safely and to the highest possible condition with available finance
- ✦ Positively managed taking account of the need for repair and replacement over time
- ✦ Provision of appropriate ancillary facilities and equipment
- ✦ Provision of footpaths
- ✦ Designed so as to be free of the fear of harm or crime

A well-designed open space should be attractive, usable and aim to provide multiple social, health and environmental benefits. It should incorporate existing landscape features such as mature trees and hedgerows, appropriate new planting, play provision and car parking/cycle storage. It is important that the biodiversity of a site is considered through inclusion of native species and the creation/retention of a variety of habitats.

Public open space guidelines

On this basis, ADC considers the following guidelines to define what new forms of public open space should and should not be.

Public open space **should be:**

- ✦ Located within new residential areas in accessible parts of the development avoiding conflict with major hazards such as busy roads and not immediately adjacent to SUDs
- ✦ Linked to local paths/cycle ways and the area beyond the development and have well placed entry points to encourage safe access
- ✦ Distributed evenly throughout the site with consideration of larger central areas of public open space which could accommodate a wider range of uses, forming a focal point for new communities

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- Welcoming to encourage people to use them with soft landscape features, containing high quality materials, well maintained boundaries with an attractive appearance
- In areas which are overlooked by housing to provide natural surveillance
- Considerate to existing and established landscape features including existing trees and hedgerows and work with these to retain and enhance them.

Public open space **should not be:**

- Provided on spaces left over after the planning process has been concluded i.e. areas of land left over after the location of roads and buildings have been determined
- Unusable or undesirable areas without any purpose. The inclusion of undesirable areas with no clear function will not be allowed simply to make up the required numbers.
- Including narrow verge areas or entrance roadways
- Including SUDs or drainage areas which whilst an environmental benefit is recognised as not being permanently publicly accessible i.e. in water holding periods.
- Including bunds or mitigation screen planting areas, fenced off areas, narrow strips of land, or small pockets of land in place as development separation areas as these are not publicly accessible

Trees and hedgerows

Established trees and hedgerows must be identified and evaluated early in the conceptual/pre-design stage, so that they can be fully considered and informative to layout design. They may be suitably included with areas of Park and Open Space (POS) within the development.

Those of native species and/or being landscape features specifically can add considerable value to a development. They should be given adequate protection above and below ground, to enable them to grow uninhibited and free from any interference which could be harmful to their long-term potential.

Trees which are also the subject of a Tree Preservation Order (TPO) are recognised as having high public amenity value. Those may include trees of considerable size and/or age, which due to their elevated hazard rating will present additional constraint for any proposed changes to land-use nearby. This will need to be factored-in to any design, so that their inherent ecological value can be sustained and not diminished by extensive pruning or removal to satisfy safety concerns – perceived or otherwise.

The use of 'buffer zones' beyond nominal root protection areas (as defined by BS5837:2012 – Trees in relation to design, demolition and construction) should be considered, to insure against harmful effects during the construction phase of development and help future-proof those trees against a 'pressure to prune'.

Further detail is provided within Appendix Nine.

The Bersted [Park](#) development is recognised as having a good quality design. It should act as an aspiration and local best practice example for future developments of this scale and nature. The details of this development are set out in Appendix 7.

Design principles of playing pitches

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Sport England provides a guide to practical advice on building and maintaining playing fields and sport pitches¹⁵, including:

- ◀ Design guidance
- ◀ Standard pitch layouts
- ◀ Construction specifications
- ◀ Costs

This highlights the need for provision to be designed based on its likely use i.e. who will use the pitches and how often. Key considerations include drainage, quality construction and long-term management.

Sport England has also worked closely with National Governing Bodies of Sport such as the Football Association, the England and Wales Cricket Board and the Institute of Groundsmanship to develop a document¹⁶ identifying the key issues, tips and case studies.

Layout of pitches is recognised as being dependent on each individual site. However, it is important to consider the areas of most wear and tear. Useful tips include:

- ◀ Orientation should broadly be north south
- ◀ Periods of recovery should be ensured for a sustainable site
- ◀ Three year pitch layout rotation to allow sufficient recovery
- ◀ Off-setting the location of goal mouths and centre circles
- ◀ Mobile counter weighted goalposts – to help facilitate easy pitch rotation

Further to this, each pitch sport NGB provides national guidance in relation to provision of new pitches. Follow the links to the various web pages for further details:

- ◀ [FA facility guidance](#)
- ◀ [FA 3G pitch guidance](#)
- ◀ [RFU Facilities Guide](#)
- ◀ [ECB guide to developing pitches](#)
- ◀ [England Hockey Facilities Strategy](#)

For improvement/replacement of AGPs refer to Sport England and the NGBs 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' document for a guide as to suitable AGP surfaces: www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/

Design principles of indoor and built facilities

It is important to ensure that the design of new or extended facilities is in line with local needs as well as relevant design guidance. It will be important that any design reflects best practice design guidance taking into account all the key considerations which will be relevant to each facility. As an example, this will include aspects such as: health and safety, safeguarding, storage, sport specific design features, etc.

Where an extension or refurbishment of an existing facility takes place it will be important to ensure that continuity of provision is considered as clubs and organisations will need alternative accommodation during the construction period associated with a refurbishment or

¹⁵ Natural Turf for Sport Design Guidance Note

¹⁶ Successful management of dual use cricket and football sites (2014)

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extension. This is important in ensuring these organisations continue to exist in the longer term.

The development of community hubs is a key focus for many organisations as the benefits derived from the co-location of facilities is often greater than from stand-alone facilities. This is also in line with other guidance such as Sport England's Active Design. Therefore, there is a need for developers and stakeholders to consider how different facilities may 'fit' together. As an example, this could include the following facilities which may be required as part of a development:

- ◆ Indoor and outdoor sports facilities
- ◆ Health centres and GP surgeries
- ◆ Library
- ◆ Early years provision
- ◆ Community centre
- ◆ Children's play areas
- ◆ Allotments and community growing areas
- ◆ Local retail centres

The master plan for any new development needs to consider the strategic location of facilities and the clustering and co-location of facilities in order to maximise the benefit for the local community.

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 and AGPs (if also being provided on-site) to ensure a cohesive approach to the whole sporting offer.

Sport England provides further guidance at: <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/>

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APPENDIX THREE: CUMULATIVE DEMAND FOR INDOOR AND BUILT SPORTS FACILITIES

Sport England's Facilities Calculator (SFC) is utilised to quantify how much additional demand for key community sports facilities will be generated by populations of new growth and development. It sets out the cost of providing the facilities that are needed to meet the sports facility needs of the new population.

Financial contributions for indoor and built sports facilities will go towards:

- ◀ Enhancement of existing forms of provision
- ◀ Contributing to new forms of provision such as hub sites, a new leisure centre and/or other appropriate provision of this type.

The cumulative effect of multiple developments across the local authority results in a combined increase in demand to warrant a new strategic leisure centre development. The phasing requirements of strategic housing site developments within the District up to 2031 from the Infrastructure Capacity Study and Delivery Plan 2017¹⁷ is shown in Table A3.1 and A3.2 below. The current housing trajectory, additional cumulative population increase and SFC is used to show when there will be a requirement for new sports hall space and swimming pool lanes that would form part of a new leisure centre for the District. This only accounts for the population increase from strategic housing sites it does not take into account the population increase to come from non-strategic sites. Therefore, it is expected that a new leisure centre will be required at an earlier stage dependant on the delivery of non-strategic housing developments.

The figures suggest on initial review an equivalent requirement of six badminton courts¹⁸ and over four-lanes of equivalent swimming space up to 2030/31. On closer inspection, for Arun a new flexible sports hall facility (to an equivalent size of a 4-court badminton hall¹⁹) is required where an additional 15,000 people are generated as a result of cumulative strategic housing developments. Based on the SFC this requirement is estimated to be in 2025. Similarly, a 4 lane 25m swimming pool is required where an additional 21,000 people are generated as a result of cumulative strategic housing developments. Based on the SFC this requirement is estimated to be in 2028. Both estimated dates only take account of demand from strategic housing developments they do not take into account the population increase from non-strategic sites.

The housing trajectory only covers the delivery of strategic housing allocations. It does not include the number of dwellings from non-strategic sites, the land availability assessment or windfall allowance. Strategic sites will contribute to this cumulative need for a new leisure centre, community sports hubs and/or other appropriate provision through s106 contributions. Other developments, such as non-strategic sites, will contribute to the cumulative need through CIL receipts.

The SFC is updated annually and therefore, any examples provided within this SPD include indicative costs based on the most up to date data provided by the SFC at the time of writing.

¹⁷ Figures are subject to change

¹⁸ Actual form of activity space is flexible but should be to an equivalent size of a six-badminton courts

¹⁹ Indicative example. Actual requirement could be in a different form of activity space but to an equivalent size.

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Table A3.1: Phasing of requirements up to 2025/26²⁰ for Strategic Housing Sites

| | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
|---|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total dwellings | 122 | 630 | 1,035 | 1,000 | 1,050 | 1,025 | 1,000 | 925 | 775 |
| Estimated population | 268 | 1,386 | 2,277 | 2,200 | 2,310 | 2,255 | 2,200 | 2,035 | 1,705 |
| Cumulative population | 268 | 1,654 | 3,931 | 6,131 | 8,441 | 10,696 | 12,896 | 14,931 | 16,636 |
| Equivalent sports hall requirement (courts) | - | 0.44 | 1.04 | 1.62 | 2.23 | 2.89 | 3.4 | 3.94 | 4.39 |
| Cost (£) | - | 297,011 | 705,896 | 1,100,953 | 1,515,763 | 1,969,720 | 2,315,754 | 2,681,182 | 2,987,351 |
| Equivalent swimming pool requirement (lanes) | - | 0.31 | 0.73 | 1.14 | 1.57 | 2.04 | 2.4 | 2.78 | 3.09 |
| Cost (£) | - | 319,818 | 760,100 | 1,185,492 | 1,632,155 | 2,120,970 | 2,493,575 | 2,887,064 | 3,216,743 |

Table A3.2: Phasing of requirements from 2026 up to 2030/31 for Strategic Housing Sites

| | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 |
|---|-----------|-----------|-----------|-----------|-----------|
| Total dwellings | 725 | 713 | 675 | 525 | 450 |
| Estimated population | 1,595 | 1,569 | 1,485 | 1,155 | 990 |
| Cumulative population | 18,231 | 19,800 | 21,285 | 22,440 | 23,430 |
| Equivalent sports hall requirement (courts) | 4.81 | 5.22 | 5.61 | 5.62 | 6.18 |
| Cost (£) | 3,273,768 | 3,555,516 | 3,822,179 | 4,029,584 | 4,207,360 |
| Equivalent swimming pool requirement (lanes) | 3.39 | 3.68 | 3.96 | 4.17 | 4.36 |
| Cost (£) | 3,525,153 | 3,828,536 | 4,115,676 | 4,339,007 | 4,530,434 |

²⁰ Source: Infrastructure Capacity Study and Delivery Plan 2017 (Tables do not include population increase for non-strategic housing developments)

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Calculating land costs

For developments where contributions are required to contribute to new forms of provision such as hub sites, a new leisure centre and/or other appropriate provision, developers are also required to agree and pay towards the land costs needing to be secured.

This cost is variable and dependent upon the precise location and situation of the proposed development and/or provision looking to be provided. This will also be subject to change over time as the market value of land alters. For this reason, land costs will need to be negotiated on a case-by-case basis.

An indicative approach to how contributions to land costs should be calculated is set out below.

Indicative example approach:

As an example, the Government provides some estimates for the value of land across the country in its document '*Land value estimates for policy appraisal 2017*'²¹. This cites typical residential land as being £3,550,000 per hectare (or 10,000 square metres) in Arun.

Table A3.3: Government estimates to land value

| Land Category | Land Value (£) |
|---------------|----------------------------|
| Residential | 3,550,000 |
| Industrial | Not provided |
| Office | Not provided |
| Agricultural | 22,500 (South East region) |

An average four court size sports hall is cited as being circa 1,532 square metres²².

On this basis, 1 square metre of residential land is calculated to be £355 (e.g. 3,550,000 / 10,000 = £355).

Consequently, the land needed to accommodate a sports hall is estimated to cost £543,860 (e.g. 355 x 1,532 = £543,860).

It is important to recognise this is only an indicative example of how an approach to calculating the costs of the land needing to be secured in order to accommodate new leisure provision could be calculated. In such situations, land costs will be negotiated on a case-by-case basis to reflect the variables in terms of location, position and market values.

²¹ <https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2017>

²² Sport England Cost Guidance 2018 <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

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APPENDIX FOUR: SUSTAINABLE URBAN DRAINAGE SYSTEMS AND GREEN INFRASTRUCTURE GUIDANCE

Sustainable Urban Drainage Systems (SUDS)

The implementation of SUDS should be incorporated within each development masterplan as a fully designed solution which responds to specific site characteristics and embraces the opportunities available. It must not be a way to dispose of or store unwanted run-off.

It is essential that SUDS do not impact on the usable levels of public open space also required as part of new housing developments. SUDS whilst providing benefit in the correct capacity within development, should not be included in the 'usable open space calculations'

Publications from other authorities and organisations provide guidance and models in the application of SUDS which should be referred to as good practice:

- ♦ WWT & RSPB: Sustainable drainage systems – Maximising the potential for people and wildlife. A guide for local authorities and developers²³

The guidance states that “SUDS provide the ideal opportunity to bring urban wetlands and other wildlife-friendly green spaces into our towns and cities and link these with existing habitats creating blue and green corridors. Well-designed SUDS should also be an amenity and education resource for the community, providing high-quality public green space in which to relax, play and enjoy wildlife.” The publication also goes on to state that most SUDS are failing to achieve this potential. If delivered properly, they can deliver benefits for the whole community in terms of biodiversity, climate regulation, regeneration, learning, health, recreation and play.

- ♦ Sustainable Drainage – Cambridge Design and Adoption Guide²⁴

The Cambridge guide provides detailed guidance on the design and adoption of a range of SUDS. It summarises the four key principles for these as:

Table A4.1: Key principles of SUDS

| Performance | High Quality Design | Integrated Approach to Health & Safety | Ease of Maintenance |
|----------------------------------|--|--|--|
| Reduce flood risk | Micro managed bespoke design | Easily identifiable features and risk | Simple, surface features |
| Improve water quality | Integration with wider landscape setting | Shallow gradients | Minimise use of grills and other engineered features |
| Delivering biodiversity benefits | Use of robust, low impact materials | Planting and design used to create barrier where necessary | Shallow gradients |
| Provide amenity for residents | Designed to be attractive all year round | | Robust appropriate planting for ease of maintenance but not at expense of biodiversity (unless erosion prevention is a priority) |

²³ http://www.wwt.org.uk/uploads/documents/1400927422_SustainableDrainageSystemsGuide.pdf

²⁴ <https://www.cambridge.gov.uk/sustainable-drainage-systems-suds>

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In addition to the information contained within the guidance above Arun District Council requires that SUDS within developments should be designed to:

- ✦ A high quality and be beneficial to people and wildlife. Priority shall be given to the needs of people for recreation and enhancing biodiversity and the spaces created must work for both.
- ✦ Incorporate a diverse range of SUDS solutions.
- ✦ Allow for sufficient open space outside the damp zone. The damp zone can be used for informal activity space but this must not be the only allocation.

The Landscape Institute have published a review on the delivery, design, adoption and maintenance of SUDS²⁵. This highlights the inconsistencies in the delivery of SUDS across the country whilst stressing the need for appropriate SUDS to safeguard local environments. Further updated guidance issued by the Landscape Institute should be taken into consideration.

Green Infrastructure (GI)

Green Infrastructure (GI) serves an important role in the provision of new public open space in providing solutions which address the social, environmental and economic challenges facing today's society. New development should seek to incorporate a range of GI assets to maximise the opportunities and benefits each of these offer. A masterplan should be used to illustrate the relationship between the GI assets and their functions within the development. It is expected that developments should aim to provide:

- ✦ Resilient water management
- ✦ Opportunities for recreation, health and wellbeing
- ✦ Enhanced biodiversity
- ✦ Mitigation for climate change
- ✦ Economic growth and investment
- ✦ Stronger communities
- ✦ Sense of place

The Landscape Institute Position Statement 2013 gives further detail on the implementation of GI²⁶.

The Arun Green Infrastructure Study (2012) and other such evidence and strategies being produced by Arun District Council looking at strategic connectivity between the coast and South Downs National Park and between settlements, should also be referred to for further guidance. It details future needs in relation to growth areas as well as opportunities and priority projects.

²⁵ [Landscape Institute - SUDS Delivery Review Jan 2019](#)

²⁶ [Landscape Institute - Green Infrastructure Position Statement 2013](#)

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APPENDIX FIVE: MINIMUM SITE SIZES

Open space and play

Fields in Trust (FIT) offer some guidance to the potential minimum threshold size of different types of play provision.

Table A5.1: Minimum site size - play

| Classification | Minimum size of site (hectares) |
|---|---------------------------------|
| LAP | 0.01 |
| LEAP | 0.04 |
| NEAP | 0.10 |
| Other outdoor provision (i.e. MUGA, skate park) | 0.10 |

New play provision should look to be provided as off-site contributions if the calculated open space requirement for the proposed development falls below the size thresholds. If the requirement is above the thresholds, it should look to be provided on-site as part of the development.

In this case this and based on an occupancy rate of 2.2 people per dwelling, a development with 98 dwellings would have an equivalent population of 215.6.

The requirement for play provision can be calculated by using the calculator provided which is based on the following calculation:

Quantity guideline standard x associated population / 1000 = open space requirement

Or

$$0.55 \times 215.6 / 1000 = 0.12 \text{ hectares}$$

Consequently, a development of 9 dwellingsn-additional population of 18 people, would generate a requirement of 0.01 hectares of play space.

This therefore meets the minimum site size threshold for play provision to a LAP classification. On this basis, the table below details the points at which the other play classifications are 'triggered' by different scales of development.

Table A5.2: Play requirement by scale of development

| Classification | Minimum size of site (hectares) | On-site provision required at 'X' No' of dwellings |
|---|---------------------------------|--|
| LAP | 0.01 | 98 |
| LEAP | 0.04 | 343 |
| NEAP | 0.10 | 83 |
| Other outdoor provision (i.e. MUGA, skate park) | 0.10 | 83 |

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Taking this approach, Part 4 of the SPD sets out that any development below nine ~~eight~~ dwellings does not require to contribute to play provision.

For open space provision, the Greater London Authority (GLA) offers some guidance to the minimum size of sites²⁷. This has been used as a basis to set the following minimum site sizes for different open space.

Table A5.3: Minimum site size – open space

| Classification | Minimum size of site (hectares) |
|--------------------------|---------------------------------|
| Amenity greenspace | 0.1 |
| Natural and semi natural | 0.4 |
| Allotments | 0.4 (0.025 per plot) |
| Parks and gardens | 1.0 |

Following this method and based on an occupancy rate of 2.2 people per dwelling, a development with 15 dwellings would have an equivalent population of 33.

The requirement for open space provision can be calculated by using the calculator provided which is based on the following calculation:

Quantity guideline standard x associated population / 1000 = open space requirement

Or

$$3.20 \times 33 / 1000 = 0.10 \text{ hectares}$$

Consequently, an additional population of 33 people, would generate a requirement of 0.10 hectares of public open space.

This therefore meets the minimum site size threshold for public open space provision (Table A5.3). For this scale development it is recommended that the public open space provision is in the form of amenity greenspace. On this basis, the table below details the points at which the other open space classifications may be 'triggered' by different scales of development.

Table A5.4: Open space requirement by scale of development

| Classification | Minimum size of site (hectares) | On-site provision required at 'X' No' of dwellings |
|--------------------------|---------------------------------|--|
| Amenity greenspace | 0.1 | 15 |
| Natural and semi natural | 0.4 | 57 |
| Allotments | 0.4 (0.025 per plot) | 72 78 |
| Parks and gardens | <u>1.0</u> 2.0 | <u>143</u> 1,134 |

Using this approach, Part 4 of the SPD sets out that any development of 15 dwellings or greater is required to contribute to open space provision.

²⁷ GLA Open space strategies: Best practice guidance (2009)

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Developments of between 10-14 dwellings will require a financial contribution.

Developments below 10 dwellings do not require to contribute to open space provision.

Playing pitches

~~There are no prescribed minimum site sizes for playing pitches. However, f~~Guidance on site sizes for playing pitches can be found by consulting 'The Town and Country Planning (Development Management Procedure) Order 2015, Schedule 4 (Interpretation) and various Sport England Design Guidance, FA, Cricket, RFU and England Hockey guidance. For obvious reasons the creation of any pitch provision less than a whole pitch is not practical. The need for pitch provision is calculated by levels of demand.

Demand equating to the need for a new pitch can be translated as follows:

- ✦ For football and rugby demand, one match equivalent session per week is needed to represent demand for one actual pitch (based on teams playing at peak time on a home and away basis).
- ✦ For hockey, demand for four match equivalent sessions per week is needed to represent demand for one actual pitch (based on teams playing at peak time on a home and away basis).
- ✦ For cricket, demand for 60 match equivalent sessions per season is needed to represent demand one actual pitch (based on teams playing at peak time on a home and away basis).
- ✦ For 3G pitches, the PPS identifies demand for four full size 3G pitches (two based on current demand and two based on future demand).

Furthermore, best practice advises to avoid provision of inappropriate facilities such as standalone single pitch sites. As these are less likely to be used and are more likely to fall into disrepair.

Once the demand from new developments is quantified, Sport England advocates evaluation on whether existing provision within an appropriate distance of the development is able to meet the additional need (i.e. can the capacity at an existing site be enhanced).

Indoor and built facilities

~~There are no prescribed minimum site sizes for indoor and built facilities. Similarly, Sport~~England provide guidance on site sizes for indoor and built facilities. However, fFor obvious reasons the creation of any provision less than recommended design dimensions is not practical.

However, there is still a need for contributions to be sought as the demand generated from new populations (as a result of housing growth) in turn puts additional pressure on the existing infrastructure. Therefore, if no new provision is planned this additional demand has nowhere to go. The Indoor Sport and Built Facilities Strategy identified that 'sports halls are operating near to capacity, offering little scope to expand, meaning that future demand will have to be accommodated at new facilities'.

It also stated that 'pools are generally only servicing Arun residents with almost 95% of currently used capacity from within Arun. However, 18% of demand is exported to other local authorities, suggesting there is insufficient capacity within Arun to satisfy all of the demand.'

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APPENDIX SIX: WORKED EXAMPLES

The following examples demonstrate how on-site provision and financial contributions to off-site provision including commuted sums towards maintenance of provision (where applicable) is derived.

Calculations are based on the number of dwellings for a given development. Three worked examples are set out including a smaller scale development of 12 dwellings, a development of 90 dwellings and a larger scale development of 1,500 dwellings.

It is important to consider that off-site contributions for non-strategic sites will be via CIL once adopted. As a result, the relevant Council department teams will need to bid for CIL money towards a specific requirement to be funded.

Example 1: Development of 12 dwellings

Open space

OS Step 1 Calculate population generated by housing development

Number of dwellings (12) x household occupancy rate (2.2)²⁸ = associated population (26.4)

OS Step 2 Calculate open space requirement generated by housing development

Using the Open Space Calculator, the following requirements are identified: *26.4 x 5,500 play standard = 145,200 sqm /1,000 = 145 sqm.*

Table A6.1: Open space requirements

| Requirement (Square Metres) | | |
|-----------------------------|------------|------|
| Public Open Space | Allotments | Play |
| 0 | 0 | 145 |

No on-site requirement of public open space or allotment provisions is required, as the minimum size thresholds are not met for a development of 12 dwellings (page 13 Table 4.1.2).

OS Step 3 Determine if provision should be on-site or off-site?

Whether provision should be made on-site or via an off-site financial contribution is dependent on the size of the development. Based on the triggers set out in Table 4.1.2 the following requirements are needed:

On-site requirement:

- 145 square metres of play space (alternatively a financial off-site contribution of £20,764). *i.e. 12 dwellings x £1,730 per dwelling = £20,764*

²⁸ Local occupancy rate of 2.2 persons per household (2018)

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Off-site site financial requirement:

- Public Open Space equivalent = £23,654 (i.e. 12 dwellings x £1,971 = £23,654)
- Allotment equivalent = £231 (i.e. 26.4 population12 dwellings x £19.25 per dwelling = £231 and because this is below the minimum contribution threshold £1,000 will be sought)
- Play space equivalent = £20,764 (if on-site requirement not deemed appropriate)

Financial contribution for maintenance:

- Play space = £30,000 (20 x £1,500)

On this basis, the following commuted sum is calculated:

Table A6.2: Summary of open space/play requirement

| On-site requirement | |
|--------------------------------|---|
| Public open space | n/a |
| Allotment | n/a |
| Play space | 145 Sq M (if to be provided on-site) |
| Off-site financial requirement | |
| Public open space | £23,654 |
| Allotment | £1,000 £231 |
| Play space | £20,764 (if to be provided as off-site financial contribution) |
| Maintenance ²⁹ | |
| Public open space | n/a |
| Play space | £30,000 |
| Total | £75,418 £74,649 |

This is on the basis that the contribution for play space is deemed to be best provided as an off-site financial contribution.

If the play requirement is deemed to be best provided as an on-site contribution, the commuted sum will be £54,654~~53,885~~ plus 145 square metres of on-site play provision.

²⁹ This is a high gross maintenance cost; determining the developer financial contributions will be based on a net additional maintenance cost to be determined by the Local Authority.

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Playing pitches

| | |
|------------------|---|
| PP Step 1 | Determine the playing pitch requirement resulting from the development |
|------------------|---|

The main tool for determining this is the Playing Pitch Calculator which is a Sport England tool provided on completion of the Playing Pitch Strategy. This calculates the following estimated demand:

Table A6.3: Estimated pitch demand and costs

| Pitch type | Estimated demand and costs for new pitches | | |
|---------------------------------|--|----------------------------|--|
| | Number of pitches to meet demand | Capital cost ³⁰ | Lifecycle Cost (per annum) ³¹ |
| Natural Grass Pitches | | | |
| Adult football | 0 (0.01) | £574 | £121 |
| Youth football | 0 (0.01) | £618 | £130 |
| Mini soccer | 0 (0.01) | £160 | £34 |
| Rugby union | 0 (0.00) | £428 | £92 |
| Rugby league | 0 (0.00) | £0 | £0 |
| Cricket | 0 (0.00) | £1,031 | £208 |
| Artificial Grass Pitches | | | |
| Sand based AGPs | 0 (0.00) | £114 | £4 |
| 3G | 0 (0.00) | £1,062 | £35 |
| Ancillary facilities | | | |
| Changing rooms | 0 (0.03) | £6,388 | - |
| Sub-totals | | £10,375 | £624 (per annum) |
| | | | £12,480 (for 20-year period) |
| Total | | £22,855 | |

| | |
|------------------|--|
| PP Step 2 | Determine whether new provision is required and whether this should be on or off-site |
|------------------|--|

On this basis, the demand generated by the development does not result in the requirement for on-site provision to be created (i.e. a single whole pitch is not estimated).

Consequently, the capital cost of £10,375 and commuted lifecycle cost of £12,480 are to be sought. This is a total commuted sum of £22,855.

As no on-site provision is calculated, only Step 5 is applicable.

³⁰ Sport England Facilities Costs Second Quarter 2018 – (<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>)

³¹ 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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PP Step 5 Calculate the financial contribution required

The Playing Pitch Calculator presents an estimate of the associated costs for providing the equivalent of new pitches. It also provides a figure to the lifecycle costs for new or enhanced provision.

As detailed above, the capital cost of £10,375 and commuted lifecycle cost of £12,480 are to be sought. This is a total commuted sum of £22,855.

Indoor and built sports facilities

BSF Step 1 Determine the key indoor and built sport facility requirement resulting from the development

Using the Sports Facility Calculator (SFC), the following requirements are identified for a development of 12 dwellings:

Table A6.4: Sports Facility Calculator summary

| Sports hall | | Swimming pool | | Artificial Grass Pitches | |
|---------------------|--------|---------------|--------|--------------------------|------|
| - | - | Square meters | 0.26 | | |
| Courts | 0.01 | Lanes | 0.00 | | |
| Halls | 0.00 | Pools | 0.00 | Pitches | 0.00 |
| Vpwpp ³² | 1 | Vpwpp | 2 | Vpwpp | 0 |
| Cost | £4,669 | Cost | £5,027 | Cost (if 3G) | £687 |

BSF Step 2 Determine the other indoor sports and community facilities required as a result of the development

Based on the calculation set out in Table 4.3.1 the following requirements are needed in relation to health and fitness provision:

Table A6.5: Health and Fitness requirement

| | |
|-----------|--|
| 2a | Estimated new population to use H&F = New population generated (26.4) x National penetration rate for H&F of 14% (New population generated x 0.14) = 4 |
| 2b | Pieces of equipment required = Estimated new population to use H&F (4) / National average number of users (25) per equipment piece = 0.16 |
| 2c | Space required to accommodate equipment = Pieces of equipment required (0.16) x Average square metres (5) per equipment piece = 0.80 |
| 2d | Financial contribution required = Space required to accommodate equipment (0.80) x Estimated build and equipment cost per square metre (£2,000) = £1,600 |

³² Visits per person per week

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| | |
|-------------------|--|
| BSF Step 3 | <i>Demonstrate an understanding of what else the development generates demand for</i> |
|-------------------|--|

Step 3 is only applicable to sites of a large size which may generate demand for other infrastructure needs such as health centres, libraries etc. Consideration to the location and opportunity for co-locating such forms of provision should be given where appropriate.

| | |
|-------------------|--|
| BSF Step 4 | <i>Financial contributions to deliver strategic provision</i> |
|-------------------|--|

Based on calculations for Step 1 and Step 2, the following financial contribution is required:

Table A6.6: indoor and built sports facility financial contributions

| BSF Step 1 financial requirement | |
|----------------------------------|----------------|
| Sports hall | £4,669 |
| Swimming pools | £5,027 |
| Artificial Grass Pitches (if 3G) | £687 |
| BSF Step 2 financial requirement | |
| Health and fitness | £1,600 |
| Total | £11,296 |

Summary

On the assumption that all open space requirements will be provided as off-site financial contributions, the following total commuted sum is required:

Table A6.7: Summary of contributions

| Total off-site financial contribution | |
|---------------------------------------|----------------|
| Public open space and play | £75,418 |
| Playing pitches | £11,470 |
| Indoor and built sports facilities | £11,296 |
| Total | £98,102 |

If the play requirement element is deemed to be best provided as an on-site contribution, the total commuted sum will be £77,388 plus 145 square metres of on-site play provision.

For developments requiring off-site contributions to new forms of provision such as hub sites, a new leisure centre and/or other appropriate provision, developers will also be required to agree and pay towards the land costs needing to be secured. This will be negotiated on a case-by-case basis due to the variation in locations, land costs and market values. For examples of land value costs please see Appendix 3.

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Example 2: Development of 90 dwellings

Open space

OS Step 1 Calculate population generated by housing development

Number of dwellings (90) x household occupancy rate (2.2)³³ = associated population (198)

OS Step 2 Calculate open space requirement generated by housing development

Using the Open Space Calculator, the following requirements are identified:

Table A6.8: Open space requirements

| Requirement (Square Metres) | | |
|-----------------------------|------------|-------|
| Public Open Space | Allotments | Play |
| 6,336 | 0 | 1,089 |

No on-site requirement of allotment provision is required, as the minimum size threshold is not met for a development of 90 dwellings (Table 4.1.2).

OS Step 3 Determine if provision should be on-site or off-site?

Whether provision should be made on-site or via an off-site financial contribution is dependent on the size of the development. Based on the triggers set out in Table 4.1.2 the following requirements are needed:

On-site requirement:

- 6,336 square metres of public open space
- 1,089 square metres of play space (equivalent to a NEAP or other configuration as appropriate)

Off-site site financial requirement:

- Allotment equivalent = £1,733

Financial contribution for maintenance:

- Public Open Space = £106,951.68
- Play space = £30,000

³³ Local occupancy rate of 2.2 persons per household (2018)

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On this basis, the following commuted sum is calculated:

Table A6.9: Summary of open space/play requirement

| On-site requirement | |
|--------------------------------|--------------------|
| Public open space | 6,336 Sq M |
| Allotment | n/a |
| Play space | 1,089 Sq M |
| Off-site financial requirement | |
| Public open space | n/a |
| Allotment | £1,733 |
| Play space | n/a |
| Maintenance ³⁴ | |
| Public open space | £106,951.68 |
| Play space | £30,000 |
| Total | £138,684.68 |

Playing pitches

| | |
|------------------|---|
| PP Step 1 | Determine the playing pitch requirement resulting from the development |
|------------------|---|

The main tool for determining this is the Playing Pitch Calculator which is a Sport England tool provided on completion of the Playing Pitch Strategy.

This calculates the following estimated demand:

Table A6.10: Estimated pitch demand and costs

| Pitch type | Estimated demand and costs for new pitches | | |
|---------------------------------|--|----------------------------|--|
| | Number of pitches to meet demand | Capital cost ³⁵ | Lifecycle Cost (per annum) ³⁶ |
| Natural Grass Pitches | | | |
| Adult football | 0 (0.04) | £4,374 | £923 |
| Youth football | 0 (0.06) | £4,709 | £989 |
| Mini soccer | 0 (0.04) | £1,217 | £256 |
| Rugby union | 0 (0.02) | £3,259 | £698 |
| Rugby league | 0 (0.00) | £0 | £0 |
| Cricket | 0 (0.02) | £7,849 | £1,586 |
| Artificial Grass Pitches | | | |
| Sand based AGPs | 0 (0.00) | £868 | £27 |

³⁴ This is a high gross maintenance cost; determining the developer financial contributions will be based on a net additional maintenance cost to be determined by the Local Authority.

³⁵ Sport England Facilities Costs Second Quarter 2018 – (<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>)

³⁶ 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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| Pitch type | Estimated demand and costs for new pitches | | |
|-----------------------------|--|-----------------|--|
| 3G | 0 (0.01) | £8,087 | £265 |
| Ancillary facilities | | | |
| Changing rooms | 0 (0.025) | £48,644 | - |
| Sub-totals | | £79,007 | £4,744 (per annum) £94,880 (for 20-year period) |
| Total | | £173,887 | |

PP Step 2 Determine whether new provision is required and whether this should be on or off-site

On this basis, the demand generated by the development does not result in the requirement for on-site provision to be created (i.e. a single whole pitch is not estimated).

Consequently, the capital cost of £79,007 and commuted lifecycle cost of £94,880 are to be sought. This is a total commuted sum of £173,887.

As no on-site provision is calculated, only Step 5 is applicable.

PP Step 5 Calculate the financial contribution required

The Playing Pitch Calculator presents an estimate of the associated costs for providing the equivalent of new pitches. It also provides a figure to the lifecycle costs for new or enhanced provision.

As detailed above, the capital cost of £79,007 and commuted lifecycle cost of £94,880 are to be sought. This is a total commuted sum of £173,887.

Indoor and built sports facilities

BSF Step 1 Determine the key indoor and built sport facility requirement resulting from the development

Using the Sports Facility Calculator (SFC), the following requirements are identified for a development of 90 dwellings:

Table A6.11: Sports Facility Calculator summary

| Sports hall | | Swimming pool | | Artificial Grass Pitches | |
|-------------|---------|---------------|---------|--------------------------|--------|
| - | - | Square meters | 1.96 | | |
| Courts | 0.05 | Lanes | 0.04 | | |
| Halls | 0.01 | Pools | 0.01 | Pitches | 0.00 |
| Vpwpp | 11 | Vpwpp | 12 | Vpwpp | 4 |
| Cost | £35,555 | Cost | £38,285 | Cost (if 3G) | £5,232 |

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| | |
|-------------------|---|
| BSF Step 2 | Determine the other indoor sports and community facilities required as a result of the development |
|-------------------|---|

Based on the calculation set out in Table 4.3.1 the following requirements are needed in relation to health and fitness provision:

Table A6.12: Health and Fitness requirement

| | |
|-----------|---|
| 2a | Estimated new population to use H&F = New population generated (198) x National penetration rate for H&F of 14% (New population generated x 0.14) = 28 |
| 2b | Pieces of equipment required = Estimated new population to use H&F (28) / National average number of users (25) per equipment piece = 1.12 |
| 2c | Space required to accommodate equipment = Pieces of equipment required (1.12) x Average square metres (5) per equipment piece = 5.60 |
| 2d | Financial contribution required = Space required to accommodate equipment (5.60) x Estimated build and equipment cost per square metre (£2,000) = £11,200 |

| | |
|-------------------|---|
| BSF Step 3 | Demonstrate an understanding of what else the development generates demand for |
|-------------------|---|

Step 3 is only applicable to sites of a large size which may generate demand for other infrastructure needs such as health centres, libraries etc. Consideration to the location and opportunity for co-locating such forms of provision should be given where appropriate.

| | |
|-------------------|---|
| BSF Step 4 | Financial contributions to deliver strategic provision |
|-------------------|---|

Based on calculations for Step 1 and Step 2, the following financial contribution is required:

Table A6.13: Indoor and built sports facility financial contributions

| | |
|-------------------------------------|----------------|
| Step 1 financial requirement | |
| Sports hall | £35,555 |
| Swimming pools | £38,285 |
| Artificial Grass Pitches (if 3G) | £5,232 |
| Step 2 financial requirement | |
| Health and fitness | £11,200 |
| Total | £85,040 |

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Summary

The following total commuted sum is required:

Table A6.14: Summary of contributions

| Total off-site financial contribution | |
|---------------------------------------|-------------------------------|
| Public open space and play | £138,684.68 |
| Playing pitches | £87,406,173.887 |
| Indoor and built sports facilities | £85,040,990,272 |
| Total | £316,362,683,97,611.68 |

In addition to the commuted sum for off-site financial contributions there is also a requirement for on-site provision of public open space (6,336 square metres) and play provision (1,089 square metres).

For developments requiring off-site contributions to new forms of provision such as hub sites, a new leisure centre and/or other appropriate provision, developers will also be required to agree and pay towards the land costs needing to be secured. This will be negotiated on a case-by-case basis due to the variation in locations, land costs and market values. For examples of land value costs please see Appendix 3.

Example 3: Development of 1,500 dwellings

Open space

| | |
|------------------|--|
| OS Step 1 | Calculate population generated by housing development |
|------------------|--|

Number of dwellings (1,500) x household occupancy rate (2.2)³⁷ = associated population (3,300)

| | |
|------------------|--|
| OS Step 2 | Calculate open space requirement generated by housing development |
|------------------|--|

Using the Open Space Calculator, the following requirements are identified:

Table A6.15: Open space requirements

| Requirement (Square Metres) | | |
|-----------------------------|------------|--------|
| Public Open Space | Allotments | Play |
| 105,600 | 8,250 | 18,150 |

| | |
|------------------|--|
| OS Step 3 | Determine if provision should be on-site or off-site? |
|------------------|--|

Whether provision should be made on-site or via an off-site financial contribution is dependent on the size of the development. Based on the triggers set out in Table 4.1.2 the following requirements are needed:

³⁷ Local occupancy rate of 2.2 persons per household (2018)

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On-site requirement:

- ✦ 105,600 square metres of public open space
- ✦ 18,150 square metres of play space
- ✦ 8,250 square metres of allotments

Financial contribution for maintenance:

- ✦ Public Open Space = £1,185,888.00
- ✦ Play space = £30,000

On this basis, the following commuted sum is calculated:

Table A6.16: Summary of open space/play requirement

| On-site requirement | |
|---------------------------------------|-------------------|
| Public open space | 105,600 Sq M |
| Allotment | 8,250 Sq M |
| Play space | 18,150 Sq M |
| Off-site financial requirement | |
| Public open space | n/a |
| Allotment | n/a |
| Play space | n/a |
| Maintenance³⁸ | |
| Public open space | £1,185,888 |
| Play space | £30,000 |
| Total | £1,215,888 |

Playing pitches

| | |
|------------------|--|
| PP Step 1 | <i>Determine the playing pitch requirement resulting from the development</i> |
|------------------|--|

The main tool for determining this is the Playing Pitch Calculator which is a Sport England tool provided on completion of the Playing Pitch Strategy.

This calculates the following estimated demand:

³⁸ This is a high gross maintenance cost; determining the developer financial contributions will be based on a net additional maintenance cost to be determined by the Local Authority.

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Table A6.17: Estimated pitch demand

| Pitch type | Estimated demand and costs for new pitches | | |
|---------------------------------|--|----------------------------|--|
| | Number of pitches to meet demand | Capital cost ³⁹ | Lifecycle Cost (per annum) ⁴⁰ |
| Natural Grass Pitches | | | |
| Adult football | 1 (0.59) | £66,274 | £13,984 |
| Youth football | 1 (0.84) | £71,351 | £14,984 |
| Mini soccer | 1 (0.65) | £18,439 | £3,872 |
| Rugby union | 0 (0.31) | £49,384 | £10,568 |
| Rugby league | 0 (0.00) | £0 | £0 |
| Cricket | 0 (0.36) | £118,926 | £24,023 |
| Artificial Grass Pitches | | | |
| Sand based AGPs | 0 (0.01) | £13,148 | £408 |
| 3G | 0 (0.11) | £122,533 | £4,012 |
| Ancillary facilities | | | |
| Changing rooms | 4 (3.84) | £737,023 | - |
| Sub-totals | | £1,197,079 | £71,851 (per annum) £1,437,020 (for 20-year period) |
| Total | | £2,634,099 | |

PP Step 2 Determine whether new provision is required and whether this should be on or off-site

On this basis, the demand generated by the development does not result in the requirement for on-site provision to be created (i.e. a single whole pitch is not estimated).

Consequently, the capital cost of £1,197,079 and commuted lifecycle cost of £1,437,020 are to be sought. This is a total commuted sum of £2,634,099.

As no on-site provision is calculated, only Step 5 is applicable.

PP Step 5 Calculate the financial contribution required

The Playing Pitch Calculator presents an estimate of the associated costs for providing the equivalent of new pitches. It also provides a figure to the lifecycle costs for new or enhanced provision.

As detailed above, the capital cost of £1,197,079 and commuted lifecycle cost of £1,437,020 are to be sought. This is a total commuted sum of £2,634,099.

³⁹ Sport England Facilities Costs Second Quarter 2018 – (<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>)

⁴⁰ 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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Indoor and built sports facilities

| | |
|-------------------|---|
| BSF Step 1 | Determine the key indoor and built sport facility requirement resulting from the development |
|-------------------|---|

Using the Sports Facility Calculator (SFC), the following requirements are identified for a development of 1,500 dwellings:

Table A6.18: Sports Facility Calculator summary

| Sports hall | | Swimming pool | | Artificial Grass Pitches | |
|-------------|----------|---------------|----------|--------------------------|---------|
| - | - | Square meters | 32.61 | | |
| Courts | 0.87 | Lanes | 0.61 | | |
| Halls | 0.22 | Pools | 0.15 | Pitches | 0.08 |
| Vpwp | 190 | Vpwp | 196 | Vpwp | 59 |
| Cost | £592,586 | Cost | £638,089 | Cost (if 3G) | £87,199 |

| | |
|-------------------|---|
| BSF Step 2 | Determine the other indoor sports and community facilities required as a result of the development |
|-------------------|---|

Based on the calculation set out in Table 4.3.1 the following requirements are needed in relation to health and fitness provision:

Table A6.19: Health and Fitness requirement

| | |
|-----------|---|
| 2a | Estimated new population to use H&F = New population generated (3,300) x National penetration rate for H&F of 14% (New population generated x 0.14) = 462 |
| 2b | Pieces of equipment required = Estimated new population to use H&F (462) / National average number of users (25) per equipment piece = 18.48 |
| 2c | Space required to accommodate equipment = Pieces of equipment required (18.48) x Average square metres (5) per equipment piece = 92.40 |
| 2d | Financial contribution required = Space required to accommodate equipment (92.40) x Estimated build and equipment cost per square metre (£2,000) = £184,800 |

| | |
|-------------------|---|
| BSF Step 3 | Demonstrate an understanding of what else the development generates demand for |
|-------------------|---|

Step 3 is only applicable to sites of a large size which may generate demand for other infrastructure needs such as health centres, libraries etc. Consideration to the location and opportunity for co-locating such forms of provision should be given where appropriate.

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BSF Step 4 Financial contributions to deliver strategic provision

Based on calculations for Step 1 and Step 2, the following financial contribution is required:

Table A6.20: Indoor and built sports facility financial contributions

| Step 1 financial requirement | |
|----------------------------------|-------------------|
| Sports hall | £592,586 |
| Swimming pools | £638,089 |
| Artificial Grass Pitches (if 3G) | £87,199 |
| Step 2 financial requirement | |
| Health and fitness | £184,800 |
| Total | £1,415,475 |

Summary

The following total commuted sum is required:

Table A6.21: Summary of contributions

| Total off-site financial contribution | |
|---------------------------------------|-------------------|
| Public open space and play | £1,215,888 |
| Playing pitches | £1,456,882 |
| Indoor and built sports facilities | £1,415,475 |
| Total | £4,175,450 |

In addition to the commuted sum for off-site financial contributions there is also a requirement for on-site provision of public open space (105,600 square metres), allotment (8,250 square metres) and play provision (18,150 square metres).

For developments requiring off-site contributions to new forms of provision such as hub sites, a new leisure centre and/or other appropriate provision, developers will also be required to agree and pay towards the land costs needing to be secured. This will be negotiated on a case-by-case basis due to the variation in locations, land costs and market values. For examples of land value costs please see Appendix 3.

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APPENDIX SEVEN: BERSTED PARK DEVELOPMENT MODEL EXAMPLE

The Bersted Park housing development is recognised by ADC as a development with a good quality design and levels of provision in relation to open space, sport and recreation. It is considered by the Local Authority as a model example and should act as an aspiration for future developments of a similar scale and nature.

The Bersted Park site, which comprises 700 houses, provides a variety of formal and informal open spaces and community facilities in and around the housing. It is a model which the Council would encourage future developers to aspire to (i.e. delivering development sites that offer residents the opportunity to live within a similar setting that provides for the new community it serves as well as linking with existing communities, open spaces and facilities).

~~The Bersted Park site includes the following k~~Key features ~~to be considered as a model for developers to aspire to include:~~

- ✦ Overall good site design which encompasses pathways and cycle links within and beyond the development site with connectivity to the wider existing community. Good integration of open spaces with housing, the school, the community building and other on-site provision.
- ✦ The provision of private and public open space in a variety of typology including playing fields, recreational open spaces, parkland, play areas, youth provision (MUGA and skate park), water features, fitness and arts trails. (See below for more information).
- ✦ A community building to serve the development provided by the developer as part of the S106 Agreement. The building has car parking and an associated MUGA, skate park and children's play area and offers a great facility for the new population within the housing development as well as other local residents.
- ✦ A Primary school provided within the development and alongside the Village Green.
- ✦ Formal sports pitch provision consisting of 3 football pitches and 1 cricket pitch and a Trim Trail close to the school and Village Green.
- ✦ A development that contributes towards the provision of additional green infrastructure whilst protecting and enhancing the existing.
- ✦ The addition of new tree and shrub planting to soften the development, enhancing and improving the area.
- ✦ SuDS have been developed not only to aid drainage but to encourage habitat formation as well as providing an attractive amenity for the local community. The lake within the development site is a key water feature where wildlife flourishes and people can take walks and interact with the artwork trail. (see below).
- ✦ The development contributes to improving the health and well-being of the local community with a number of open spaces that encourage walking, formal and informal activity and sports.
- ✦ The site contributes ecology and biodiversity benefits having created additional habitat and habitat networks allowing for the retention of trees and woodland, landscape features and hedges.

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- ◀ Inclusion of public art via a S106 funded art trail which encourages people into the open spaces within the development. Pieces are themed around the space they are in (e.g. the historic piece represents the remains of a Roman soldier found under the site of the community building) and/or allow people to sit or climb on the pieces (the sofa and the dragon fly benches and the tractor with hay bales and sports piece). Please click on the following link for the art trail leaflet
<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n10785.pdf&ver=10744>
- ◀ The new development has secured a management and maintenance strategy which ensures the establishment of the green areas followed by a detailed management arrangement in place where the District Council adopts and maintains these as public areas open to all.
- ◀ Additional items included within the development include bins and seating, signage and interpretation/wayfinding.

The total site area is 67.7 ha with the following provision provided:

| Description | Area (m ²) |
|----------------------------|--------------------------|
| Village Green | 9,400 |
| Bersted Lake | 8,950 |
| Road bunds | 19,150 |
| Sports Pitches | 55,750 |
| Informal public open space | 183,900 |
| Landscape buffer | 61,300 |
| Total | 329,450 (32.9 ha) |

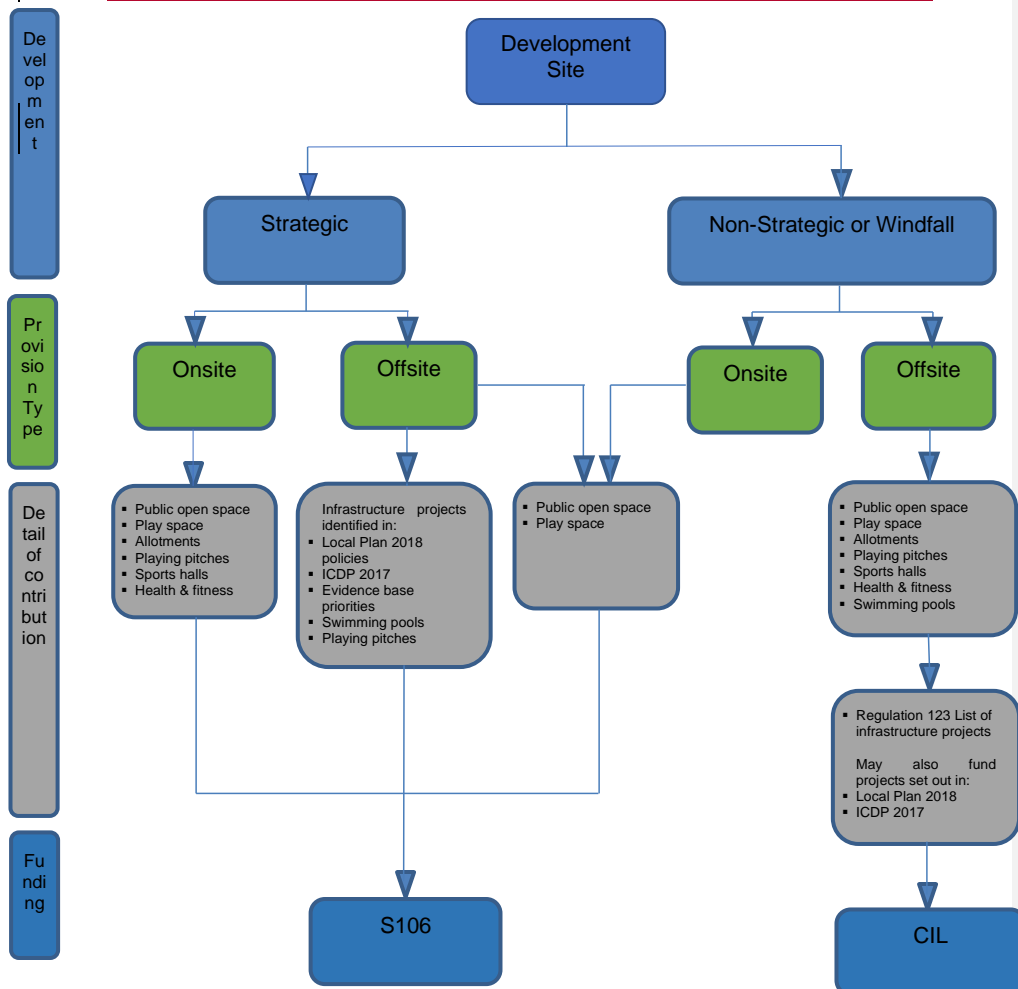
Other infrastructure details include:

| Description | Quantity |
|-----------------------------|--|
| Community building | 1 |
| Community building car park | 49 spaces including 6 disabled + 2 coach |
| LEAPs | 3 |
| NEAPs | 2 |
| MUGA | 1 |
| Skate Park | 1 |
| Homes on site | 700 |

The development included a significant level of involvement at the master planning stage to make it a success. This approach should aim to be replicated to ensure the success of other large-scale developments.

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APPENDIX EIGHT: FLOW CHART OF FORMS OF ON AND OFF-SITE PROVISION



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APPENDIX NINE TREES & HEDGEROWS

Provision of adequate protection areas and use of buffer zones

Significant trees (and hedgerows) are those which will clearly provide instant value and maturity to a development and so must be identified for long-term retention. These are often but not exclusively mature native oak of high public amenity, landscape, ecological and ultimately heritage value. Such existing high-value trees (usually described during preliminary site survey as Category A or B trees) should inform a site layout, not the other way around.

The recognised standard for considering trees during the development process is BS5837:2012 – Trees in relation to design, construction and development. It is universally recognised as the leading source of guidance and recommendations for such work. It may be helpful to appreciate the following interpretation of its fundamental aims ‘to guide all those involved with trees in relation to development to a point where retained trees are afforded adequate protection and respect so that they can survive the demolition and construction phases without undue harm to their ongoing health and vitality, such that they will continue to flourish and increase their value to the surrounding environment.’

Flowing from this guidance, we would expect a developer’s project arboriculturist to be involved at the conceptual stage (where they can identify tree-related constraints to inform design of layout) and throughout the development process when they will be expected to undertake; periodic inspection of tree protection measures, oversee all approved activities within or abutting root protection areas (RPAs) and buffer zones, report and respond promptly to incidents of tree damage or potentially harmful activity, provide an auditable record of supervision/site visits – as standard practice and at least until all construction activities have been completed.

Typically, there will be some development proposed immediately adjacent to a tree’s nominal RPA during the design process. This may not be acceptable if it does not take into account potential for future growth (tree root and crown expansion into the surrounding area) nor consider how that soil/potential root zone might be impacted by the change of land-use (hard-surfacing, additional compaction from heavy footfall, soil/vegetation treatments, de-icing salt, etc.). Such constraint and cumulative pressures can be extremely harmful or ultimately fatal for a tree.

The use of ‘buffer zones’ beyond the nominal RPA should be considered, to offset those potentially harmful effects and ensure approved construction activity in close proximity to the RPA does not spill over/intrude into the same. Their use will also help to future-proof the tree(s) against a ‘pressure to prune’. This can arise when residents perceive a tree to be too close or overbearing and we subsequently receive applications for pruning or removal.

The following extracts from the Standard are informative and support our preferred approach:

- Existing trees are an important factor on construction sites, whether on or near working areas, and are a material consideration in the UK planning system. Introduction p1.

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- 3.7 root protection area (RPA)
def. Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. 3. Terms and definitions p4.
- 5.2.4. Particular care is needed regarding the retention of large, mature, over-mature or veteran trees which become enclosed within the new development (see 4.5.11). Where such trees are retained, adequate space should be allowed for their long-term physical retention and future maintenance.
NOTE The presence of large species trees is increasingly being seen as advantageous, since it contributes to climate change resilience, amongst other benefits. Achieving successful integration of large species trees requires careful consideration at the conceptual and design stages. 5. Proposals: conception and design p12
- 5.3.1. (part.) The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s).

