

To: The Chairman and Members of the Local Development Framework Sub-Committee

(Councillors Reilly, Chambers, T Clews, Hancocks, Osborne and Simpson)

For the information of the other Members of the Council

For general enquiries please contact Democratic Services on 01827 719237 or via e-mail: democraticservices@northwarks.gov.uk

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LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

23 MAY 2022

The Local Development Framework Sub-Committee will meet on Monday, 23 May 2022 at 6.30pm in the Council Chamber at The Council House, South Street, Atherstone, Warwickshire.

The meeting can also be viewed on the Council's YouTube channel at [NorthWarks - YouTube](#).

AGENDA

- 1 Evacuation Procedure.**
- 2 Apologies for Absence/ Members away on official Council business.**
- 3 Disclosable Pecuniary and Non-Pecuniary Interests.**

- 4 **Minutes of the meeting of the Local Development Framework Sub-Committee held on 25 April 2022** - copy herewith, to be approved as a correct record and signed by the Chairman.

ITEMS FOR DISCUSSION AND DECISION

(WHITE PAPERS)

- 5 **Presentation of the Master Plan Framework for site H4 – Land east of Polesworth and Dordon**

Dordon Parish Council, Polesworth Parish Council and agents for the site to be invited to give a short presentation with the opportunity for Members to ask questions.

- 6 **Supplementary Planning Document “Planning Obligations for Open Space, Sport and Recreation” and Associated Calculator Documents Update for Public Consultation – Report of the Chief Executive**

Summary

This report informs Members of updates to the November 2017 ‘Planning Obligations for Open Space, Sport and Recreation’ and associated Calculator Documents and seeks approval for the documents to be published for public consultation, prior to progressing towards formal adoption as a Supplementary Planning Document to inform planning decisions.

The Contact Officer for this report is Mike Dittman (719451).

STEVE MAXEY
Chief Executive

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

25 April 2022

Present: Councillor Reilly in the Chair.

Councillors Chambers, T Clews, Hancocks, Jarvis and Osborne.

Councillors D Humphreys and Parsons were also in attendance and with the consent of the Chairman spoke on Minute No 4 (Local Development Scheme (LDS) April 2022).

1 **Disclosable Pecuniary and Non-Pecuniary Interests**

There were none declared at the meeting.

Councillor David Reilly declared an interest due to his position as locum Parish Clerk for Dordon. This had been discussed with the Council Solicitor who advised that this interest did not impact on any of the business which would now be transacted at this meeting.

2 **Minutes of the meeting of the Local Development Framework Sub-Committee held on 22 February 2021**

The minutes of the meeting of the Local Development Framework Sub-Committee held on 22 February 2021, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

3 **Presentation of the Master Plan Framework for the Dordon Neighbourhood Plan Proposal by Dordon Parish Council**

The presentation was postponed until the next meeting of the Local Development Framework Sub-Committee to be held on 23 May 2022.

4 **Local Development Scheme (LDS) April 2022**

Recommended to Executive Board

That the revised Local Development Scheme presented by the Chief Executive be approved.

D Reilly
Chairman

Agenda Item No 6

Local Development Framework Sub-Committee

23 May 2022

Report of the Chief Executive

Supplementary Planning Document “Planning Obligations for Open Space, Sport and Recreation” and Associated Calculator Documents Update for Public Consultation

1 Summary

- 1.1 This report informs Members of updates to the November 2017 ‘Planning Obligations for Open Space, Sport and Recreation’ and associated Calculator Documents and seeks approval for the documents to be published for public consultation, prior to progressing towards formal adoption as a Supplementary Planning Document to inform planning decisions.

Recommendation to the Sub-committee:

- a To note the May 2022 Consultation draft update of the “Planning Obligations for Open Space, Sport and Recreation” and associated Calculator Documents;
- b To note any comments Members may raise in respect of the Consultation draft documents; and,
- c Seek approval for their publication for public consultation.

2 Introduction

- 2.1 Prior to the publication of the Submission Local Plan 2018, the Community and Environment Board approved the external commissioning of an overarching review of leisure provision in North Warwickshire, including leisure facilities, open space, sport and recreation need and supply and the revision of the (authority’s) Green Space and Playing Pitch Strategies.
- 2.2 This review included the drafting of a Supplementary Planning Document: Planning Obligations for Open Space, Sport and Recreation that formed part of the evidence base to support and inform the Local Plan and its Examination prior to its adoption. The documents also included two associated Calculator Documents that indicated the expected financial contributions towards the various site allocations contained within the Plan and provided the method of

calculating financial contributions from other major housing applications not allocated within the Plan that were subsequently submitted, to help inform negotiations over S106 agreements and planning decisions on those applications.

2.3 The draft Supplementary Planning Document (SPD) has been used informally by the Borough Council's Development Management, Forward Planning and Leisure Services teams to help inform planning decisions during the progress of the new North Warwickshire Local Plan's through Examination. This draft SPD only carried limited weight in decision making as it had not yet progressed to the point of formal adoption.

2.4 As Members will be aware, the new North Warwickshire Local Plan was adopted in September 2021. Any changes from the adopted Local Plan have now been incorporated into a revised Consultation Draft of the Open Space, Sport and Recreation SPD and associated Calculator spreadsheet documents, which are attached as Appendices to this Report;

- . . .
- ANNEX A - Supplementary Planning Document - Planning Obligations for Sport, Recreation and Open Space, Consultation Draft May 2022, with Appendices as follows;
 - Appendix A: National and Local planning Policies references.
 - Appendix B: Capital Costs of facilities, pitch and open space provision.
 - Appendix C: Maintenance Costs Calculations Base.
 - Appendix D: SPD spreadsheet calculator worked example.
 - Appendix E: Summary standards Table for Open space, Sports & Recreation facilities standards.

3 Updates and Changes to SPD

3.1 The principal changes to the updated SPD involve the following;

- a) updates to the relevant National and Local Planning policies referenced in the document,
- b) the reduction in the number of Local Plan site allocations from which financial contributions are sought, following planning consent being achieved on some of the original site allocations, and
- c) as a result of a reduction in the number of sites remaining as allocations in the new Local Plan the SPD Spreadsheet Calculator has been reduced from two areas, the 'North West Sub Area' and the 'South East Sub Area', to just one covering all of the Borough, dealing with Strategic Open Space costs. The remaining allocated sites are listed in the Calculator.

3.2 The contributions to Strategic Open Space costs for the remaining allocated sites will not be explicitly listed in this new spreadsheet (as originally listed in the 2017 version) to enable them to be calculated at the point of future applications, for informing negotiation at that time and in order to be able to incorporate any cost increases and inflation that may arise. Similarly, the general Open Space requirements for sites are to be calculated using the 'Open Space Calculator' in the excel spreadsheet and can therefore be varied to

reflect any changes in housing numbers and types of development subsequently submitted. It should nevertheless be noted that, particularly for the larger Strategic sites, most will be expected to be on-site provision.

- 3.3 For clarity and information Appendix E also provides Members with a 'Summary Standards Table', detailing the standards and accessibility requirements that are to be used in the calculator by officers in assessing site needs for Open Space, Sports & Recreation facilities.

4 Conclusion

- 4.1 Members are asked to note and approve these documents in order for them to be carried forward for public consultation towards adoption. The new documents will also then be available for use by the Development Management team, in making decisions on planning applications. This will enable the SPD to both better reflect the Adopted Local Plan and to provide increasingly greater weight to the SPD when used as justification and evidence in planning decisions as the documents progress through the consultation and adoption process.
- 4.2 In addition to consideration by Members of the LDF Sub-Committee, the SPD and associated documents will need to be considered at the Planning and Development Board, referencing any comments made by Members, for which a verbal update will be given at that meeting.

5 Report Implications

5.1 Finance and Value for Money Implications

- 5.1.1 The costs of the programme of work for Supplementary Planning Documents as listed in the Local Development Scheme, are funded through the Local Development Framework budget.

5.2 Legal and Human Rights Implications

- 5.2.1 The SPD complies and conforms with the relevant policies in the recently Adopted Local Plan, for which a Sustainability Appraisal, Equalities Assessment and Habitat Regulations Assessment have all been undertaken. The Local Plan has been Adopted and found to be legally sound and consistent with national policy. The Sub-committee should note that an SPD is not of itself part of the Council's Development Plan however, it is intended to and is intended to build on and provide more detailed advice or guidance on policies in an adopted Development Plan. SPDs are however, a material consideration in planning decision-making.
- 5.2.2 Regulations require the Council to publish the draft SPD and invite representations on its content so that the Council can take account of the issues raised when deciding whether to adopt the document. Recommendation c above will comply with this requirement.

5.3 Environment, Climate Change & Health Implications

- 5.3.1 A Sustainability Appraisal, incorporating Strategic Environmental Assessment, has been undertaken on the Adopted North Warwickshire Local Plan, to which the Planning Obligations for Open Space, Sport and Recreation SPD must comply and conform, as well as with the National planning policies applying under the current NPPF 2021.

5.4 Equality Implications

- 5.4.1 An equality impact assessment has been carried out on the Local Plan which sets out the overarching spatial vision for the Borough over the next 15 years and to which the Planning Obligations for Open Space, Sport and Recreation SPD must comply and conform as well as with the National planning policies applying under the current NPPF2021.

5.5 Safer Communities Implications

- 5.5.1 The publication and adoption of the Planning Obligations for Open Space, Sport and Recreation SPD contributes to community safety by establishing a framework and delivery process for contributions (via the planning and development management system) to support the provision of well-managed indoor and outdoor leisure, recreation and open space services and facilities that encourage and afford opportunities for positive activity and that helps address the Borough community safety objectives.

5.6 Links to Council's Priorities

- 5.6.1 The delivery of the SPD's listed in the Local Development Scheme and relevant services and infrastructure needs generated by development is linked to all of the Council priorities.

The Contact Officer for this report is Mike Dittman (719451).



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North Warwickshire Borough Council

Supplementary Planning Document

Planning Obligations for Sport, Recreation and Open Space



North Warwickshire
Borough Council

Consultation Draft
May 2022

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1. INTRODUCTION

- 1.1. Sport, recreation, open space, leisure and other community facilities are key infrastructure that must be provided to support new housing development in North Warwickshire, with existing facilities also protected and enhanced.
- 1.2. With a minimum of 6,183 new homes being built in the Borough by 2033, the funding of this infrastructure needs to be planned and supported. This Supplementary Planning Document (SPD) sets out detailed guidance on the type and scale of open space, sport and recreation developer contributions that will be sought to support new development.
- 1.3. The SPD supplements the policies in the adopted North Warwickshire Local Plan 2021 and updates the 2017 Open Space, Sport and Recreation SPD, taking into account the implications of changed national policy guidance, including the updated National Planning Policy Framework. Importantly, it also responds to the ending of the national policy on the pooling of restrictions for S106 funds, which was a key factor in the approach towards contributions as set down in the 2017 SPD.
- 1.4. This SPD, when adopted, will be a material consideration in the determination of planning applications. It will have been prepared in accordance with the necessary regulations and will be used when securing developers' contributions, otherwise known as S106 agreements, and in unilateral undertakings.
- 1.5. At the present time North Warwickshire Borough Council has not introduced a Community Infrastructure Levy, so is reliant on the funding of infrastructure via planning obligations.

The purposes of the SPD

- 1.6. The purposes of this SPD are to:
 - Retain and improve access for all to open space, sport and recreation facilities, including through the enhancement of links between urban open spaces and the countryside, and the sustainable management of these facilities;
 - Deliver a wide range of high quality open space, sport and recreation across the Borough that is fit for purpose, with an appropriate balance between the provision of new facilities and the enhancement of existing provision, in order to maintain and improve the health and wellbeing of the Borough's population;
 - Support increased participation in sport and leisure, particularly amongst groups and individuals with greatest social disadvantage;
 - Consider the cumulative impact of housing development in the Borough and explain how this will be dealt with in relation to sport and leisure, through the use of planning obligations;

- Integrate land-use and transport policies by locating new open space, sport and recreation facilities where they are accessible to residents via a range of transport modes;
- Help reduce crime, anti-social behaviour and the fear of crime, through increased use of open space areas and increased participation in sport and active recreation.

1.7. In addition, this SPD will help:

- Explain how the Council uses planning obligations to: residents, applicants, developers and the wider community;
- Explain when the Council will seek planning obligations to balance the impact of development on local open space, sport and recreation;
- Show how the calculations for the provision and cost of new and improved open space, sport and recreation provision are worked out, improving transparency and consistency in the planning obligation process;
- Developers to understand the relevant types of infrastructure and the amount of contributions which will be needed. This information can support land negotiations, master planning and early viability assessments.

Scope of the SPD

- 1.8. The SPD sets out the justification for developers' contributions and summarises the standards for the provision for the different open space typologies, sport and recreation facilities and community halls. It also provides information on the level of contributions that will be sought in relation to new residential developments, and clarifies when land may also need to be provided.
- 1.9. It should be noted, however, that the planning obligations outlined in this SPD are not exhaustive. There may be some limited occasions when unanticipated demands arise which are sport/recreation/open space related and which need to be taken into account on a specific site to make the proposed development acceptable.
- 1.10. The exact type and range of planning obligations sought for an individual site will depend on the development proposed and its impacts on the local environment, local services and facilities, in accordance with the National Planning Policy Framework (NPPF 2021), the CIL Regulations (2010 as amended) and other relevant national and Borough planning policies.
- 1.11. As new policy requirements emerge and change, the SPD will be updated and revised to reflect these changes.
- 1.12. It should be noted that this SPD does not include sport and recreation facilities or open spaces which are private and not proposed to be used by the community. This includes for example schools, unless there is or there is or proposed to be, legally secure community use on a joint use basis.

2. PLANNING OBLIGATIONS

What are planning obligations?

- 2.1. Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. They may be used to ensure that the impacts arising as a result of a new development can be addressed so that the development can be acceptable in planning terms. They are also a valuable way of ensuring that a development complies with planning policies contained in the Local Plan and any Neighbourhood Plans.
- 2.2. Planning obligations may be set out in an agreement between the Council and the developer (and any other relevant parties) or in a unilateral undertaking offered by the developer under section 106 of the Town and Country Planning Act 1990. In either case, this is with an individual, scheme-specific legal document. Such agreements or undertakings can contain a number of planning covenants or obligations and can relate to both financial and non-financial contributions.
- 2.3. Planning obligations run with the land, are legally binding and enforceable. A unilateral undertaking cannot bind the local planning authority because they are not party to it.

Why are obligations important?

- 2.4. Planning obligations for open space, sport and recreation are important because they help ensure that new development provides adequate infrastructure to meet the anticipated future demand. The planning obligations identified in the SPD reflect the Borough's Local Plan's vision and will help to support the improved health and wellbeing of the residents of North Warwickshire.
- 2.5. The need for improvements in the residents' health and wellbeing is confirmed by Public Health England's Local Health profile¹ for North Warwickshire. This shows that the borough has some significant health challenges, in particular:
 - Lower life expectancy at birth for both males and females.
 - Levels of limiting long-term illness or disability.
 - Children's prevalence of being overweight or obese, particularly at reception age.
 - Emergency hospital admissions for under 5s.
 - Emergency hospital admissions for hip fracture for those aged 65+ years.
 - Deaths from all causes.
 - Deaths from respiratory diseases.

¹Public Health England: <https://www.localhealth.org.uk>

- 2.6. Research by organisations, such as Sport England via its Active Lives² survey, have demonstrated that physical activity levels fall with age, with higher levels of socio-economic deprivation, as well as amongst people having long term health conditions or a disability. Sport England together with Public Health England have developed a number of principles of Active Design³ which will help to shape places to encourage activity in everyday lives including:
- Activity for all neighbourhoods.
 - Walkable communities.
 - Connected walking and cycling routes.
 - Co-location of community facilities.
 - Network of multifunctional open space.
 - High quality streets and spaces.
 - Appropriate infrastructure.
 - Active buildings.
 - Management and maintenance of all spaces.
- 2.7. The provision of high quality, accessible community sports and leisure facilities, open space and opportunities to be physically active therefore have a significant role to play in addressing local health and wellbeing inequalities. The Health and Wellbeing Action Plan (2020-2023) relies on the availability of these opportunities, and this SPD can significantly assist in its delivery. Developers' contributions will therefore be sought towards the strategic off-site facilities for sport and recreation such as swimming pools and sports halls, as well as for contributions on site.
- 2.8. The Borough's adopted Local Plan recognises that provision of new open space and recreation facilities within new development contributes towards the creation of sustainable communities and high quality design. Full details of the layout, landscaping and phasing of all on-site open space and facility provision will be secured by conditions attached to the planning permission. Where the justified provision is not proposed to be on-site, then off-site contributions will be sought. Requirements for the type of contribution will therefore vary by the type of provision, and on a site specific basis.
- 2.9. The adopted Borough Local Plan and the topic strategies which form the evidence base of the Local Plan underpin the justification for developer contribution requests for open space, sport and recreation. The strategies consider in detail what should be provided to meet the needs of the communities across North Warwickshire, now and in the future. The recommendations from these strategies inform the Borough's standards of provision and the main investment priorities for which developers' contributions are sought.

² <https://www.sportengland.org/know-your-audience/data/active-lives>

³ <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

3. PLANNING POLICY CONTEXT

- 3.1. National and local planning policies that are relevant to and support the developer contribution guidance in this SPD are more fully set out in Appendix A.

National Policy

- 3.2. The National Planning Policy Framework (NPPF) sets the overall approach towards planning obligations. The NPPF says that Local Plans should set out the contributions expected from development. These policies should not however undermine the deliverability of the Plan.

- 3.3. This SPD addresses planning obligations for open space, sport and recreation and is consistent with the planning policies set down in the NPPF.

- 3.4. Local planning authorities should consider whether otherwise unacceptable development can be made acceptable through the use of conditions or planning obligations. However, planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

- 3.5. The NPPF paragraph 57 sets the tests for planning obligations, which reflects those of paragraph 122(2) of the Community Infrastructure Levy Regulations 2010. It states:

Planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;*
- b) directly related to the development; and*
- c) fairly and reasonably related in scale and kind to the development.*

- 3.6. NPPF paragraph 98 requires that the planning policies for sport, recreation and open space should be based on robust and up-to-date assessments which identify the need (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. These assessments are contained in the North Warwickshire evidence base strategies. The strategies therefore provide the primary justification for the planning obligations envisaged by this SPD.

- 3.7. The NPPF also provides policy guidance for the approach towards the assessment of viability, with more detail provided in the associated national planning practice guidance. This approach ensures that local plans clearly set out the contributions that developers are expected to make towards infrastructure; introduces a standard approach to establishing land value; and increases transparency and accountability through the publication of viability assessments and through improvements to the monitoring and reporting of Section 106 planning obligations⁴.

⁴ Planning practice Guidance- viability www.gov.uk/guidance/viability

Local Policy

- 3.8. The Borough Plan, adopted in September 2021, provides the local planning context for this SPD. The vision sets out that by 2033, Rural North Warwickshire will be:

...a community of communities. A place where people want to live, work and visit, now and in the future, which meets the diverse needs of existing and future residents is sensitive to the local environment and contributes to a high quality of life. A place which is safe and inclusive, well planned, built and run and offers equality of opportunity and good services for all. (para 4.2)

- 3.9. Chapter 6, Sustainable Development sets out the policy justification in LP1 Sustainable Development, for the seeking of developer contributions, in that all development proposals must be supported by the required infrastructure as well as meeting a number of other policy tests.

LP1 Sustainable Development

Planning applications that accord with the policies in this Plan (and where relevant, with other development plan policies including those in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, applications will be determined in accordance with the presumption in favour of sustainable development.

Quality of Development / Place

All development proposals must;

- *be supported by the required infrastructure*
- *be consistent with the approach to place making set out through development management policies, including, where relevant*
- *integrate appropriately with the natural and historic environment, protecting and enhancing rights of way network where appropriate*
- *demonstrate a high quality of sustainable design that positively improve the individual*
- *settlement's character; appearance and environmental quality of an area;*
- *deter crime;*
- *sustain, conserve and enhance the historic environment;*
- *provide, conserve and enhance biodiversity; and,*
- *create linkages between green spaces, wildlife sites and corridors.*

Development should protect the existing rights of way network and where possible contribute to its expansion and management.

Implementation and Infrastructure

Infrastructure will be sought where it is necessary, directly related to the development and is fairly and reasonably related in scale and kind to the development. It may be

related to social, economic and/or environmental issues. Supplementary Planning Guidance and documents will be used to guide provision, Infrastructure requirements are outlined in the Infrastructure Delivery Plan (For clarity, infrastructure projects drawn from the IDP are itemised and indicated to be either critical to the Plan's strategy as a whole, or necessary in association with particular allocations or projects, along with indicative timings are itemised in NWBC26, Appendix A) and the supporting documents contained in Appendix C of the Local Plan. The list is not exhaustive as each will be taken on a site by site basis and will depend on the viability of the scheme. Other site specific measures will be considered at the time of the planning permission. These will be secured through conditions, S106's or other agreements considered appropriate to ensure its delivery. It will be necessary to ensure the ongoing maintenance, where appropriate, of any infrastructure provision.

- 3.10. The Local Plan evidence base included the relevant strategies which inform this SPD include:
- Green Space Strategy 2020 – 2033 (January 2020)
 - Leisure Facilities Strategy 2018-2031 (October 2017)
 - Playing Pitch Strategy 2018-2031 (October 2017)
 - Health and Wellbeing Action Plan 2020 to 2023
 - Infrastructure Delivery Plan (IDP) (October 2020 update)
- 3.11. The supporting text in policy LP1 makes it clear that updates of the evidence base, including the relevant strategies and SPDs will be undertaken and used to help ensure that the justification for seeking planning obligations remains sound.
- 3.12. The Local Plan *Chapter 11, Services and Facilities*, includes Policy LP22. Its supporting text addresses the provision and protection of open space, sport and recreation facilities, both on-site and off-site. This policy also requires contributions towards maintenance, for example in relation to open space provision. The supporting text to this policy lists the typologies of spaces, including amongst others: parks and gardens, outdoor sports facilities, amenity green space and allotments.
- 3.13. Chapter 13 of the Borough Plan, Development Considerations, includes the principles of high quality design and place making and the promotion of healthy and active lifestyles which is a key local priority as set out in the North Warwickshire Sustainable Community Strategy⁵. It also refers to the various strategy evidence base documents.
- 3.14. Some of the Local Plan housing site allocation policies make specific reference to the need to provide playing field space on or off site, such as H4, Land to the east of Polesworth and Dordon, and most refer to the provision of open space.
- 3.15. A more detailed extract of the key policies of the adopted Local Plan is contained in Appendix A.

⁵ North Warwickshire Community Partnership, 2010; North Warwickshire Sustainable Community Strategy

Neighbourhood Plans

- 3.16. Developer contributions or new provision on site for sport, recreation and open space may also be justified by policies set out in Neighbourhood Plans. Applicants should have regard to such policies when formulating development proposals.

4. APPLYING THE SPD

What type of sport, recreation and open space facilities can be required?

- 4.1. The Council will normally require the provision of on-site and/or off-site contributions towards all the sport and recreation facilities, and for open space typologies.
- 4.2. To help ensure compliance with the CIL regulations, the evidence base strategies will be reviewed and updated on a regular basis, approximately every 5 years. These reviews may result in amended requests for developers' contributions generally, including potentially different standards and different types of sports facilities. Where significant changes result, the SPD will be updated and be subject to further consultation.
- 4.3. For a specific development, it is expected that a developer's local consultation, including with the relevant parish or town council, local sports clubs and other local organisations and consultees, may identify additional local needs that are not within an evidence base strategy, but still can be justified and requested as a contribution. This will include the need for contributions towards community or village halls.

When will we require open space, sport and recreation contributions?

- 4.4. The SPD will generally be applied to planning applications for new residential development that results in a net gain of 10 or more residential units or an application which is 0.5ha or more in area.
- 4.5. In villages, where a specific local need has been identified, the threshold for contributions may be lowered. Specific need may be identified through Neighbourhood Plans or through local consultation, including with parish councils. This approach recognises that new development is likely to be less frequent and of a smaller scale in villages but could contribute towards local facilities and the vitality of the village in which the development is proposed to take place. For example, this could include contributions towards the enhancement of play provision and the community/village hall. Such contributions will be considered on a site specific basis and will need to comply with the CIL regulations.
- 4.6. The SPD will not be applied to extra-care, replacement dwellings, residential extensions and annexes, or renewal of a planning permission that has not expired at the time of submission of the application.

What can the Council ask for?

- 4.7. The Council will be seeking developer contributions in accordance with this SPD for the different open space typologies and sport and recreation facilities where they meet the three Community Infrastructure Levy (CIL) tests as set out in the CIL Regulation 122 and NPPF paragraph 57:
 - Necessary to make the development acceptable in planning terms;
 - Directly related to the development;
 - Fairly and reasonably related in scale and kind to the development.
- 4.8. Any obligations sought will therefore be based on a tailored approach to each development, using up-to-date strategies (and subsequent updates) as a part of the evidence base (and/or other robust up-to-date planning policy) and local consultation feedback.
- 4.9. This tailoring includes consideration of the nature of a facility or space, and its catchment. For example, swimming pools, sports halls and artificial grass pitches used for football have effective catchments of around 20 minutes' drive time. Many grass football pitches are used by people travelling about 15 minutes, often by car, whilst amenity green space areas used for informal recreation are almost always accessed on foot by people living close by. The expected accessibility thresholds for sport and recreation facilities are provided in Table 2 and for open space typologies in Table 3.
- 4.10. In addition to the capital cost (or provision) of a new/extended facility, there will be additional costs. These may include both maintenance and a contribution towards the

replacement costs, both for on-site and off-site provision. See paragraphs 4.31 to 4.33.

Does this SPD affect masterplans and phasing for larger housing developments?

Borough Local Plan strategic sites policies

- 4.11. A large or strategic sports facility such as leisure centre or playing fields may be required on a specific development site or allocation, for example as set out in the Borough's Local Plan (2021). This can ensure that suitable land is planned from the outset and provided at no cost to the community.
- 4.12. For new large strategic facilities, the Borough's future planning policies will identify: where that facility is to be located; how sufficient land is to be secured, and (where known) the individual developments that need to contribute to it.

Co-ordinating phased developments

- 4.13. Where housing sites are developed in phases or through multiple applications, and where the sport, recreation or open space provision is required on-site within the allocation, this provision is required to be masterplanned, co-ordinated and delivered, on an allocation-wide basis, by the promoters, landowners and/or developers working together. In these circumstances, a single site for sport and recreation facilities such as playing pitches, or a strategic open space, the provision of which is to serve all of the allocation, may be required.
- 4.14. The proposals for open space provision on-site or off-site should similarly be co-ordinated and delivered on an allocation-wide basis by the landowners/developers working together to ensure that the provision fits within the overall policies of the Warwickshire, Coventry and Solihull Green Infrastructure Strategy Plan and the Borough Local Plan.
- 4.15. If the required on-site provision is not delivered in the first/early phases of a housing site allocation, then these first/early phases will only be consented if the land required for sport, recreation or open space has been legally secured to ensure delivery of the required future provision.
- 4.16. Ideally if this were known ahead of land purchase agreements, the planning obligation likely land requirements for sport, recreation and open space, can be factored into land calculations. However, this may not always be the case, so in all such circumstances it is strongly recommended that early pre-application discussions are sought by the applicant, landowner and developers.

Developments within a close geographical area

- 4.17. Where there are separate housing allocations or developments in a close geographical area, e.g. around a town, that taken together generate a need for a whole facility, contributions need to be made from all of them to that new facility provision or towards improving and/or extending an existing facility provision which can meet the anticipated demand.
- 4.18. Such a facility may need to be located on land on one of these housing development sites. Through early engagement with North Warwickshire Borough Council and the masterplanning of such sites, opportunities should be sought to secure delivery into the most appropriate site, or on new unallocated sites, or on sites with an existing leisure provision and available space. Developers should cooperate locally to identify a solution which is acceptable to the Council. The Local Plan update should also take such need into account.
- 4.19. Separate housing allocations or developments which are within a close geographical area will only be consented if the land required for sport, recreation or open space has been legally secured to ensure delivery of the required future provision, or there is agreement with the Council on how this provision will be made.

Proportional approach towards land and costs

- 4.20. Taking into account the need to assess the whole of a housing allocation or allocations in a close geographical area, the following approach will be adopted to assessing the justified need for developers' contribution for sport, recreation and each open space typology.
- 4.21. The land costs will be assessed at leisure use value, not at housing or other development value. In addition, there may be a need to recognise any site-specific costs which cannot be reasonably avoided e.g. abnormal ground conditions, site access needs, structural landscaping, acoustic fencing, legal fees etc.
- 4.22. The definition of appropriate land is given in the following section.

Table 1: Proportionate approach towards land and costs

<p>The development generates the need for a whole facility / open space</p>	<p>Provision on-site of sufficient appropriate serviced land.</p> <p>Delivery of the facility/ open space including: land costs; capital construction costs; justified maintenance and life cycle costs.</p>
<p>The demand generated by the development is for the large majority (66% or more) of a facility / open space</p>	<p>Provision on-site of sufficient appropriate serviced land.</p> <p>Appropriate serviced land will be provided by the developer at no cost, plus the population-related proportion of: capital construction costs and justified maintenance and life cycle costs.</p>
<p>The demand generated by the development is for less than 66% of a facility / open space but facility/open space to be provided on-site.</p>	<p>Provision on-site of sufficient appropriate serviced land.</p> <p>The developer will be required to meet the population-related proportion of the: serviced land costs; the capital construction costs; and justified maintenance and life cycle costs.</p> <p>The remainder of the costs will need to be funded from other sources.</p>
<p>The development will result in the loss of all or some of an existing sports and recreation facility or public open space.</p>	<p>The proposal will need to fully meet NPPF, Borough Local Plan policies and for sport and recreation facilities, Sport England’s policies, particularly for the protection of playing fields.</p> <p>It is likely that replacement will be required, including appropriate serviced land. For sports facilities, replacement will include a facility constructed to at least current NGB/Sport England standards. A business plan showing financial viability and sustainability will be required.</p>

Note: the definition of appropriate land is given in paragraphs 4.26 to 4.28.

- 4.23. If the land cannot be provided for on-site because of proven and reasonable masterplanning constraints, financial viability or other relevant reasons, then if the Council agrees, it may negotiate an appropriate alternative contribution. Again, this should take into account what would otherwise be required on site in relation to the land area plus the population-related proportion of the capital, maintenance and life cycle costs of the facility. In this circumstance, the Council can require the applicant/developer to find, secure and fund appropriate alternative off-site land, or to provide a sufficient contribution to enable the Borough to secure such land.

- 4.24. Alternatively, the land will need to be secured for permanent and viable community use by the developer by another means.
- 4.25. As an example of off-site provision, if a housing development generates an on-site need for a whole youth sport provision (say a skatepark), but it is agreed with the Council that there is no suitable space on-site, then the developer will be required to secure the delivery off-site on appropriate, accessible land. This might be achieved by, for example, using land that a parish council already owns and upon which it wishes to see such a facility developed. In this case there may be no cost of land purchase but the other costs would be justified.

What is meant by 'appropriate land'?

- 4.26. 'Appropriate land' means, for example, sufficient land for the sport and its ancillary facilities (such as a pavilion/clubhouse and parking), in an appropriate and accessible location, suitably serviced and with good drainage, outside of the floodplain, and away from tree canopies. For playing fields the land must enable the proposed pitches to be constructed and maintained to meet the technical specifications of the relevant national governing body of sport and the Sport England Performance Quality Standard for natural turf pitches.
- 4.27. It is also important to ensure that the proposed function of the land is not compromised by current or planned adjacent development. For example, a sports or recreation use should not significantly impact on residential amenity (noise, light, traffic, parking, cricket ball strike, etc).
- 4.28. It is equally important that new housing (and other) development must not cause the use, function or enjoyment of an existing sports or recreation facility to be compromised. For example, a development may be required to leave a sufficient area around a cricket pitch to prevent ball strike issues, or avoid building close to an existing clubhouse to prevent noise impacting on residential amenity.

Can contributions be made to existing facilities?

- 4.29. Where there is an assessed deficit in the provision of a facility, and there is an existing facility with appropriate community access that could potentially meet the demands generated by the development, but it needs to be upgraded or extended, then contributions may be sought towards such improvements. The Leisure Facilities Strategy and Playing Pitch have action plans which identify the larger facility investment needs. These strategies will be regularly updated by the Council. There may also be more local facilities or open spaces such as a village hall or children's playground where this situation potentially exists. The flow charts in Section 7 will aid the decision making.
- 4.30. Contributions need to meet the CIL tests but in principle the value of the development generated demand (for a new facility/space) can be used towards the improvement

or extension of an existing facility or open space to enable it to meet the new demands of the development.

- 4.31. If the proposal is to invest in an existing facility the operator (including any school or club) will need to be supportive of this, including in relation to the timescales for payment of contributions and on delivering the outputs required. Evidence of this support will need to be provided as part of the supporting documents to the application.
- 4.32. If the existing facility does not already have secure community use then the recipients will usually be expected to enter into a binding agreement with the Council securing appropriate community use, which also may if relevant, be included as a planning condition relating to the facility. For schools, the terms of the agreement and if appropriate, the planning condition, should be based on the Sport England recommended models.⁶ The full proposed community use agreement should be submitted as one of the supporting documents to the application.

What costs are justified in relation to maintenance and life cycle?

- 4.33. In addition to the development of a new facility or open space, it is important that provision is made for the future maintenance and life cycle needs. If not, the quality of the new provision will deteriorate, and it may not be possible to replace a facility when required.
- 4.34. In accordance with Borough's Local Plan policy LP1, in addition to the capital cost (or provision) of a new/extended facility, there will therefore usually be costs including maintenance and, in some cases, life cycle costs for long term replacement, e.g. for play equipment. This applies both to contributions on-site and off-site. These contributions recognise, for example, that local authorities may be unable to cover any additional costs associated with maintaining a new space or facility, or one which is much more intensively used after the new population is in place. The contributions will need to be reasonable and fair, and will not be used to subsidise a commercial i.e. profit-distributing body. Similarly, maintenance and life cycle costs would not be appropriate where it can be argued that normal facility operational income should cover these costs.
- 4.35. In recognition of the wide range of different factors and the need to consider each development site separately to accord with the CIL tests, the SPD provides the Council with flexibility in the seeking of developers' contributions.

⁶ <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/community-use-agreements>

How are maintenance and life cycle costs calculated?

- 4.36. Maintenance and life cycle costs, where justified, will be calculated and included in the request for contributions. These may be based on Sport England's or the relevant national governing body's advice for sports facilities, or on the costs in Appendix C of this SPD for open space and play, as relevant.
- 4.37. However, alternative local costs may be used. These will need to be robust and confirmed by an independent and appropriately qualified person. This work may be undertaken on the behalf of a developer and proposed to the Council, which will properly consider them.
- 4.38. Developers will need to demonstrate they have secured an acceptable means of ensuring future maintenance, particularly of open space. If the developer is proposing to use a management company, details will need to be submitted with the planning application to ensure the Council is satisfied that appropriate arrangements will be in place to effectively maintain the provision to a suitable standard in perpetuity.

Is there flexibility in requesting contributions?

- 4.39. The contributions outlined in this document provide consistency and transparency in the planning obligation process. However, as each application is considered on its own merits, there may be variations in requirements for similar developments, taking into account the specifics at the time the planning application is considered. The provision and cost calculations are the starting point for negotiations but need to be used in conjunction with the local evidence base.
- 4.40. In all cases, there may be reasons for the Council to choose to be flexible in how it applies this guidance. As examples:
- Where the required need is for part of a facility, the Council may request all of the land but not ask for a contribution to the facility's provision or maintenance.
 - The Council may request all of the provision of a facility but none of the maintenance or life cycle costs.
 - Where the nature of the recipient of the funds means that a request for life cycle and maintenance costs would not be appropriate.
 - Where a new village hall or community centre is built to support a new community, life cycle and maintenance costs may be appropriate up until the time that the new community is fully established, but thereafter the facility may be expected to be financially self-sustaining.
 - Where new provision is proposed but there is very significant local concern about the times that a new facility may be used, then reasonable time restrictions may be considered.
 - Housing scheme viability may reduce the amount being requested.

- 4.41. The Council may typically include a clause in a planning condition or obligation agreement to provide for an alternative CIL-compliant facility, in order to cater for unforeseen circumstances. This might include occasions when there is some uncertainty in securing the delivery of the preferred facility. For example, at the time of signing a s106 there may be a need for new sports facility at a club site, but either the facility is subsequently funded by other sources ahead of the time that the contribution is due to be paid, or the club ceases to operate. In these situations, an appropriate alternative facility that can deliver the same or similar sports, recreation and/open space outcomes should be substituted.

Phasing contributions

- 4.42. The required timing and delivery of the sports, recreation and community facilities and open spaces should be considered in relation to the housing development phasing. This can help to achieve a balance between ensuring the facility is in place in time to meet the needs of the new residents and/or avoid excessive pressure being placed on existing facilities, and/or be fair and reasonable in relation to a development's cash flow.
- 4.43. Where necessary, a one-off early commuted sum from the developer will be requested to support the early years operation of a facility, where otherwise this would not be viable. The type of facility envisaged here is a community centre or sports facility which should become increasingly self-sustaining as the community it serves grows. It is not appropriate to delay delivery of these types of facility until the development has grown to its full extent unless there is, in the short term, sufficient capacity within existing off-site facilities for a period, which are also within the relevant accessibility standard, e.g. 800m for community centres.

Cross local authority boundary opportunities

- 4.44. It is expected that all relevant developments within North Warwickshire Borough will provide developers' contributions to North Warwickshire Borough Council.
- 4.45. However, in some cases, the nearest current or potential new facility may be across the local authority boundary, outside of the Borough. In this case the Borough Council may consider cross-boundary co-operation, perhaps offering s106 funding towards the relevant facility, or by finding another way to fairly share the infrastructure burden between the two authorities. However, this would be dependent upon the adjacent authority providing the justification for the investment and a formal policy agreement between the authorities.
- 4.46. It is also recognised that facilities within North Warwickshire may meet the potential needs of developments outside of the Borough's boundary. In this case, the Council may consider receiving s106 funding towards a facility or alternatively find other ways to fairly share the infrastructure burden. However, this would also be dependent upon a formal policy agreement between the authorities.

- 4.47. These possible approaches reflect the ‘duty to co-operate’ with neighbouring authorities.

Is there early advice available to developers?

- 4.48. It is recommended that discussions on planning obligations should take place as early as possible in the planning process, for example through pre-application discussions. This can be used as the first opportunity for discussion on the layout, design and overall acceptability of a scheme and to establish the likely mitigation that will be required through a planning agreement.
- 4.49. Early guidance about the provision, design and delivery of open space, sport and recreation should be also be sought from the relevant agencies, such as Council’s Environment team, Sport England and the national governing bodies of sport.

How are the legal agreements made?

- 4.50. Following any decision to grant planning permission, that is subject to the finalisation of a section 106 deed, whether a s106 agreement or a unilateral undertaking, and/or discharge of conditions, the legal representatives of the Council and the applicant will confirm any necessary obligations in the form of a binding legal agreement and agree and pay relevant fees. The agreement will contain the necessary planning obligations, including any trigger points for the provision of facilities or payment of the contributions, and any other commitments to be undertaken by the developer and the Council.
- 4.51. It is to be noted that the legal agreements run with the land and the originator of the planning obligation will be required to advise the Council if a site is sold on with the benefit of the planning permission and obligation. The Council will charge for the cost of any subsequent Deed of Variation, or discharge of an obligation when this is agreed by all parties. However, such changes to the planning obligation agreement will not be acceptable unless the needs of the development can still be met.

How is inflation dealt with?

- 4.52. The base costs in this SPD are current costs based on Q2/2021, unless otherwise stated. Developers will need to pay costs that reflect construction and delivery inflation and/or other justified costs at the time of the application. Applicants should note that the Council will review the capital and maintenance costs annually to take inflation into account.
- 4.53. As the commencement of development may not take place immediately following the completion of the legal agreement, all contributions listed within the document will be index linked from the date of the Resolution to the date of payment using the latest indexing factor available at the date of payment. The Council will use the (RPI – All

Items) or BCIS index unless otherwise agreed by all parties and an alternative index is listed within the legal agreement for the development.

Monitoring and enforcement

- 4.54. Planning obligations will be monitored to ensure that they are being undertaken and/or paid at the agreed times. The provision of infrastructure and the timing of payment of contributions will be negotiated on an individual basis to provide a phased programme of payments relating to development progress, commencement and completion / occupancy trigger points. Notification should be given to the Council when the development commences and / or when the trigger for payment/delivery has been reached as per the individual agreement. On receipt of the notification the Council will issue an invoice for the amount payable including any indexation.
- 4.55. The Council will monitor Building Control and other sources and will issue an invoice if the Applicant fails to advise the Council that the payment has been triggered. Indexation applies until the date of the invoice, so in these circumstances the amount may be higher than if the applicant had advised the Council when the payment was triggered. Penalty interest is payable to all contributions not paid in accordance with the legal agreement and accrues from the date payment is triggered to the date of actual payment.
- 4.56. Late payment fees will be calculated at the annual rate of 4% above the Bank of England base rate from the date the sum (including any indexation) fell due until the date of the actual payment. If there is a failure to comply, the Council will take appropriate enforcement action and full cost recovery will be sought.
- 4.57. To cover the cost of monitoring, the Council may charge a monitoring fee which will be index linked and is payable on or prior to the commencement of the development.
- 4.58. The Council will monitor and report annually on the section 106 contributions received in the Authority Monitoring Report and Infrastructure funding statements.

5. UNDERSTANDING THE EVIDENCE BASE

What is the evidence base?

- 5.1. Developers' contributions requirements set out in this SPD are based on the relevant strategies, and any subsequent updates of them. The current strategies which are available to view on the Council's website are:
- Green Space Strategy 2020 – 2033 (January 2020)
 - Leisure Facilities Strategy 2018-2031 (October 2017)
 - Playing Pitch Strategy 2018-2031 (October 2017)
 - Health and Wellbeing Action Plan 2020 to 2023
 - Infrastructure Delivery Plan (IDP) (October 2020 update)
- 5.2. Each of these strategies (and their updates) have action plans which help to identify the project investment priorities.
- 5.3. The current Infrastructure Delivery Plan is dated March 2018. The IDP brings together the main themes of the strategies under the following headings:
- Green Infrastructure
 - Canal towpath improvements
 - Improved pedestrian and cycle routes
 - Parks, Open Spaces and Play Areas
 - Social Infrastructure
 - Community, Arts, Culture and Leisure
 - Sports Centres and Pitches
 - Village Halls, Community Facilities/Services
- 5.4. Appendices B, C and D of the IDP provide the infrastructure lists, but the projects are not specifically costed. The Borough wide infrastructure requirements include: canal towpaths, play areas, allotments, playing pitches, community venues and walking and cycling routes. Settlement specific projects include: refurbishment of leisure facilities at Atherstone/Mancetter, Dordon/Polesworth, Old and New Arley, and Kingsbury.
- 5.5. In addition, neighbourhood plans and consultation including with Parish or Town Councils and other local consultees, may identify a local need(s) that it is not in a strategy but still can be justified and requested as a contribution.

What assessment is made to ensure the contributions are needed by a development?

- 5.6. The following test will be used to assess whether the existing provision within an area can provide for the demand generated by a development, or whether a new facility

may be needed. The evidence base strategies on which this SPD is founded, have used these tests for the formulation of the recommendations, and a summary of the standards set down in the strategies are provided in Table 2 for sport and recreation facilities, and Table 3 for open space typologies.

Quantity

- 5.7. The quantity requirements are based on the demand generated by the development. This is derived from the relevant strategies. This is expressed as the facility or space requirement per 1,000 people. The exception is in relation to the contribution which may be requested towards community or village halls, where the requirements will be informed by local consultation.
- 5.8. The quantity standards for the sport and recreation are provided in Table 2 and for open space typologies in Table 3.

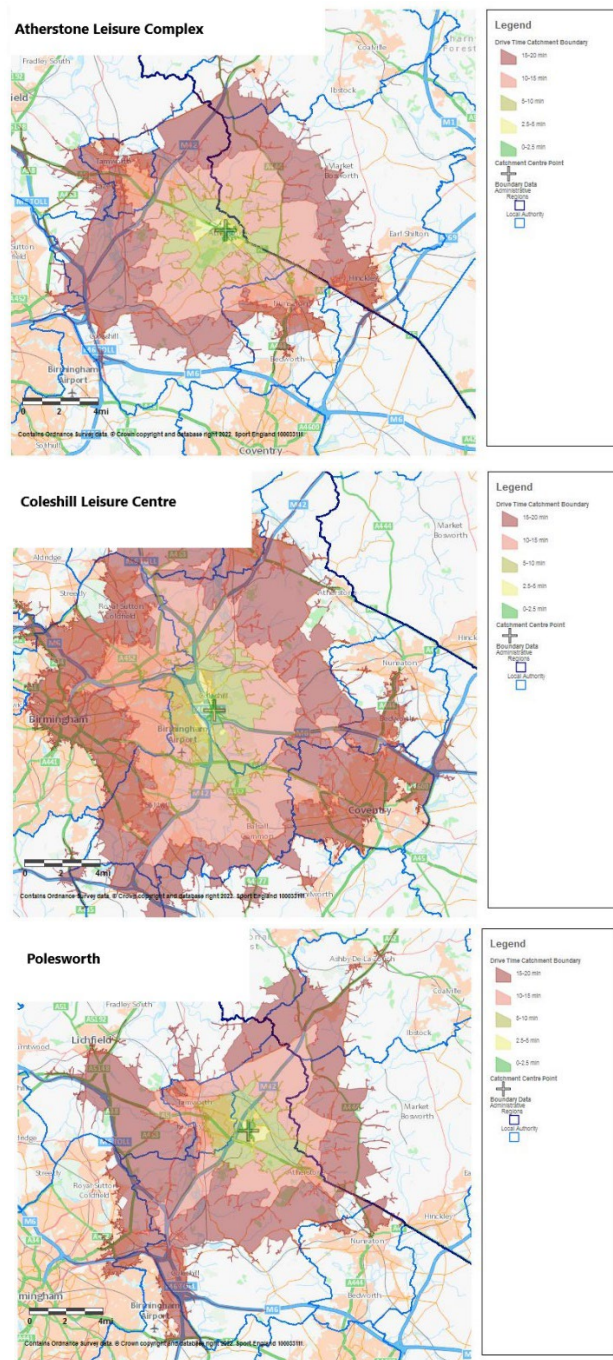
Accessibility

Distance

- 5.9. The accessibility requirement includes the acceptable travel distance (catchments) to a facility or open space. This reflects the way in which people usually travel to reach a type of relevant facility or space. For example, most people will travel up to 20 minutes to reach a swimming pool or sports hall, and most users travel by car. This compares to the local walking catchments of play areas, amenity green space and community / village halls.
- 5.10. This accessibility information can be used to guide whether provision should be on-site or off-site, and to guide the maximum distance to existing facilities which potentially have capacity to meet the new demand generated from the development. For example, there may be an overall surplus of one facility or open space typology in the Borough, but none located within the appropriate catchment area of a development, so a new facility or open space may need to be provided.
- 5.11. The accessibility standards for the sport and recreation are provided in Table 2 and for open space typologies in Table 3. It should be noted that the accessibility distances /time are related to the real accessibility, not to a direct line distance. Where there are barriers to access, such as a major road or railway line, then the accessibility assessments will need to take this into account.
- 5.12. Figure 1 shows the 20 minutes' drive time catchments using the Sport England Active Places Power⁷ tool from the main leisure centres/sports facilities. These catchment maps show that most of the borough falls within the catchment of all of three strategic centres, but that some areas are only covered by a one facility, e.g. the southern edge

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

of the borough by Coleshill. Atherstone Leisure Complex and Queen Elizabeth Community Sports Centre are approximately 4 minutes' drive apart, so effectively have the same catchment.



Sport England assumes no responsibility for the completeness, accuracy and currency of the information contained on this map/report. This information is taken from the Active Places Power website and its terms and conditions apply. 29/3/2022 12:39

Figure 1: 20 minutes' drive time catchments from strategic sports centres

Other accessibility considerations

- 5.13. The accessibility requirement also needs to consider the facility ownership, management and availability for community use. The 'availability' must be sufficient for the expected community's needs and include hours of use, pricing policy and any exclusions. There should be legally secure community use for at least 25 years, or preferably longer.
- 5.14. Typically, the hours for community sport facilities should not be less than 5pm to 10pm for Monday to Friday, 8am to 10pm on Saturday, and 8am to 8pm on Sunday.
- 5.15. For example, there may be a sports hall at a local private school that is proposed to be used to meet the demand arising from the development. This could only be acceptable if the school enters into a formal community use agreement based on the Sport England model with peak opening hours similar to the above, no restriction on who can use the sports hall, affordable charging policies, and suitable management mechanisms in place.
- 5.16. As another example, a commercial gym may offer enough peak time hours for community use, with no/limited user restrictions and at an affordable price. This facility would be counted as a community accessible facility, whilst an hotel type gym with restricted use, or one with high membership charges, would not be.
- 5.17. A community hall/village hall would usually be expected to have community access during weekday daytime, but it may also have an anchor tenant, such as a nursery. A reasonable balance between day and evening use will be required.

Open spaces

- 5.18. Public open spaces and play facilities should be available at all times, unless exceptional circumstances are agreed with the Council.

Quality

- 5.19. The quality requirement relates to the quality, attractiveness, design, layout and specification of facilities and open spaces.
- 5.20. The age and overall condition of a facility or open space will impact upon its quality. Generally, the older the facility is, the less attractive it is to users. As a result, such a facility or open space may have less 'capacity' to meet the demand generated from a development.
- 5.21. All sport, recreation and play facilities, whether a new build, extension or refurbishment, should be designed to current best practice standards including layout and specification. The relevant guidance may include that from Sport England, the National Governing Bodies of Sport, Fields in Trust, professional or trade organisations

such as the Grounds Management Association, the Sports and Play Construction Association, and the Borough Council.

5.22. Quality guidelines will include:

- Quality appropriate to the intended level of performance, designed to appropriate technical standards.
- Located where they are of most value to the community to be served.
- Located where they are attractive and safe to use, for example, not adjacent to busy roads, under electricity pylons or overshadowed for much of the day by tall buildings.
- Appropriately designed to enable recreational use by the whole community, including for those people with disabilities or cultural restrictions.
- Appropriately laid out e.g. useable areas that are not thin strips of land alongside roads, or small isolated areas.
- Appropriately landscaped.
- Maintained safely and to a high level of quality, with finance made available.
- Positively managed taking account of the need for repair and replacement over time as necessary.
- Provision of appropriate ancillary facilities and equipment.
- Provision of footpaths and cycleways/cycle access.
- Designed so as to be free of the fear of harm or crime.

What are the standards of provision?

5.23. Standards for provision are set out in Table 2 and Table 3. They are referred to in the flow charts in Section 7. The quantity standards underpin the calculators on the North Warwickshire Borough Council's website. Examples of their application are given in the 'Worked Examples' in section 7.

5.24. The 'standards per 1,000 population' for sports halls and swimming pools is derived from the Sport England Sports Facilities Calculator. The provision standards per 1000 for studios and fitness gyms with stations are calculated from the recommendations for new provision totals of the Leisure Facilities Strategy, with the population forecast used in the Strategy for 2031 at 83,561.

5.25. The provision requirements for playing pitches, both grass and artificial, are those generated for each sport per 1,000 population by the Sport England Playing Pitch Calculator for North Warwickshire. This approach is consistent with the Playing Pitch Strategy recommendations.

5.26. The provision per 1,000 population for open spaces is as set out in the Green Space Strategy.

5.27. It should be noted that standards of provision should not be used in isolation, but must be used in tandem with actual assessed need and other robust evidence. For

example, there may be an assessed potential surplus of a facility or specific open space typology which has secure community use and is accessible (see Table 2 or Table 3 as relevant) but its quality is poor. In this situation, a contribution(s) may be agreed to be used towards investment in the quality of the existing facility or open space in order to increase the quality and capacity, so that it(they) can meet the development's assessed demand.

What population figure should be used in assessment of demand?

- 5.28. The contributions must meet the three CIL regulations tests; that they are necessary, directly related, and fairly and reasonably related in scale and in kind, to the scheme in question.
- 5.29. The average number of people per household in the Borough is 2.37, derived from the Housing Market Area data for the Borough's Local Plan which in turn was based on the February 2015 updated population projections for the Borough. This figure will need to be updated from time to time as national and local population statistics change.
- 5.30. The estimated population of a development, for both outline and full applications will be based on the 2.37 persons per dwelling. Thus, a development of 100 dwellings will be assessed as generating a population of 237 people. However, if it can be demonstrated to the Council's satisfaction that an alternative population figure should be used for a proposed development because of site specific circumstances, then this will be acceptable.
- 5.31. In the case of a change in the proposed population of a development, for example by increased density, then the developers' contributions will need to be recalculated and the implications for provision be masterplanned appropriately.

Table 2: Sport and recreation facility standards

Facility	Measurement		Accessibility (fully available at peak time)	Quality
Sports halls	0.28	Badminton courts per 1,000 people	About 20 mins drive time	Design and quality to meet Sport England and relevant national governing body of sport guidance.
Swimming pools	10.63	sqm of water space per 1,000 people	About 20 mins drive time	
Fitness facilities	4.56	Fitness stations per 1,000 people	About 20 mins drive time	Design and quality to meet Sport England guidance.
Studios	0.07	Studios per 1,000 people	About 20 mins drive time	Design and quality to meet Sport England guidance.
Village or community halls	Additional and improved facilities including storage to enable more sports and activities to be offered.		800m walk	Design to be agreed with the Council.
Football grass pitches	0.43	Hectares per 1,000 people	About 15 mins drive time	Design and quality to meet Sport England and national governing body of sport guidance.
Rugby Union grass pitches	0.18	Hectares per 1,000 people	About 20 mins drive time	Design and quality to meet Sport England and national governing body of sport guidance.
Cricket with natural grass turf wickets	0.42	Hectares per 1,000 people	About 15 mins drive time	Design and quality to meet Sport England and national governing body of sport guidance.
Football 3G artificial grass pitch (3G-AGP)	0.04	Full size floodlit 3G pitch	About 20 mins drive time	Design and quality to meet Sport England and national governing body of sport guidance.
Hockey sand based artificial pitch	0.01	Full size floodlit pitch	About 20 mins drive time	Design and quality to meet Sport England and national governing body of sport guidance.

Table 3: Open space standards

Typology	Measurement Hectares per 1,000 people	Accessibility (walk)	Quality
Parks and gardens	0.8	710 m	<ul style="list-style-type: none"> • Welcoming clean, well maintained area with hard/soft landscaping • A one stop community facility, accessible to all with a range of leisure, recreational and play opportunities • Safe to visit, pleasant to walk and sit in • Cut back trees and bushes for safety and clear sightlines • Include paved and planted areas, paths, grassed areas, seating, clear pathways, appropriate lighting and signage to, and within, the site • Include ramps instead of steps and wide paths for wheelchair and pushchair users • May provide opportunities for public realm art • Should link to surrounding green space. • Clean and well maintained green space, with appropriate ancillary furniture pathways, and natural landscaping • Safe site with spacious outlook • Enhance the environment/ could become a community focus
Amenity green space e.g. village greens	0.6	480 m	<ul style="list-style-type: none"> • Large spaces may afford opportunities for informal play. • Smaller landscaped areas in and around housing areas • Informal recreation • Provide connections for wildlife and people movement • Include, and often connect to, green lungs • Contribute to biodiversity • Planted using native species • Areas to be maintained clear of dog fouling and litter • Provision of seating and bins • May provide opportunities for public realm art • May include woodland.
Natural and semi-natural green space	1.8	720m	<ul style="list-style-type: none"> • Appropriately landscaped • Positive management • Provision of footpaths • Designed to be free of the fear of harm or crime

Allotments	0.2	400 m	<ul style="list-style-type: none"> • Secure area of land commonly within, or on the edge of, a developed area which can be rented by local people for the growing of vegetables, flowers or fruit, not-for profit. • Provide opportunities for those who wish to do so to grow their own produce, and support health, sustainability and social inclusion • Sites should be well drained and accessible with wide paved paths, car access and parking, toilets, recycling facilities and inorganic waste disposal facilities • Areas should be well lit and provide safe paths.
Play areas for children	0.25	LEAPs:400m NEAPs: 1,000m	<ul style="list-style-type: none"> • A range of provision of both equipped and natural play areas • Spaces should be well sited, accessible, convenient, visible, safe and secure, with seating for adults, litter bins and cycle racks – also consider pushchair/wheelchair access • Well-lit with informal surveillance when possible • Equipment should suit the needs of all ages and abilities and be well maintained • Zones to prevent conflict and spaces and seating for supervision • Should be clearly bounded, well maintained, free of dog fouling, have clear pathways, appropriate lighting and signage • The Council will only accept Local Areas for Play in exceptional circumstances and with a design approved by the Council.
Youth provision	0.3	700m	<ul style="list-style-type: none"> • Robust yet imaginative play environments ranging from youth shelters to skate parks and multi-use games areas • Kick about/games areas, skate parks, basket ball courts • If located within other areas of open space they should include buffer zones to prevent conflict • Should promote a sense of ownership and be accessible to all and have clear pathways, appropriate lighting and signage • They should be visible and safe, well maintained and free of dog fouling
Canal towpaths	Contribution	200m	<ul style="list-style-type: none"> • Canal towpath improvements

6. ASSESSING THE CONTRIBUTIONS REQUIRED

What is the process for assessing demand?

- 6.1. The CIL test of ensuring any contributions are ‘fairly and reasonably related in scale and kind to the development’ requires that any contributions sought are directly proportional to the anticipated population of the development.
- 6.2. The North Warwickshire facility and open space Contribution Calculators are designed to automatically calculate the demand based on the number of dwellings or population from a development, applying the quantity standards set out in Table 2 and Table 3. These in turn are based on the relevant Borough strategies.
- 6.3. The outputs help to inform the decision process, summarised by decision flow charts in Section 7.
- 6.4. In addition, there may be justified local needs which the developer identifies through local consultation, including with the Borough and town/parish councils.

How are the demand and potential contributions calculated?

- 6.5. The facility, playing pitch and open space capital costs, as set out in Appendix B and incorporated into the Calculator (available on the Council's website) are based on: Sport England’s latest facility costs guidance⁸; costs from National Governing Bodies of Sport (NGBs) and, where relevant, other latest industry figures, including SPON’S Architect’s and Builders’ Price Book and SPON’s External Works and Landscape Price Books. The costs generated by the calculator will be indexed to take account of inflation.
- 6.6. The justified contribution for a development based on the standard costs calculates automatically on inputting of the number of dwellings or anticipated population, and a worked example is provided in Appendix D of this SPD for 500 dwellings and using standardised costs.
- 6.7. Alternatively, locally assessed capital costs can be used, but these need to be robust and confirmed by an independent and appropriately qualified person. This work may be undertaken on the behalf of a developer and proposed to the Council, which will properly consider them. These can be input into the SPD Calculator using the orange boxes for leisure facilities and open spaces. There are no local costs for playing fields.

⁸ Sport England Facility Costs Q2/2021; and Sport England facility Lifecycle costs.
<https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/facility-cost-guidance>

How are contributions costed for upgrades and extensions?

- 6.8. In addition to new facilities, where a whole new facility is not required but an assessed need for an extension or major refurbishment of an existing sport or recreation facility, playing pitch site or open space has been identified, robust costs can be used from relevant sources including: Sport England’s Facilities Cost Guidance, Sport England Playing Pitch Calculator, National Governing Bodies of Sport, SPON’s Price Books, or robust local market estimates or quotes.
- 6.9. The North Warwickshire Leisure Facilities and Playing Pitch Calculator both use the cost of new provision to estimate the costs of meeting demand from a development. The costs of meeting and maintaining different open space typologies are based on SPON’S External Works and Landscape Price Book (2019) or market prices with inflation to 2Q 2021 using the BISCO index.
- 6.10. Local costs can be used instead, for example on a £ per sqm basis, but these need to be robust and confirmed by an independent and appropriately qualified person. This work may be undertaken on the behalf of a developer and proposed to the Council, which will properly consider them.

How should decisions be made about what is required?

- 6.11. The CIL tests require that any contributions should be necessary to make the development acceptable in planning terms. It is therefore essential to assess each application separately to determine the demand and whether existing sport and recreation facilities, playing pitches and open spaces can meet the needs of the application both specifically and within any application’s wider housing allocation or geographical context.
- 6.12. The developer will therefore need to provide an assessment as part of the supporting documents for the application, for each sports facility, playing pitch and open space typology, in relation to the quantity, accessibility and quality of the existing facilities and spaces. The North Warwickshire Sport, Recreation and Open Space Calculator⁹ can be used, together with the recommendations of the evidence base strategies which will help to guide the built sports facility and playing pitch investment priorities, plus findings from local consultation. The latter will be particularly important in relation to the open space typologies and community/village hall provision.
- 6.13. The developer’s proposals should then seek to deliver on-site or support off-site the most appropriate provision for each sport and recreation facility type and open space typology. The proposals will need to meet both the expected demand generated by the development and the requirements of the Local Plan policy.

⁹ link to be added to Calculator on adoption

6.14. Flow diagrams in Section 7 are provided to aid the decision process. There is one each for leisure facilities, playing pitches and open space.

How will contributions for leisure facilities be assessed and used?

6.15. The development contributions based on the anticipated population are calculated in the North Warwickshire Sport Recreation and Open Spaces Calculator on the Leisure Facilities tab.

6.16. The flow chart in Section 7 supports the decision making as to where the investment priorities may be and has two parts:

- Sports hall, swimming pools, fitness facilities

The contributions will be towards strategic facilities. North Warwickshire Borough Council will decide which facility will be funded, guided by the Leisure Facilities Strategy action plan latest version, which is available on the Council's website.

- Community/village halls

The need for and how this can be met should be confirmed by local consultation in addition to relevant strategies.

How will contributions for playing fields be assessed and used?

6.17. The development contributions based on the anticipated population are calculated in the North Warwickshire Sport Recreation and Open Spaces Calculator on the Playing Pitches tab.

6.18. The flow chart in Section 7 supports the decision making as to where the investment priorities may be and has two parts:

- artificial pitches and grass rugby pitches
- grass football and cricket pitches

6.19. The justification for contributions for playing pitches is contained in the Playing Pitch Strategy. This includes the list of projects requiring investment which will enable the demand from the new development to be met, but there may be others identified through local consultation.

6.20. Playing pitches lie within playing fields. The playing fields area that needs to be provided must accommodate, in addition to the pitch space, space for the ancillary facilities which support the pitch use such as access, parking, pavilion, landscaping, spectator space and safety margins. The land area to be provided will therefore normally need to be approximately 150% of the area of the new grass pitch space required for football or rugby, or 2 ha per cricket pitch.

- 6.21. It is important that new playing pitch sites are viable so the usual minimum size of provision on one site is:
- football: a pitch area of 1.48 ha, the equivalent of 2 senior pitches
 - rugby: a pitch area of 2.08 ha, the equivalent of 2 senior pitches
 - cricket: one pitch of 8-natural turf wickets
- 6.22. If the demand generated by the development is for the large majority (66% or more) of this minimum provision then the playing field space for the pitches and accompanying ancillary facilities are likely to be required to be provided on-site, in accordance with Section 4, and Table 1.
- 6.23. If the calculated pitch amount is less than 66% of the minimum provision, then usually an off-site contribution will be required. However, this is dependent upon demonstration to the Council's satisfaction, that there is actually sufficient accessible capacity elsewhere to meet the new demand arising from the development.
- 6.24. The contribution towards, or provision of, a proposed artificial grass pitch (AGP) is more complex than grass pitch provision as these facilities, particularly full size pitches, are usually linked to secondary schools, leisure centres or to club sites. AGPs are not generally considered as a simple replacement for grass pitch provision, and provision on-site or contribution off-site to a proposal not included within the Playing Pitch Strategy would need to be supported by a comprehensive business case demonstrating the community need, viability and sustainability of the facility, including its long term management.
- 6.25. Sport England advises that developers should contact them for early advice about playing pitch provision proposals, whether this is on-site or off-site.
- 6.26. Appendix D provides a worked example of the costs for playing pitches and pavilions based on 500 dwellings.

What is considered to be open space?

- 6.27. Public open spaces include: the combined typologies of: parks and gardens, amenity green space; natural and semi-natural green space; allotments; play areas for children; and youth provision (e.g. MUGA/skatepark). They are designed to have a clear recreational function and will almost always be larger than 0.2 ha in size.
- 6.28. All open spaces are required to be publicly accessible at all times. Allotments may however have some restriction on public access due to security needs. Open spaces should also be safe and attractive.
- 6.29. The following land uses do not count towards public open space: structural and peripheral landscaping, footpaths and cycleways except where integral to a large area of public open space, and small areas of incidental land. Also discounted will be

smaller areas of land that are largely surrounded by roads which are not suitable for reasons of amenity and safety, or where the adjacent use leaves the location unattractive to use.

- 6.30. In relation to sustainable urban drainage (SUDS) areas, some of these areas may also be possible to use as natural and semi-natural green space or even amenity green space. However, the Council will need to be persuaded that the design of such SUDS is safe, attractive to use for informal recreation, and easily accessible. Furthermore, the area of the SUDS to be counted as public open space should be dry and usable for a significant majority of the time.
- 6.31. Public open space will also need to be laid out with appropriate infrastructure, which typically will include: good walking access and/or parking, paths, fences, benches, signage, dog and waste bins, cycle parking, watering points and car parking. Parks and gardens and amenity green space may have all of these, whilst natural and semi-natural green space may have less. Allotments can be expected to have all the facilities suggested by the National Allotments Society, including parking, sufficient water, fencing/security, toilets, and communal shed. It will be the Council's decision as to what is reasonable and relevant to be required for open space facilities provision.
- 6.32. Whilst not included in calculations for open space provision, canals have important recreational value, and are recognised in the Infrastructure Delivery Plan. As such, development sites within 800 metres (10 minutes' walk) of inland waterways will be expected to make contributions towards canal towpath improvements. Developers are advised to seek early pre-application discussions with the Canal and River Trust. Contributions will be assessed on a site by-site basis in consultation with relevant agencies.

What is the minimum size of a public open space?

- 6.33. All new public open space should be of at least 0.2 ha in size, with the occasional exception of standalone Local Equipped Areas for Play (LEAP), or where agreed to be provided, a Local Area for Play (LAP) where the design will need to be approved by the Council. This is based on the minimum size of area included within the Green Space Strategy.
- 6.34. On development sites generating less than 0.2ha of any one of: parks and gardens, amenity green space, natural and semi-natural green space or allotments, the Council will accept a commuted sum towards provision of new off-site open space of the relevant typology, or towards the enhancement of an existing open space of the relevant typology which is within the accessibility thresholds specified in Table 3.

What are the long term requirements for public open space?

- 6.35. Where there is a need for new or upgraded open space, the contribution is calculated using the standards of provision in Table 3.

- 6.36. As well as the provision of open space and play facilities, their maintenance and life cycle costs will be required to be met.
- 6.37. If the new provision is proposed to be adopted by North Warwickshire Borough Council or by a town or parish council, then a commuted management sum would be payable for a period of not less than 25 years with the contributions being given to the relevant body. Appendix C identifies the average cost of maintaining different open space typologies based on locally derived maintenance costs. As set out in paragraphs 4.52 and 4.53, these costs will be indexed to take account of inflation.
- 6.38. Alternatively, local costs can be used, but these need to be robust and confirmed by an independent and appropriately qualified person. This work may be undertaken on the behalf of a developer and proposed to the Council, which will be properly considered.
- 6.39. The Council will be willing to consider alternative management approaches put forward by developers on a case by case basis. The Council will however always need to ensure each arrangement is effective and viable. For example, an alternative approach could be a management company. In this case there would need to be a planning condition that sets out specifications and quality standards for provision and maintenance in perpetuity, along with the guaranteed funding mechanisms for this.
- 6.40. Reasonable contributions can be requested to cover the Council's costs of setting the specifications for open space and play provision and the long term monitoring of the management arrangements.

What play provision is required?

- 6.41. Play provision is a trigger based on the number of houses, so as to provide an appropriate level of facility(ies) for the development, see Table 3. The 66% approach set out in Table 1 also applies to play provision. For example, this means that a development of 47 dwellings (expected population of 111 people) which does not have access to a LEAP within the accessibility catchment, needs to provide sufficient land on site plus the population related proportion of the capital, maintenance and life cycle costs. The 66% threshold for NEAP and teenage provision is 400 dwellings (development population of 948).
- 6.42. Any variations to this approach will need to be adequately justified by the applicant and agreed by the Council.
- 6.43. The Council will only consider the provision of a Local Area for Play (LAP) in exceptional circumstances, such as for a development of 10-46 houses where there is no appropriate accessible play provision.

Table 4: Play provision for number of dwellings

Scale of Housing Development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Youth Sport (MUGA; Skatepark; adventure play)
5-9 dwellings	✓			
10-199 dwellings	✓	✓		Contribution
200-399 dwellings	✓	✓	Contribution	✓
400+ dwellings	✓	✓	✓	✓
Accessibility	100m	400m	1,000m	700m

7. FLOW CHARTS

7.1. The following flow charts are designed to support decision making in relation to planning obligations for sport, recreation and open space. There are three flow charts:

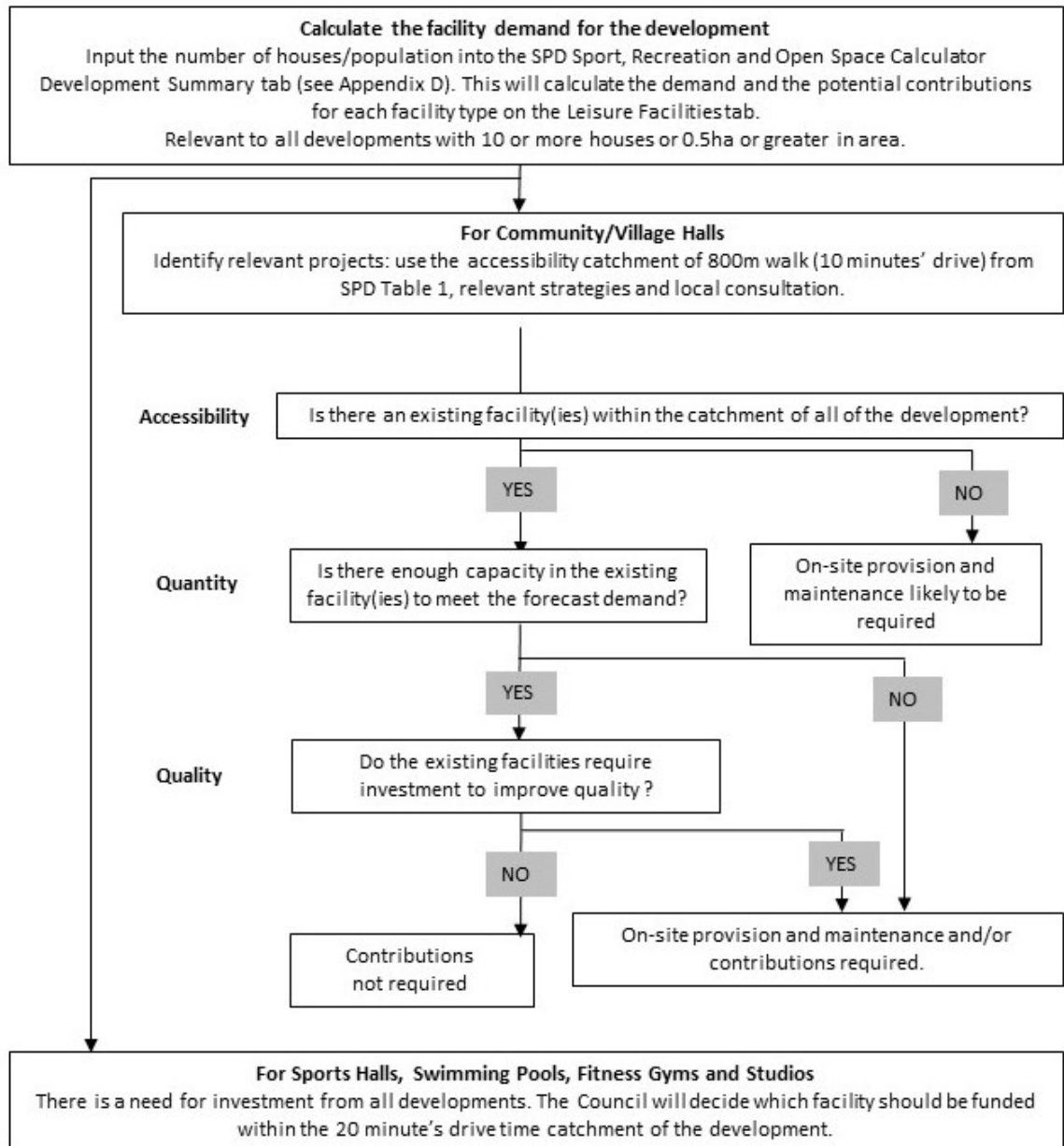
- Leisure Facilities – for built facilities including community/village halls
- Playing Pitch – for grass and artificial playing pitches
- Open space – for the different types of open space, including play.

7.2. The flow charts help to determine whether provision is justified for a particular development, and whether this is likely to be on-site or off-site.

Leisure Facilities Contributions Flowchart

Leisure facilities include sports halls, swimming pools, fitness gyms, studios and community/village halls¹. This flowchart needs to be considered alongside relevant paragraphs in this SPD (e.g. Table 2 on standards of provision), and the latest Leisure Facilities Strategy's action plan and recommendations.

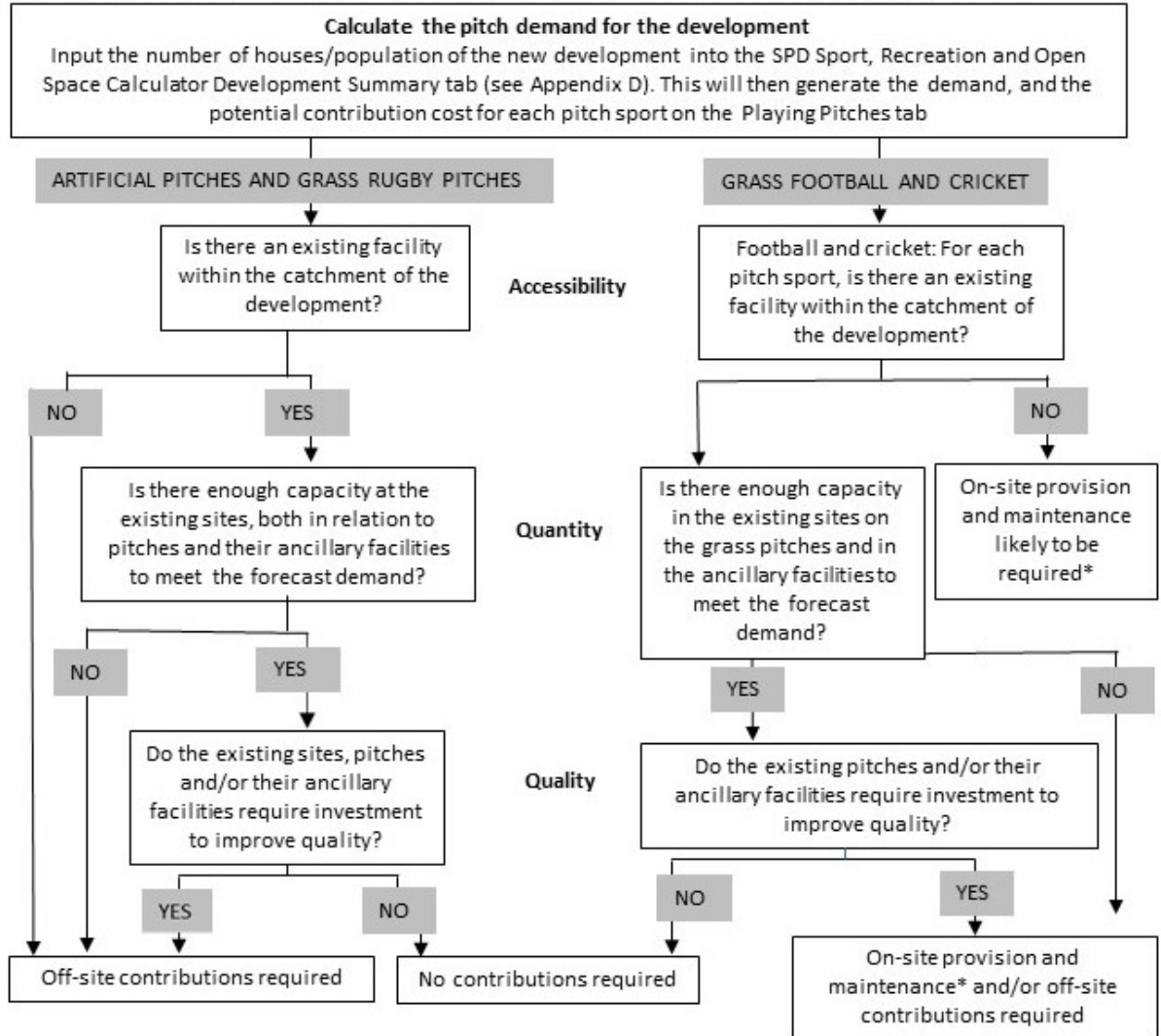
There are two parts to this flowchart. One part is for sports halls, swimming pools, fitness facilities and studios. The other is for community/village halls.



Note 1: there are other leisure facilities e.g. squash courts, but the current Leisure Facility Strategy does not make recommendations for these as the priorities for developers' contributions investment.

Playing Pitch Contributions Flowchart

Playing Pitches includes pitches for football, cricket, rugby and hockey. They may be grass or artificial grass, as appropriate for the sport. This flowchart needs to be considered alongside relevant paragraphs in this SPD e.g. Table 2 on standards of provision, the latest Playing Pitch Strategy and local consultation.

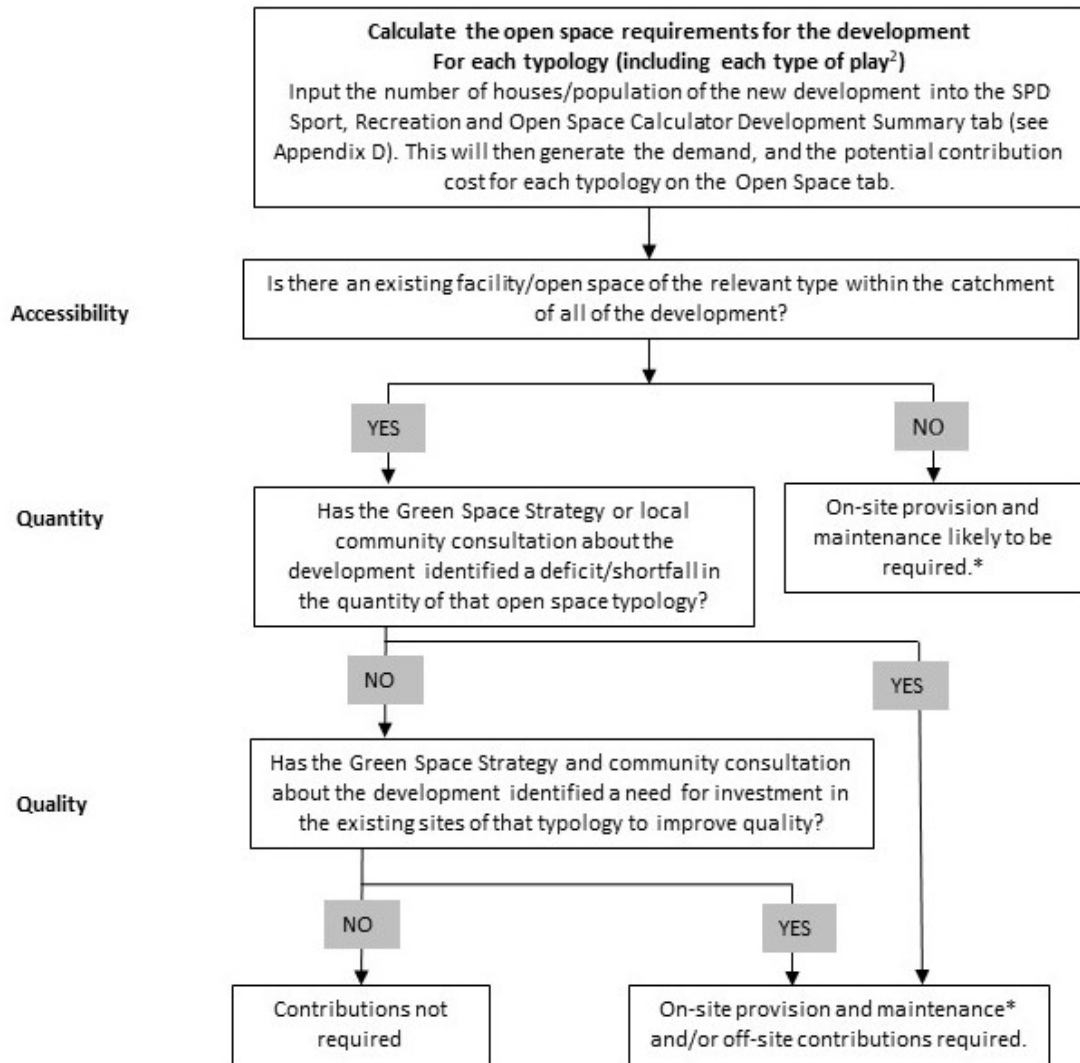


*if above minimum threshold

Open Spaces Contributions Flowchart

Open Space includes: parks and gardens; amenity green space; natural and semi-natural green space; allotments; play areas for children and youth provision. In addition, contributions towards canal towpaths but this element is not included within this flowchart. The flowchart needs to be considered alongside relevant paragraphs in this SPD e.g. Table 3 on standards of provision, the latest Green Spaces Strategy and outcomes of local consultation.

Local consultation (e.g. with the parish/town council as well as with NWBC) is required.



Note:

*if above minimum threshold

On development sites generating less than 0.2ha of parks and gardens, amenity green space, natural and semi-natural green space or allotments the Council may accept a commuted sum towards provision of new off-site open space of the relevant typology, or towards the enhancement of an existing open space of the relevant typology which is within the accessibility thresholds specified in Table 3.

APPENDIX A: NATIONAL AND LOCAL PLANNING POLICIES

1. This appendix provides more details on the relevant national and local planning policies which underpin the approach towards requests for developers' contributions in the SPD Planning Obligations for Sport, Recreation and Open Space.

National planning policies

National Planning Policy Framework (NPPF)

2. Under the NPPF, local planning authorities are required to consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations (NPPF paragraphs 55-58). The framework reiterates the three tests that govern the use of planning obligations in the CIL Regulations (see CIL Regulations below) and endorses the principle that planning conditions are preferable to planning obligations. Local authorities such as North Warwickshire Borough Council are also required to ensure that planning obligations take account of changes in market conditions over time and, wherever appropriate, are sufficiently flexible to prevent development from being stalled.

3. Para 8(b): One of three overarching objectives for sustainable development is a social objective:

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;

4. In NPPF section 3 relating to “Plan-making”, para 20 confirms that the strategic policies should address leisure, community and the green infrastructure:

Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:

a) leisure

c) community facilities (such as health, education and cultural infrastructure); and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure....

5. Para 34 of the NPPF requires that the Local Plan should be clear about the contributions which will be expected, but that plan must still be deliverable.

Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport,

flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

6. NPPF para 55 requires that planning obligations are only appropriate where the impact of a development is not possible to address through conditions:

Local Planning authorities should consider whether other unacceptable development can 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.

7. Para 56 of the NPPF addresses the broad approach to planning conditions:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

8. Para 57 sets out tests for planning obligations:

Planning obligations must only be sought where they meet all of the following tests:
a) necessary to make the development acceptable in planning terms;
b) directly related to the development; and
c) fairly and reasonably related in scale and kind to the development.

9. Section 8 of the NPPF is “Promoting healthy and safe communities”. Para 92 sets out the aims which are:

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other
b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

10. Para 93 requires positive planning and makes direct reference to the supporting the delivery of the relevant strategies:

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such sports venues, open space,) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

11. Paragraph 98 confirms the importance of a network of high quality of open spaces and facilities for sport and recreation. It also emphasises the importance of robust and up-to-date assessments which are a key part of the evidence base justifying the planning policies and planning obligation requests.

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, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

12. Paragraph 99 of the NPPF protects existing provision of open space and sport and recreation facilities.

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

13. Para 91(c): "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: ... c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the

provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.

14. Para 92: “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as ... meeting places, sports venues, open space ...) and other local services to enhance the sustainability of communities and residential environments;
b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;
d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

15. Para 96: “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 of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate”.

16. Para 97. “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use”.

National Planning Guidance

17. National Planning Practice Guidance¹ for planning obligations provides further detail on the planning obligations:

- Planning obligations run with the land, are legally binding and enforceable. A unilateral undertaking cannot bind the local planning authority because they are not party to it.
- Planning obligations are also commonly referred to as ‘section 106’, ‘s106’, as well as ‘developer contributions’ when considered alongside highways contributions and the Community Infrastructure Levy.

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

Paragraph: 001 Reference ID: 23b-001-20190315

- Developers may be asked to provide contributions for infrastructure in several ways.
- Local authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Developers will have to comply with any conditions attached to their planning permission. Conditions should be kept to a minimum and only imposed where they are necessary, relevant, enforceable, precise and reasonable.
- Planning obligations, in the form of section 106 agreements and section 278 agreements, should only be used where it is not possible to address unacceptable impacts through a planning condition.
- Developers may also contribute towards infrastructure by way of the Community Infrastructure Levy which is a fixed charge levied on new development to fund infrastructure.

Paragraph: 003 Reference ID: 23b-003-20190901

- *Local planning authorities are expected to use all of the funding received by way of planning obligations, as set out in individual agreements, in order to make development acceptable in planning terms. Agreements should normally include clauses stating when and how the funds will be used by and allow for their return, after an agreed period of time, where they are not.*

Paragraph: 021 Reference ID: 23b-021-20190315

- *In accordance with the Community Infrastructure Levy Regulations any authority that receives a contribution from development through the levy or section 106 planning obligations must prepare an infrastructure funding statement....*

Paragraph: 030 Reference ID: 23b-030-20190901

The Community Infrastructure Levy Regulations 2010 (amended)

18. The CIL Levy Regulations² are relevant to this SPD. The tests set down in para 122 need to be met in any request for developer contributions:

122

(1) This regulation applies where a relevant determination is made which results in planning permission being granted for development.

(2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

- (a) necessary to make the development acceptable in planning terms;*
- (b) directly related to the development; and*
- (c) fairly and reasonably related in scale and kind to the development.*

(3)

² <https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122>

Local Planning Policy

19. The Borough Plan, adopted September 2021, provides the context for this SPD and the main policy hooks. The vision sets out that by 2033, Rural North Warwickshire will be:

...a community of communities. A place where people want to live, work and visit, now and in the future, which meets the diverse needs of existing and future residents is sensitive to the local environment and contributes to a high quality of life. A place which is safe and inclusive, well planned, built and run and offers equality of opportunity and good services for all. (para 4.2)

20. Chapter 6, Sustainable Development sets out the policy justification in LP1 Sustainable Development, for the seeking of developer contributions.

LP1 Sustainable Development

Planning applications that accord with the policies in this Plan (and where relevant, with other development plan policies including those in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, applications will be determined in accordance with the presumption in favour of sustainable development.

Quality of Development / Place

All development proposals must;

- *be supported by the required infrastructure*
- *be consistent with the approach to place making set out through development management policies, including, where relevant*
- *integrate appropriately with the natural and historic environment, protecting and enhancing rights of way network where appropriate*
- *demonstrate a high quality of sustainable design that positively improve the individual*
- *settlement's character; appearance and environmental quality of an area;*
- *.....*
- *provide, conserve and enhance biodiversity; and,*
- *create linkages between green spaces, wildlife sites and corridors.*

Development should protect the existing rights of way network and where possible contribute to its expansion and management.

Implementation and Infrastructure

Infrastructure will be sought where it is necessary, directly related to the development and is fairly and reasonably related in scale and kind to the development. It may be related to social, economic and/or environmental issues.

Supplementary Planning Guidance and documents will be used to guide provision, Infrastructure requirements are outlined in the Infrastructure Delivery Plan and the supporting documents contained in Appendix C of the Local Plan. The list is not exhaustive as each will be taken on a site by site basis and will depend on the viability of the scheme. Other site specific measures will be considered at the time of the planning permission. These will be secured through conditions, S106's or other agreements considered appropriate to ensure its delivery. It will be necessary to ensure the ongoing maintenance, where appropriate, of any infrastructure provision.

Where development is proposed in excess of plan requirements and would assist in the provision of or enabling infrastructure, particularly that related to facilitating development in the long term, or of affordable housing relative to needs, that will carry weight in favour of granting permission.

21. The supporting text in para 6.16 makes specific reference to green infrastructure, leisure facilities and community facilities:

6.16 In the context of planning for the growth of an area, infrastructure can be defined as physical development needed to support communities and which directly relates to economic development and regeneration. This includes:

.....

Green Infrastructure - Enhancing and creating networks of open spaces;

Leisure Facilities - Open space and built recreation facilities;

.....

Community Facilities - Includes libraries, community halls etc.

22. The supporting text in para 6.17 - 6.20 sets down that the Infrastructure Delivery Plan and Supplementary Planning Documents together with the evidence base to the Local Plan, underpin the policies relating to developers' contributions. It is clear that this provides for updating the evidence base, including the relevant strategies and SPDs as may be required and that they will guide the planning obligations sought in relation to development:

6.17 More details are provided in the Infrastructure Delivery Plan, Supplementary Planning Documents, and the evidence which underpins this Local Plan as indicated in Appendix C of this Local Plan. This information will be updated through the Plan period by the Council and the numerous partners, agencies and organisations.

6.18 Contributions towards infrastructure provision will be sought through appropriate use of planning conditions and obligations in accordance with national policy and associated Planning Practice Guidance, and statute.

6.19 Alongside this Local Plan is an Infrastructure Delivery Plan. This sets out the known infrastructure requirements to accommodate the growth within the Borough. This will be updated on a regular basis.....

6.20 The policies give a framework within which assessments of S106, CIL or other legal agreements will be made. These will be supplemented, where necessary, over time by further advice in the form of guidance notes and Supplementary Planning Documents.

23. Chapter 11 of the Borough Plan addresses Services and Facilities, with Policy LP22 and its supporting text addresses the provision and protection of open space, sport and recreation facilities:

LP22 Open Spaces and Recreational Provision

Wherever possible, Open spaces and recreational areas will be retained, protected and enhanced (unless their loss is off-set by an equivalent or improved replacement). Development proposals will be expected to provide a range of new on-site and open space recreational provision such as parks and amenity space, sport or recreation facilities and semi-natural areas such as woodland wherever appropriate to the area and to the development.

The design and location of these spaces and facilities should be accessible to all users; have regard to the relationship with surrounding uses, enhance the natural environment, protect and improve green infrastructure and link to surrounding areas where appropriate.

The Council will require the proper maintenance of these areas and facilities to be agreed. Where on-site provision is not feasible, off-site contributions may be required where the developments use leads to a need for new or enhanced provision.

Supporting text

11.6 As part of any development it is important that provision is made for open spaces and recreation whether this is indoor or outdoor, publicly or privately owned. The health and wellbeing benefits of such provision can improve the quality of life for residents. Spaces can include the following typologies:

1. parks and gardens – including urban parks, country parks, forest parks and formal gardens;
2. outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) – including tennis courts, bowling greens, sport pitches, golf courses, athletic tracks, school and other institutional playing fields, and other outdoor sports areas;
3. amenity green space (most commonly, but not exclusively in housing areas) – including informal recreation spaces, communal green spaces in and around housing, and village greens;
4. provision for children and teenagers – including play areas, kickabout areas, skateboard parks and outdoor basketball hoops;
5. green corridors – including river and canal banks, amenity footpaths and cycleways;
6. natural and semi-natural urban green spaces – including woodlands, urban

forestry, grasslands (e.g. meadows), wetlands, open and running water, and rock areas (e.g. cliffs);

7. allotments and community gardens;

8. cemeteries and churchyards; and

9. civic spaces, including civic and market squares and other hard surface areas designed for pedestrians.

11.7 Work was undertaken to update the Council's Open Space, Sport & Recreation Audit and Green Space Strategy and the North Warwickshire Playing Pitch Strategy and a review of Leisure Services built facilities. This was completed in 2018 and will feed into the future plans of the Borough Council and also will influence advice and guidance given on development proposals. All proposals will take account of this updated evidence when published.

11.8 Long term maintenance is a key issue. Therefore, improvements may be more appropriate to improve off-site facilities / sites rather than creating new on-site provision. This will be particularly relevant to smaller scale sites.

24. Chapter 13 of the Borough Plan, Development Considerations, includes the principles of high quality design and place making and the promotion of healthy and active lifestyles which is a key local priority as set out in the North Warwickshire Sustainable Community Strategy³.
25. Para 13.6 of this chapter underlines the importance of open space and refers to the evidence base, the Council's Open Space, Sport & Recreation Audit and Green Space Strategy (2008) and the North Warwickshire Playing Pitch Strategy which identify existing shortfalls in provision as well as classifying the importance of existing open spaces and working to improve and protect sports facilities across the Borough.
26. The policy LP29 Development Considerations summarises the relevant policy and references the Green Space Strategy and the Playing Pitch Strategy (LP29, 7).
27. Some of the housing site allocation policies make specific reference to the need to provide playing field space on or off site such as H4, Land to the east of Polesworth and Dordon, and most refer to the provision of open space.

³ North Warwickshire Community Partnership, 2010; North Warwickshire Sustainable Community Strategy
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APPENDIX B: CAPITAL COSTS

LEISURE FACILITIES

	Affordable sports hall	Affordable community swimming pool	Studio space	Fitness gym
Size/details	4 court (34.5 x 20m)	6-lane 25 m pool (25x12.5m)	200 sq m studio	540 sqm gym with 100 fitness stations
Area sq m	690	312.5	200	504
Capital cost per item (£)	£ 2,510,000	£ 5,130,000	£ 384,200	£ 12,136
Unit used in NWBC calculator	1 court	sq m	sq m	fitness station
Cost per unit of sports facility	£ 627,500	£ 16,416	£ 1,921	£ 121
Changing / clubhouse provision	included within the facility calculation	included within the facility calculation	N/a	N/a
Cost source	Sport England Facility Costs 2Q2021	Sport England Facility Costs 2Q2021	SPON's 2Q2021	SPON's 2Q2021 plus market costs

PLAYING PITCHES

	Football grass		
	U8/U7 mini (43x33m)	U16/U15 youth	Senior
Size/details	43x33m	97 x 61m	106x70m
Area sq m	1,419	5,917	7,420
Capital cost per item (£)	£ 25,000	£ 80,000	£ 100,000
Unit used in NWBC calculator	mini pitch	youth pitch	senior pitch
Cost per unit of pitch	£ 17.62	£ 13.52	£ 13.48
Changing / clubhouse provision	N/a	2 x changing rooms per pitch	2 x changing rooms per pitch
Changing / clubhouse provision cost basis		4-team changing with clubroom	4-team changing with clubroom
Changing / clubhouse provision		£ 690,000	£ 690,000
Cost of changing per pitch		£ 345,000	£ 345,000
Cost source	Sport England Facility Costs 2Q2021	Sport England Facility Costs 2Q2021	Sport England Facility Costs 2Q2021

	Rugby grass	Cricket grass
	Senior	Senior
Size/details	130x88m	9 pitch square
Area sq m	10,400	12,923
Capital cost per item (£)	£ 140,000	£ 184,670
Unit used in NWBC calculator	senior pitch	9 pitch square
Cost per unit of pitch	£ 13.46	£ 14.29
Changing / clubhouse provision	2 x changing rooms per pitch	2 x changing rooms per pitch
Changing / clubhouse provision cost basis	4-team changing with clubroom	4-team changing with clubroom
Changing / clubhouse provision	£ 690,000	£ 690,000
Cost of changing per pitch	£ 345,000	£ 345,000
Cost source	Sport England Facility Costs 2Q2021	Pitch: England and Wales Cricket Board. Pavilion: Sport England Facility Costs 2Q2021

	3G Artificial	Sand based (hockey)
	Senior	Senior
Size/details	106 x 70m	101.4x63m
Area sq m	7,420	6,388
Capital cost per item (£)	£ 995,000	£ 830,000
Unit used in NWBC calculator	60mm fenced, floodlit	18mm sand-dressed, fenced, floodlit
Cost per unit of pitch	£ 134.10	£ 129.93
Changing / clubhouse provision	2 x changing rooms per pitch	2 x changing rooms per pitch
Changing / clubhouse provision cost basis	4-team changing with clubroom	4-team changing with clubroom
Changing / clubhouse provision	£ 690,000	£ 690,000
Cost of changing per pitch	£ 345,000	£ 345,000
Cost source	Sport England Facility Costs 2Q2021	Sport England Facility Costs 2Q2021

OPEN SPACE

	Parks & Gardens	Amenity Green Space	Natural & Semi-Natural Green Space	Children's Play and Youth Provision	Allotments
Capital cost per sqm (£)	19.97	10.28	4.14	122.97	10.28
Unit used in NWBC calculator	sq m	sq m	sq m	sq m	sq m
Cost source	Rates based upon SPON's "External Works and Landscape Price Book" (2019/Q1) then BCIS indexed to Q2/22 . Actual specifications and costs will vary from site to site. Youth provision assumed same rate as children's play.				

Appendix C: Maintenance Costs Calculations Base

The maintenance costs for Open Space are based on market rates for Q1 2020 indexed using BICS to 2Q 2021.

In the table below some of the maintenance components are listed as the same, but generally Parks and Gardens and Play have the highest level of maintenance (e.g. more times a year), Natural/Semi-Natural the least, and Amenity Grassland and Allotments in between.

Typology	Components	Annual £s per sqm	£s per sqm over 25rs
Parks and Gardens	Benches, annual bedding (spring and summer), grass mowing high amenity, grass mowing park, hedge cutting, shrubs, trees, fencing, litter sweep, litter pick, path sweeping, weed-kill paths etc, dog bins collect and cleanse, gate maintenance, and general inspection.	£1.820	£45.500
Amenity Grassland	Benches, grass mowing amenity, hedge cutting, trees, fencing, litter sweep, litter pick, weed-kill paths etc, dog bins collect and cleanse, gate maintenance, and general inspection.	£0.459	£11.475
Natural/Semi-natural Grassland	Grass mowing by parking area, grass mowing conservation cut (some areas); trees, litter, parking area weed kill, general inspection	£0.081	£2.025
Children's play and youth provision	Grass mowing high amenity and standard annual, fences, dog bins collect and cleanse, benches, litter pick, weed control, regular general inspection. Costs for children's play is average per sqm for 1,500 sqm LEAP and 1,000 sqm NEAP. Costs of youth provision maintenance will depend in part on what facilities are provided. Assumed to be the same as for children's play.	£6.382	£159.557
Allotments	Grass mowing amenity, hedge cutting, fences, trees, dog bins collect and cleanse, benches, litter pick, weed control, gates lock/unlock/maintain, regular general inspection	£0.489	£12.225

North Warwickshire Developer Contributions Calculator Summary

Enter site/development information into orange shaded boxes

Planning application number	XXXXXX
Site	Example Site
Details	North Warwickshire

	ENTER number of dwellings proposed	Housing multiplier (number of occupants)	Number of people
All	500	2.37	1185
TOTAL			1185

SUMMARY OF CONTRIBUTIONS REQUESTED BASED ON STANDARDISED COSTS.

For local costs, please refer to individual tab

LEISURE FACILITIES			
Leisure Facilities	Demand from development		Capital contribution required excluding land but including ancillary facilities
Sports halls	0.33	number of badminton courts	£ 208,205
Swimming pools	12.60	sq m of water space	£ 206,785
Studio space	0.08	number of studios	£ 31,869
Fitness gyms	5.40	number of fitness stations	£ 65,581
TOTAL CONTRIBUTION FOR LEISURE FACILITIES EXCL COMMUNITY/VILLAGE HALLS			£ 512,440

PLAYING PITCHES				
Grass playing fields including ancillary space and facilities				
	Demand from development		Capital contribution from the development	Provision likely to be on-site or off-site
Football	0.76	ha of playing field space including pitches and ancillary facilities	£ 227,391	off-site
Cricket	0.78	ha of playing field space including pitches and ancillary facilities	£ 243,596	off-site
Rugby	0.32	ha of playing field space including pitches and ancillary facilities	£ 96,356	off-site
Total for grass	1.85	ha of playing field space including pitches and ancillary facilities	£ 567,343	
Artificial grass pitches including ancillary				
3G pitches	0.051	number of full size pitches	£ 67,600	off-site
Sand based pitches (hockey)	0.026	number of full size pitches	£ 15,225	off-site
Total for artificial pitches			£ 82,825	
TOTAL CONTRIBUTION FOR PITCHES AND PLAYING FIELDS	1.853	ha of grass playing field space including pitches and ancillary facilities	£ 650,168	

OPEN SPACE				
			Capital contribution from the development	Total contribution including 25 years
Parks and gardens	0.95	ha of space	£ 189,316	£ 620,656
Amenity green space	0.71	ha of space	£ 73,091	£ 154,856
Natural and semi natural green space	2.13	ha of space	£ 88,306	£ 130,966
Children's play	0.30	ha of space	£ 364,299	£ 836,966
Youth provision	0.36	ha of space	£ 437,158	£ 1,004,359
Allotments	0.24	ha of space	£ 24,364	£ 51,619
TOTAL CONTRIBUTION FOR OPEN SPACE	4.681	ha of space	£ 1,176,533	£ 2,799,420

Leisure Facilities

Planning application number
Site
Details

XXXXXX
Example Site
North Warwickshire

	Number of dwellings proposed	Housing multiplier (number of occupants)	Number of people
All	500	2.37	1185
TOTAL			1185

CAPITAL CONTRIBUTION EXCLUDING LAND COSTS REQUIRED FROM DEVELOPMENT			
USING STANDARD COSTS	£512,440	USING SOME OR ALL LOCAL COSTS	£512,440

For local costs enter into orange shaded boxes

Sports halls

	Demand: number of badminton courts per 1000 population	Capital Cost: 1 badminton court of 4-court affordable sports hall.	Demand from development based on population, number of badminton courts	Contribution per dwelling @ 2.37 persons per dwelling	Capital contribution required	Maintenance costs per annum @ 0.5% of construction costs	Sinking fund costs per annum @ 0.7% of construction costs	TOTAL LIFECYCLE COST PER ANNUM
Sport England Sports Facility Costs 2Q 2021	0.28	£ 627,500	0.33	£ 416.41	£ 208,205	£ 1,041	£ 1,457	£ 2,498
Local costs				£ -	£ -	£ -	£ -	£ -

Swimming pool space

	Demand: sq m water space per 1000 population	Capital Cost: per sq m of 6-lane 25 m affordable community swimming pool (312.5 sq m)	Demand from development based on population, sq m of water space	Contribution per dwelling @ 2.37 persons per dwelling	Capital contribution required	Maintenance costs per annum @ 1.1% of construction costs	Sinking fund costs per annum @ 0.4% of construction costs	TOTAL LIFECYCLE COST PER ANNUM
Sport England Sports Facility Costs 2Q 2021	10.63	£ 16,416	12.60	£ 413.57	£ 206,785	£ 2,275	£ 827	£ 3,102
Local costs				£ -	£ -	£ -	£ -	£ -

Studio space

	Demand: number of studios per 1000 population	Capital cost: studio @200 sqm incl storage @£1,912/sqm	Demand from development based on population, number of studios	Contribution per dwelling @ 2.37 persons per dwelling	Capital contribution required	Maintenance costs per annum @ 0.5% of construction costs (same rate as sports hall) + 10% equip/yr	Sinking fund costs per annum @ 0.7% of construction costs (same rate as sports hall)	TOTAL LIFECYCLE COST PER ANNUM
SPON'S	0.07	£ 384,200	0.08	£ 63.74	£ 31,869	£ 159	£ 223	£ 382
Local costs				£ -	£ -	£ -	£ -	£ -

Fitness Gyms

	Demand: number of fitness stations per 1000 population	Capital cost per fitness station. Building £1,912/sqm. Gym stations @ £2.5k each. Based on a 100 stations size @ 504sqm.	Demand from development, number of fitness stations	Contribution per dwelling @ 2.37 persons per dwelling	Capital contribution required	Maintenance costs per annum @ 0.5% of construction costs	Sinking fund costs per annum @ 0.7% of construction costs, plus 10%/yr replacement of stations	TOTAL LIFECYCLE COST PER ANNUM
SPON'S + market costs for equipment	4.56	£ 12,136	5.40	£ 131.16	£ 65,581	£ 328	£ 473	£ 800
Local costs				£ -	£ -	£ -	£ -	£ -

Note:
Capital costs of sports halls and swimming pools includes ancillary facilities e.g. changing

Playing pitches

Planning application number	xxxxxx
Site	Example Site
Details	North Warwickshire

	Number of dwellings proposed	Housing multiplier (number of occupants)	Number of people
All	500	2.37	1185
TOTAL			1185

CAPITAL CONTRIBUTION EXCLUDING LAND COSTS REQUIRED FROM DEVELOPMENT	
Grass pitches for football, rugby and cricket	£ 567,343
Artificial pitch 3G	£ 67,600
Artificial pitch hockey	£ 15,225
TOTAL	£ 650,168

ON-SITE OR OFF-SITE PROVISION OF GRASS PITCHES MAY BE NEEDED	
Football	off-site
Cricket	off-site
Rugby	off-site

GRASS PITCHES

FOOTBALL

	Number of pitches per 1000 population based on PPS	Pitch area per 1000 population based on PPS (ha)	Total playing field area per 1000 population @ 150% of pitch area (ha)	Number of changing rooms per 1000 population @ 2 changing rooms per senior /youth pitch	Construction cost of pitches per 1000 population (£)	Construction cost of changing rooms per 1000 population (£)	Development generated demand for pitch space (ha)	Development generated total playing field area @150% of pitch area (ha)	Development generated demand (number of changing rooms)	Capital cost excluding land costs	TOTAL CAPITAL CONTRIBUTION EXCL LAND COST	Maintenance costs pitches per annum @17% of construction costs	Maintenance costs per annum for pavilion/clubhouse per annum @1.2% of construction costs	Sinking fund costs per annum @ 4% of construction costs	Sinking fund costs per annum for pavilion/clubhouse @0.4% of construction costs	TOTAL LIFECYCLE COST PER ANNUM
Pitches		0.428			£ 53,602		0.51	0.76		£ 63,518		£ 10,798		£ 2,541		
Ancillary playing field space Pavilion/club house 4-team change facility with club room			0.641	0.818		£ 138,289			0.969	£ 163,872	£ 227,391		£ 1,966		£ 655	£ 15,961

CRICKET

	Number of cricket pitches per 1000 population based on PPS	Pitch area per 1000 population based on PPS	Total playing field area per 1000 population @ 2ha per cricket pitch area (ha)	Number of changing rooms per 1000 population @ 2 changing rooms per pitch	Construction cost of pitches per 1000 population (£)	Construction cost of changing rooms per 1000 population (£)	Development generated demand for pitch space (ha)	Development generated demand for pitches and playing field space (ha)	Development generated demand (number of changing rooms)	Capital cost excluding land costs	TOTAL CAPITAL CONTRIBUTION EXCL LAND COST	Maintenance costs pitches per annum @17% of construction costs	Maintenance costs per annum for pavilion/clubhouse per annum @1.2% of construction costs	Sinking fund costs per annum @ 5% of construction costs	Sinking fund costs per annum for pavilion/clubhouse @0.4% of construction costs	TOTAL LIFECYCLE COST PER ANNUM
Pitches	0.33	0.424			£ 94,753		0.50	0.78		£ 112,283		£ 16,842		£ 5,614		
Ancillary playing field space Pavilion/club house 4-team change facility with club room			0.656	0.656		£ 110,813			0.777	£ 131,314	£ 243,596		£ 1,576		£ 525	£ 24,558

RUGBY

	Number of senior rugby pitches per 1000 population based on PPS	Pitch area per 1000 population based on PPS	Total playing field area per 1000 population @ 150% of pitch area (ha)	Number of changing rooms per 1000 population @ 2 changing rooms per pitch	Construction cost of pitches per 1000 population (£)	Construction cost of changing rooms per 1000 population (£)	Development generated demand for pitch space (ha)	Development generated demand for pitches and playing field space (ha)	Development generated demand (number of changing rooms)	Capital cost excluding land costs	TOTAL CAPITAL CONTRIBUTION EXCL LAND COST	Maintenance costs pitches per annum @17% of construction costs	Maintenance costs per annum for pavilion/clubhouse per annum @1.2% of construction costs	Sinking fund costs per annum @ 5% of construction costs	Sinking fund costs per annum for pavilion/clubhouse @0.4% of construction costs	TOTAL LIFECYCLE COST PER ANNUM
Pitches	0.17	0.178			£ 23,472		0.21			£ 27,814		£ 4,728		£ 1,391		
Ancillary playing field space Pavilion/club house 4-team change facility with club room			0.267	0.342		£ 57,841		0.32	0.405	£ 68,542	£ 96,356		£ 823		£ 274	£ 7,216

ARTIFICIAL PITCHES

3G AGP

	Number of full size football floodlit 3G per 1000 population based on PPS	Number of changing rooms per 1000 population @ 2 changing rooms per pitch	Construction cost of pitches per 1000 population (£)	Construction cost of changing rooms per 1000 population (£)	Development generated demand for 3G pitch and changing rooms (number)	Capital cost excluding land costs	TOTAL CAPITAL CONTRIBUTION EXCL LAND COST	Maintenance costs pitches per annum @ 0.5% of construction costs	Maintenance costs per annum for pavilion/clubhouse per annum @1.2% of construction costs	Sinking fund costs pitches per annum @ 2.9% of construction costs	Sinking fund costs per annum for pavilion/clubhouse per annum @0.4% of construction costs	TOTAL LIFECYCLE COST PER ANNUM
Pitches	0.04		£ 42,359		0.0515	£ 50,196	£ 67,600	£ 251		£ 1,456		
Changing rooms		0.087		£ 14,687	0.1030	£ 17,405		£ 209			£ 70	£ 1,985

Sand based (hockey)

	Number of full size sand based floodlit pitches per 1000 population based on PPS	Number of changing rooms per 1000 population @ 2 changing rooms per pitch	Construction cost of pitches per 1000 population (£)	Construction cost of changing rooms per 1000 population (£)	Development generated demand for sand based pitch and changing rooms (number)	Capital cost excluding land costs	TOTAL CAPITAL CONTRIBUTION EXCL LAND COST	Maintenance costs pitches per annum @ 0.5% of construction costs	Maintenance costs per annum for pavilion/clubhouse per annum @1.2% of construction costs	Sinking fund costs pitches per annum @ 2.3% of construction costs	Sinking fund costs per annum for pavilion/clubhouse per annum @0.4% of construction costs	TOTAL LIFECYCLE COST PER ANNUM
Pitches	0.01		£ 9,076		0.0132	£ 10,755	£ 15,225	£ 54		£ 247		
Changing rooms		0.02		£ 3,772	0.0264	£ 4,470		£ 54			£ 18	£ 373

Notes:

Playing pitches

	Capital cost excl land costs	Size sq m	cost per sq m
Grass pitches			
Pitches: football senior	£ 100,000	7,420	£ 13.48
Pitches: cricket 9 pitch square	£ 184,670	12,923	£ 14.29
Pitches: rugby union	£ 140,000	10,400	£ 13.46
AGP full size floodlit			
Sand dressed	£ 830,000	6,388	£ 129.93
3G football, 60mm	£ 995,000	7,420	£ 134.10
Pavilion/club house 4-team change facility with club room	£ 690,000	122.5	£ 5,632.65

Source of costs:

Capital costs Capital cost for football, rugby, AGPs - Sport England Facilities Costs Second Quarter 2021
 Capital cost for cricket - Sport England Facilities Costs Second Quarter 2021 cricket natural turf for 1293 sq m
 Lifecycle costs: Based on a percentage of the total project costs per annum as set out in Sport England's Life Cycle Costings: Natural Turf Pitches (April 2012); Artificial Sports Surfaces (Q2/2021); Sports Halls, Swimming Pools, Sports Centres & Changing Rooms (Q2/2021)

Open Spaces

Planning application number
Site
Details

xxxxxx
Example Site
North Warwickshire

	Number of dwellings proposed	Housing multiplier (number of occupants)	Number of people
All	500	2.37	1185
TOTAL			1185

CAPITAL CONTRIBUTION EXCLUDING LAND COSTS BUT INCLUDING 25 YR MAINTENANCE REQUIRED FROM DEVELOPMENT				Total area required for parks & gardens, amenity green space and natural and semi-natural green space (ha)
CAPITAL CONTRIBUTION EXCLUDING LAND COSTS AND MAINTENANCE REQUIRED FROM DEVELOPMENT		CAPITAL CONTRIBUTION EXCLUDING LAND COSTS BUT INCLUDING 25 YR MAINTENANCE REQUIRED FROM DEVELOPMENT		
USING STANDARD COSTS	£1,176,533	USING STANDARD COSTS	£2,799,420	3.79
USING SOME OR ALL LOCAL COSTS	£1,176,533	USING SOME OR ALL LOCAL COSTS	£1,622,887	

For local costs enter into orange shaded boxes

Parks & Gardens								
	Demand: hectares per 1000 population	Unit cost (£s per sqm)	Provision for this development (ha)	Capital contribution from the development	Cost of maintenance (£s/sqm/yr)	Maintenance time period (yrs)	Maintenance Contribution	Total Contribution
Standard costs	0.80	£ 19.97	0.95	£ 189,316	£ 1.82	25	£ 431,340	£ 620,656
Local costs				£ -		25	£ 431,340	£ 431,340

Amenity Greenspace								
	Demand: hectares per 1000 population	Unit cost (£s per sqm)	Provision for this development (ha)	Capital contribution from the development	Cost of maintenance (£s/sqm/yr)	Maintenance time period (yrs)	Maintenance Contribution	Total Contribution
Standard costs	0.60	£ 10.28	0.71	£ 73,091	£ 0.46	25	£ 81,765	£ 154,856
Local costs				£ -		25	£ 81,765	£ 81,765

Natural and Semi Natural Green Space								
	Demand: hectares per 1000 population	Unit cost (£s per sqm)	Provision for this development (ha)	Capital contribution from the development	Cost of maintenance (£s/sqm/yr)	Maintenance time period (yrs)	Maintenance Contribution	Total Contribution
Standard costs	1.80	£ 4.14	2.13	£ 88,306	£ 0.08	25	£ 42,660	£ 130,966
Local costs				£ -		25	£ 42,660	£ 42,660

Children's Play								
	Demand: hectares per 1000 population	Unit cost (£s per sqm)	Provision for this development (ha)	Capital contribution from the development	Cost of maintenance (£s/sqm/yr)	Maintenance time period (yrs)	Maintenance Contribution	Total Contribution
Standard costs	0.25	£ 122.97	0.30	£ 364,299	£ 6.38	25	£ 472,667	£ 836,966
Local costs				£ -		25	£ 472,667	£ 472,667

Youth Provision								
	Demand: hectares per 1000 population	Unit cost (£s per sqm)	Provision for this development (ha)	Capital contribution from the development	Cost of maintenance (£s/sqm/yr)	Maintenance time period (yrs)	Maintenance Contribution	Total Contribution
Standard costs	0.30	£ 122.97	0.36	£ 437,158	£ 6.38	25	£ 567,200	£ 1,004,359
Local costs				£ -		25	£ 567,200	£ 567,200

Allotments								
	Demand: hectares per 1000 population	Unit cost (£s per sqm)	Provision for this development (ha)	Capital contribution from the development	Cost of maintenance (£s/sqm/yr)	Maintenance time period (yrs)	Maintenance Contribution	Total Contribution
As per amenity greenspace	0.20	£ 10.28	0.24	£ 24,364	£ 0.46	25	£ 27,255	£ 51,619
Local costs				£ -		25	£ 27,255	£ 27,255

Notes:

Play: On-site Provision				
Scale of Housing Development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Youth Sport (MUGA; Skatepark; adventure play)
5-9 dwellings	✓			
10-199 dwellings	✓	✓		Contribution
200-399 dwellings	✓	✓	Contribution	✓
400+ dwellings	✓	✓	✓	✓
Accessibility	100m	400m	1,000m	700m

Housing Allocation

Policy Ref		Area (ha)	No. of dwellings	Forecast population @ 2.27 / dwelling
Category 1 - Market Towns				
<i>Atherstone & Mancetter</i>				
H1	Land at Holly Lane Atherstone	32.7	620	1469
H2	Land to north-west of Atherstone off Whittington Lane <i>Coleshill</i>	71.2	1282	3038
H3	Allotments adjacent to Memorial Park, Coleshill <i>Polesworth & Dordon</i>	1.4	30	71
H4	Land to east of Polesworth and Dordon	160.8	1675	3970
Category 2 - Adjacent adjoining settlements				
H5	Land west of Robey's Lane, adjacent Tamworth	66.1	1270	3010
H6	Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141	334
Category 3 - Local Service Centres				
<i>Baddesley Ensor/Grendon</i>				
H7	Land at Church Farm, Baddesley	2.2	47	111
H8	Land north of Grendon Community Hall (former Youth Centre) Boot Hill Grendon <i>Hartshill/Ansley Common</i>	0.3	7	17
H9	Land between Church Rd and Nuneaton Rd, Hartshill	30.4	400	948
H10	Land south of Coleshill Road, Ansley Common <i>Water Orton</i>	17.2	450	1067
H11	Former School redevelopment site (excluding original historic school building)	2.8	48	114
Category 4 - Other Settlements with a Development Boundary				
<i>Ansley</i>				
H12	Land at Village Farm, Birmingham Road <i>Newton Regis</i>	0.6	12	28
H14	Manor Farm <i>Shuttington</i>	1	21	50
H15	Land south of Shuttington Village Hall <i>Warton</i>	1.2	24	57
H16	Land north of Orton Rd <i>Wood End</i>	4.2	128	303
H17	Land south of Islington Farm, r/o 115 Tamworth Rd	1.3	28	66
		Total	6183	14654

Summary Standards Table

Facility	Measurement		Accessibility (fully available at peak time)	Quality
Sports halls	0.28	Badminton courts per 1,000 people	About 20 mins drive time	Design and quality to meet Sport England and relevant national governing body of sport guidance.
Swimming pools	10.63	sqm of water space per 1,000 people	About 20 mins drive time	
Fitness facilities	2.86	Fitness stations per 1,000 people	About 20 mins drive time	Design and quality to meet Sport England guidance.
Studios	0.21	Studios per 1,000 people	About 20 mins drive time	Design and quality to meet Sport England guidance.
Village or community halls	Additional and improved facilities including storage to enable more sports and activities to be offered.		800m walk 10 minutes by car	Design to be agreed with the Council.
Football grass pitches	0.43	Hectares per 1,000 people	About 15 mins drive time	Design and quality to meet Sport England and national governing body of sport guidance.
Rugby Union grass pitches	0.18	Hectares per 1,000 people	About 20 mins drive time	Design and quality to meet Sport England and national governing body of sport guidance.
Cricket	0.42	Hectares per 1,000 people	About 15 mins drive time	Design and quality to meet Sport England and national governing body of sport guidance.
Football 3G artificial grass pitch (3G-AGP)	0.04	Full size floodlit 3G pitch	About 20 mins drive time	Design and quality to meet Sport England and national governing body of sport guidance.
Hockey sand based artificial pitch	0.01	Full size floodlit pitch	About 20 mins drive time	Design and quality to meet Sport England and national governing body of sport guidance.

Typology	Measurement Hectares per 1,000 people	Accessibility	Quality
Parks and gardens	0.8	710 m	<ul style="list-style-type: none"> • Welcoming clean, well maintained area with hard/soft landscaping • A one stop community facility, accessible to all with a range of leisure, recreational and play opportunities • Safe to visit, pleasant to walk and sit in • Cut back trees and bushes for safety and clear sightlines • Include paved and planted areas, paths, grassed areas, seating, clear pathways, appropriate lighting and signage • to, and within, the site • Include ramps instead of steps and wide paths for wheelchair and pushchair users • May provide opportunities for public realm art • Should link to surrounding green space. • Clean and well maintained green space, with appropriate ancillary furniture pathways, and natural landscaping • Safe site with spacious outlook • Enhance the environment/ could become a community focus
Amenity green space e.g. village greens	0.6	480 m	<ul style="list-style-type: none"> • Large spaces may afford opportunities for informal play. • Smaller landscaped areas in and around housing areas • Informal recreation • Provide connections for wildlife and people movement • Include, and often connect to, green lungs • Contribute to biodiversity • Planted using native species • Areas to be maintained clear of dog fouling and litter • Provision of seating and bins • May provide opportunities for public realm art • May include woodland.
Natural and semi-natural greenspace	1.8	720m	<ul style="list-style-type: none"> • Appropriately landscaped • Positive management • Provision of footpaths • Designed to be free of the fear of harm or crime

Play Areas for Children	0.25	LAPs – 100m LEAPs – 400m NEAPs – 1,000m	<ul style="list-style-type: none"> • A range of provision of both equipped and natural play areas • Spaces should be well sited, accessible, convenient, visible, safe and secure, with seating for adults, litter bins and cycle racks – also consider pushchair/wheelchair • access • Well-lit with informal surveillance when possible • Equipment should suit the needs of all ages and abilities and be well maintained • Zones to prevent conflict and spaces and seating for supervision • Should be clearly bounded, well maintained, free of dog fouling, have clear pathways, appropriate lighting and signage • The Council does not encourage the provision of unequipped Local Areas for Play.
Youth provision	0.3	700m	<ul style="list-style-type: none"> • Robust yet imaginative play environments ranging from youth shelters to skate parks and multi-use games areas • Kick about/games areas, skate parks, basket ball courts • If located within other areas of open space they should include buffer zones to prevent conflict • Should promote a sense of ownership and be accessible to all and have clear pathways, appropriate lighting and signage • They should be visible and safe, well maintained and free of dog fouling
Allotment Gardens	0.2	400 m	<ul style="list-style-type: none"> • Secure area of land commonly within, or on the edge of, a developed area which can be rented by local people for the growing of vegetables, flowers or fruit not-for profit • Provide opportunities for those who wish to do so to grow their own produce, and support health, sustainability and social inclusion • Sites should be well drained and accessible with wide paved paths, car access and parking, toilets, recycling facilities and inorganic waste disposal facilities • Areas should be well lit and provide safe paths.