

Open Space and Playing Pitches SPD

Draft Version for Consultation



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1. Introduction and Purpose

- 1.1 This document sets out the Borough Council's approach to securing open space and playing pitches associated with new residential development, and the mechanism for securing financial contributions for improving and maintaining open space and sports pitches.
- 1.2 The aim of the SPD is to *promote and encourage health and wellbeing in East Staffordshire through appropriate and sustainable outdoor sport and recreation provision.*
- 1.3 This SPD, when adopted will replace the Open Space SPD adopted in 2010, and provides further detail and guidance to the East Staffordshire Local Plan 2012 - 2031, adopted in October 2015, in particular the following policies:
 - SP23 Green Infrastructure
 - SP26 National Forest
 - SP32 Outdoor Sports and Open Space
 - SP33 Indoor Sports
 - SP34 Health and Well being
- 1.4 This SPD provides further detail on the Council's quantitative, qualitative and accessibility standards for children's play space, outdoor sport, and informal open space for new developments. It also provides clear guidance on how to calculate the requirements of individual developments, and the steps that applicants and officers will need to go through during the planning application process.
- 1.5 The SPD also includes guidance on how to calculate off site contributions, including contributions for future maintenance. Where sites are expected to be taken on by a management company, the process for this is also set out.
- 1.6 The SPD sets out in general terms the role of the planning and decision making in the delivery of the East Staffordshire Playing Pitch Strategy.

2. Consultation

- 1.7 This document is open for consultation from Tuesday 13th November to 5pm Wednesday 2nd January 2019.

3. When will the SPD be used?

- 1.8 All new residential development, even those comprising a single dwelling, will put pressure on existing open spaces, playing pitches and facilities. However,

considering national planning practice guidance¹, contributions will only be sought for all major planning applications for residential or commercial development.

- 1.9 In seeking contributions, either on site provision or a contribution towards off site provision will be sought where appropriate, taking into account 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.
- 1.10 Smaller developments still have a role to play in contributing towards healthy communities, and design principles are set out in chapter 8.
- 1.11 It may also be appropriate in some situations which are unique, that a bespoke approach to open space and sports pitches may be required.

4. What types of Open Space, Sport and Recreation facilities will be required?

1.12 This SPD seeks the provision of the following:

| | Typology | Primary purpose |
|-------------|---|--|
| Open spaces | Parks and gardens | Accessible, high quality opportunities for informal recreation and community events. |
| | Natural and semi-natural greenspaces | Wildlife conservation, biodiversity and environmental education and awareness. This typology also includes community orchards and woodland. |
| | Amenity greenspace | Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas. |
| | Provision for children and young people | Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters. |

¹ Planning Practice Guidance Paragraph: 031 Reference ID: 23b-031-20161116 states that obligations should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area)

| | Typology | Primary purpose |
|--|------------|---|
| | Allotments | Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion. |

1.13 The cemeteries in East Staffordshire are places for quiet contemplation and burial of the dead, as well as places for wildlife conservation and biodiversity enhancement. The evidence base supporting the production of this SPD does not identify standards for the provision of cemeteries. Instead provision will be determined by demand for burial space. There are plans in place to provide long term burial capacity across the Borough, which will be in place over the local plan period. However beyond the plan period, if required, the Council will review the policy position.

1.14 The SPD seeks the provision of the following playing pitches and sports facilities:

- Cricket pitches
- Football pitches
- Artificial Grass Pitches (AGPs)
- Hockey AGPs
- Rugby union pitches
- Tennis
- Bowls
- Athletics
- Golf

5. Planning Policy

1.15 The NPPF states that:

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.

1.16 The Local Plan for East Staffordshire Borough was adopted in October 2015 and provides a spatial framework for managing change as well as allocating land where the development strategy will be delivered. The Local Plan provides for 11,648 dwellings over the plan period 2012-2031 and over 40 hectares of new employment land.

- 1.17 The Local Plan sees a number of significant mixed-use sustainable urban extensions (SUE) to Burton and Uttoxeter, representing the main focus for development in the Borough. Other strategic housing sites have also been identified across the towns, and the main towns are also expected to bring forward windfall brownfield development.
- 1.18 Much of the development is located to the west and north of the Burton Upon Trent and the Sustainable Urban Extensions are within three miles of existing or proposed sports facilities. The Borough Council consider that a SUE should be a high quality, well connected development and with a functional relationship with the wider area, allowing adequate opportunities to access local services and facilities.
- 1.19 For Uttoxeter, sites are located to the south and west of the town, within two miles of existing or planned sports facilities.
- 1.20 A number of sites are now under construction with contributions for on site open space and sports provision already agreed and expected to come forward in the next few years.
- 1.21 Development is also taking place outside of the main towns of Burton and Uttoxeter, at Tutbury (three miles from Burton), Rolleston (one mile from Burton), Barton Under Needwood where there is the Holland Sports Hub and Rocester, just over three miles from Uttoxeter.
- 1.22 The Local Plan supports the improvement and creation of sports hubs in the Borough as set out in Strategic Policy 32 – Outdoor Sports and the provision, protection and enhancement of open space and green infrastructure in Strategic Policies 32 and 23 – Green Infrastructure.
- 1.23 The Local Plan supports the delivery of the National Forest Strategy and Strategic Policy 26 seeks on site woodland planting and landscaping.
- 1.24 The NPPF states that 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.
- 1.25 A map showing the location of existing open space and recreational areas will be available alongside the adopted SPD. Should applications be submitted which involve the loss of any areas identified as open space and recreational areas, the open space standards paper will also be used to determine the value and quality of the site as part of the decision making process.

- 1.26 The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. In such situation, the NPPF states that policies for managing development within a Local Green Space should be consistent with those for Green Belts.
- 1.27 A number of Neighbourhood Plans in East Staffordshire include Local Green Space designations and are accompanied by specific policies. Applicants are encourage to check if their site is a Local Green Space as early in the planning process as possible.

6. Open Space

- 1.28 During 2017, Kavanagh, Knight and Page (KKP) were appointed to undertake a full review of all of the open spaces in East Staffordshire². This involved a full site audit of 329 sites and each individual site was assessed to evaluate site value and quality.
- 1.29 Each type of open space received a separate quality and value score, which will help determine prioritisation of investment, identify if any sites are surplus, or identify where additional types of open spaces may be needed.
- 1.30 It is important to note that site quality and site value are fundamentally different and can be unrelated. For example, a high quality space may be inaccessible and, thus, be of little value; whereas a rundown (poor quality) space may be the only one in an area and thus be immensely valuable.
- 1.31 The table below summaries the quality score for all the sites assessed and compares this to the previous study in 2008/09.

| Typology | Quality | | | |
|---------------------------------------|-----------------|-----------------|-----------------|-----------------|
| | 2008/09 | | 2017/18 | |
| | Below threshold | Above threshold | Below threshold | Above threshold |
| Allotments | 53% | 47% | 23% | 77% |
| Amenity greenspace | 51% | 49% | 21% | 79% |
| Cemeteries/churchyards | 45% | 55% | 11% | 89% |
| Natural & semi-natural greenspace | 55% | 45% | 43% | 57% |
| Park and gardens | 50% | 50% | 59% | 44% |
| Provision for children & young people | 45% | 55% | 15% | 85% |

- 1.32 Overall, the key headline findings of the assessment are:

² With a size threshold of 0.2 hectares

- Over three quarters of provision (78%) rates above the threshold set for quality.
- Proportionally, children’s play areas score particularly well for quality, with 92% of sites rating above the set quality threshold.
- The typology proportionally scoring lowest on quality is parks and gardens, with 59% of sites scoring below the threshold for quality. However, this does not mean sites under the threshold are poor or demonstrate significant quality issues. Parks and gardens are assessed against a high threshold (60%) to remain in line with the Green Flag Award.

1.33 With regards to value, the majority of all open spaces (93%) are assessed as being above the threshold for value. This reflects the importance of open space provision and its role offering social, environmental and health benefits.

1.34 The assessment recommends one set of standards, to be used across the whole Borough. The standard will be applied to all major developments involving an increase in population. The standard is set out below:

| Open Space Requirement (ha) per 1000 population | | | | |
|---|---|----------------------------|-------------------|--------------|
| Parks and gardens 0.87 | Natural and semi natural greenspace 1.89 | Amenity Greenspace 0.83 | Allotment 0.24 | Play 0.06 |

1.35 It is important that the open space provided should be of a meaningful size. The following table sets out the recommended minimum size for each type of open space:

| Classification | Minimum size of site | |
|--------------------------|----------------------|---------|
| Allotments | 0.4 ha | |
| Amenity greenspace | 0.4 ha | |
| Natural and semi natural | 0.4 ha | |
| Parks and gardens | 2 ha | |
| Play areas | Equipped | 0.04 ha |
| | Informal/casual | 0.10 ha |

1.36 Overall, it is important that the total quantum of open space required is achieved on site. However, where a development would result in areas of open space below the minimum standards set out above, the Council will adopt a flexible approach which will mean that a typology can be offset by another typology. In coming to a decision on what typology should be delivered, the location of the development, proximity to other open spaces, aims of any Made Neighbourhood Plans where relevant, and recommendations from the Open Space Standards paper will be used to guide the decision making process.

1.37 Where there are unique situations, such as site constraints or viability issues, an off site financial contribution will be sought which will be used to improve a nearby open space, increasing its quality and/or value.

7. Key design principles

1.38 All developments should demonstrate consideration of active design³ principles as set out by Sport England. The key relevant principles are:

1. Activity for all

Neighbourhoods, facilities and open spaces should be accessible to all users and should support sport and physical activity across all ages.

2. Walkable communities

Homes, schools, shops, community facilities, workplaces, open spaces and sports facilities should be within easy reach of each other.

3. Connected walking & cycling routes

All destinations should be connected by a direct, legible and integrated network of walking and cycling routes. Routes must be safe, well lit, overlooked, welcoming, well-maintained, durable and clearly signposted. Active travel (walking and cycling) should be prioritised over other modes of transport.

4. Co-location of community facilities

The co-location and concentration of retail, community and associated uses to support linked trips should be promoted. A mix of land uses and activities should be promoted that avoid the uniform zoning of large areas to single uses.

5. Network of multifunctional open space

A network of multifunctional open space should be created across all communities to support a range of activities including sport, recreation and play plus other landscape features including Sustainable Drainage Systems (SuDS), woodland, wildlife habitat and productive landscapes (allotments, orchards). Facilities for sport, recreation and play should be of an appropriate scale and positioned in prominent locations.

6. High quality streets and spaces

Flexible and durable high quality streets and public spaces should be promoted, employing high quality durable materials, street furniture and signage.

7. Appropriate infrastructure

Supporting infrastructure to enable sport and physical activity to take place should be provided across all contexts including workplaces, sports facilities and public space, to facilitate all forms of activity.

8. Active buildings

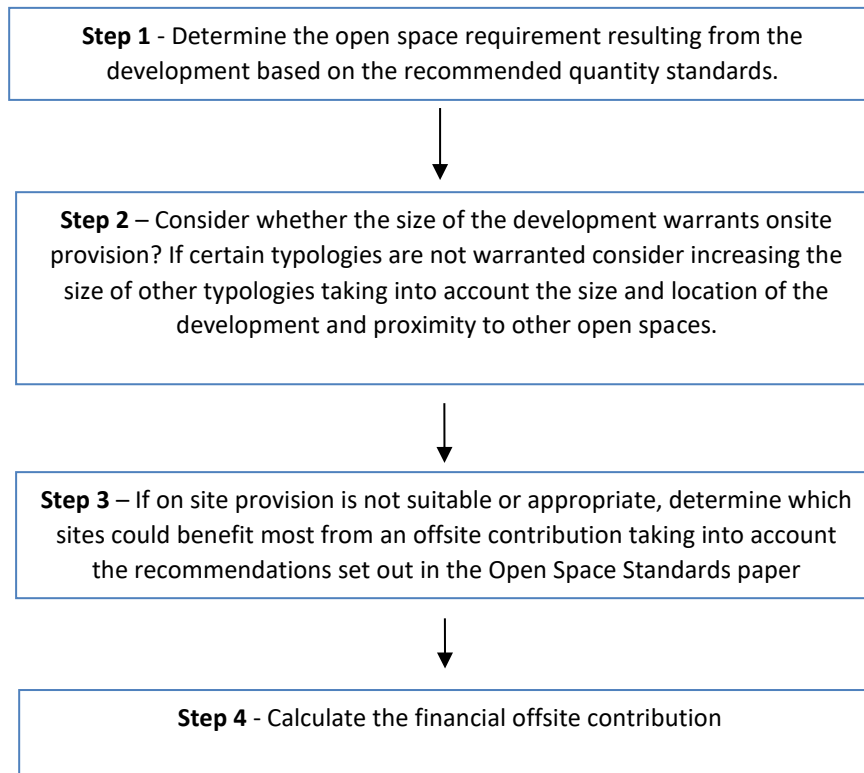
The internal and external layout, design and use of buildings should promote opportunities for physical activity.

³ <https://www.sportengland.org/media/3964/spe003-active-design-published-october-2015-high-quality-for-web-2.pdf>

1.39 Also important to the design of the site are the inclusion of trees and applicants are advised to refer to the Borough Councils Tree Planting Guidance for advice on appropriate tree selection and planting.

8. The provision of Open Space

The following 4 steps will be used in determining planning applications involving the requirement for open space:



The calculation is in two parts as follows:

1. Total housing capacity figure X household occupancy rate⁴ = estimated population

The next stage is to calculate the open space requirements. This utilises the recommend quantity standards per typology against the estimated population. This is calculated by:

2. Estimated population X standard set by typology / 1,000 = open space requirement

Following this approach will enable the Council to calculate the amounts of open space provision required as part of new housing developments.

A number of examples are set out in Appendix 1. The Council have also prepared a calculator to assist.

⁴ To be 2.32 per dwelling unless evidence demonstrates a different occupancy rate is likely

9. How is maintenance to be included in the calculations?

- 1.40 The cost of open space maintenance is dependent on a number of different elements, and can only be calculated on a case by case basis. The cost is expected to cover a period of 20 years.
- 1.41 It is important that in order for a cost to be provided, the applicant provides as much information as possible regarding the proposed open space. In particular, information on the following items should be provided:
- Amount of grass
 - Number of trees
 - Number and type of bins
 - Number and type of gates
 - Length of and size of hedges and fencing
 - Number and type of signage
 - Type and length of footpath
 - Number and type of seating
 - Play area – number and type of equipment
 - Any planting areas
- 1.42 Where applications are in outline and the details of the open space are not yet known, the S106 will include a clause so that the figure is finalised at the reserved matters stage.

10. The use of SuDS

- 1.43 SuDS are an approach to managing surface water (rainfall runoff) which mimic the natural processes of attenuation, infiltration and evapotranspiration. SuDS comprise a sequence of management practices, control structures and strategies which are designed to drain surface water efficiently and sustainably, whilst also minimising pollution and managing the impact on the water quality of local water bodies.
- 1.44 SuDS provide a wide range of opportunities to enhance the biodiversity, landscape and amenity value of a site ensuring that multiple benefits of the surface water drainage strategy are fully realised.
- 1.45 All major applications for the construction of new dwellings and commercial or industrial properties are required to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. In designing schemes, applicants are encouraged to refer to the SuDS handbook⁵, prepared by Staffordshire County Council, the Local Lead Flood Authority who have a responsibility for surface water.
- 1.46 For those proposals required to provide sustainable urban drainage systems (SUDS), this may form part of landscaped areas or features of a site in some

⁵ <https://www.staffordshire.gov.uk/environment/Flood-Risk-Management/SuDS-Handbook.pdf>

cases. In some appropriate instances, the on site open space provision may also have the ability to provide this role. However, it is important that the primary function of the open space is not jeopardised. The SUDs should not impact on the recreational use of the open space provision.

- 1.47 The provision of a SuDS feature itself on a site does not contribute towards any on site open space requirements. However, for example, if a path were to be implemented around a SuDS feature and this would offer recreational benefits, then the path could contribute towards the onsite open space provision.
- 1.48 The Council will not adopt any SuDS features and so it is important that the maintenance and management is included in a legal agreement or landscape management plan. It is important that SuDS are managed over the lifetime of the development.

11. Adoption of open spaces and the use of management companies

- 1.49 The Council cannot dictate who ultimately adopts or maintains open space or pitch assets and there are several options available to the developer/applicant including the Borough Council, the Parish Council, an appropriate community association, or a private management company.
- 1.50 The most important objective is that facilities are made available and that the maintenance of the facilities is effectively and permanently secured at the point of decision making, with such details agreed and specified in a legal agreement.
- 1.51 The Council have a preferred hierarchy regarding who will adopt the open space which is as follows:
- Management company
 - Community association
 - Parish Council
 - Borough Council
- 1.52 Where an application is in outline and the details are not yet known, options for the future maintenance will be set out in a legal agreement, with the exact details to be set out with the reserved matters application.
- 1.53 For those applications where on site provision is to be provided, regardless of who is to be responsible for the maintenance of the open space, the applicant/developer will be required to seek agreement of the Council that the provision has been completed to the required quality standard.
- 1.54 In those situations where the open space will be signed over to a management company, the applicant/developer or management company must provide a copy of the management plan to ESBC for agreement. Management Plans are expected to provide a full schedule of the following:

- Name and Contact of Management Company
 - Arrangements for the management group set up including terms of reference etc
 - Full maintenance schedule for each element of the open space
- 1.55 In those situations where a management company will be the responsible party, paid for by a service charge, it is vital that home purchasers are made aware of the responsibility for making any ongoing financial contributions towards the maintenance of playspace and recreational areas. This information will be obtained via the home purchasers solicitor during the conveyancing process.

12. Playing Pitches

- 1.56 In 2008 the Council commissioned a 'PPG17' audit that informed the Open Space and Playing Pitch Strategy, adopted in 2009. Further to the 2009 Study, the Council, in partnership with Sport England, prepared and adopted an Outdoor Sports Delivery and Investment Plan 2012, setting out a strategy for delivering additional provision of outdoor sports facilities within the Borough to address deficits and new demand associated with planned housing and population growth. The Strategy identified five hub sites to meet the demand for outdoor sports facilities.
- 1.57 An updated Playing Pitch Strategy has been prepared in line with paragraph 96 of the NPPF and in accordance with Sport England's "*Playing Pitch Strategy Guidance: an approach to developing and delivering a playing pitch strategy*" to reflect current best practice for the analysis of provision of sports facilities.
- 1.58 The Playing Pitch Strategy (PPS) assesses existing pitch provision for both natural and artificial grass playing pitches and where new provision is needed on a sub area basis. It provides recommendations relating to individual sites that have issues along with a framework for the maintenance and improvement of existing provision and ancillary facilities for the life of the Local Plan.
- 1.59 The PPS identifies notable successes across the 'hub' sites including the development of an additional sand based AGP and new changing room facility at Shobnall Leisure Complex, increasing the number of hockey matches held at the Complex. Other developments at Shobnall Leisure Complex include upgrading the bowling green fencing and green surface to an acceptable playing standard and the re-organisation of the pitch and putt golf course to allow additional overflow car parking and the introduction of a 12 hole 'foot golf' course.
- 1.60 The Tatenhill Hub site, to be the home of Burton Rugby Club is moving forward with a number of developments such as access to the site and car parking. It is expected that the rugby club will be in a position to have some matches at the site from the 2018/19 season.

- 1.61 Developments at one of the Uttoxeter hubs, Uttoxeter Quarry, include a report, detailing the exact requirements to reinstate the land to a playable condition. Conversations between Aggregate Industries and local sports clubs are continuing and progress will be recorded as part of monitoring the playing pitch strategy.
- 1.62 The final two identified 'hub' sites, namely Holland Sports Cub in Barton Under Needwood and Oldfield's Sports Club in Uttoxeter continue to receive support through S106 monies and landlord responsibilities.
- 1.63 The method for calculating playing pitches focuses on 'match equivalent sessions' and turns this into a pitch requirement. The opportunities for sport are not simply derived from the number of pitches available, but the accessibility of facilities, the management of pitches, availability of formal clubs and teams and the quality of such pitches. Therefore pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is likely to be for matches, it is appropriate for the comparable unit to be match equivalent sessions but may for example also include training sessions.
- 1.64 Taking these factors into account alongside future population growth as set out in the Local Plan, the playing pitch strategy concludes the following findings and shortfalls. Shortfalls are also expressed in match equivalent sessions rather than as pitches as it is possible that shortfalls could be accommodated in various ways (e.g. through pitch improvements) and not just by providing more pitches.

The existing position for all the specified sports is either that demand is broadly being met or that there is a shortfall.

In terms of the future position, taking into account the level of development set out in the Local Plan, current shortfalls are shown as exacerbating and new shortfalls emerge in respect of some facility types in some area, particularly for football and rugby.

Increased demand for football and cricket is predicted to exacerbate current shortfalls and to significantly reduce any pockets of already limited spare capacity.

There is a need to protect all existing outdoor sports provision, or to deliver an equivalent or better quantity and quality of provision to offset any loss of facility prior to the loss taking place.

The only exception to the above would be in the case of sports provision being replaced by a different form of sports provision (e.g. a sand-based AGP being replaced by a 3G⁶ pitch) subject to no clubs or sports being

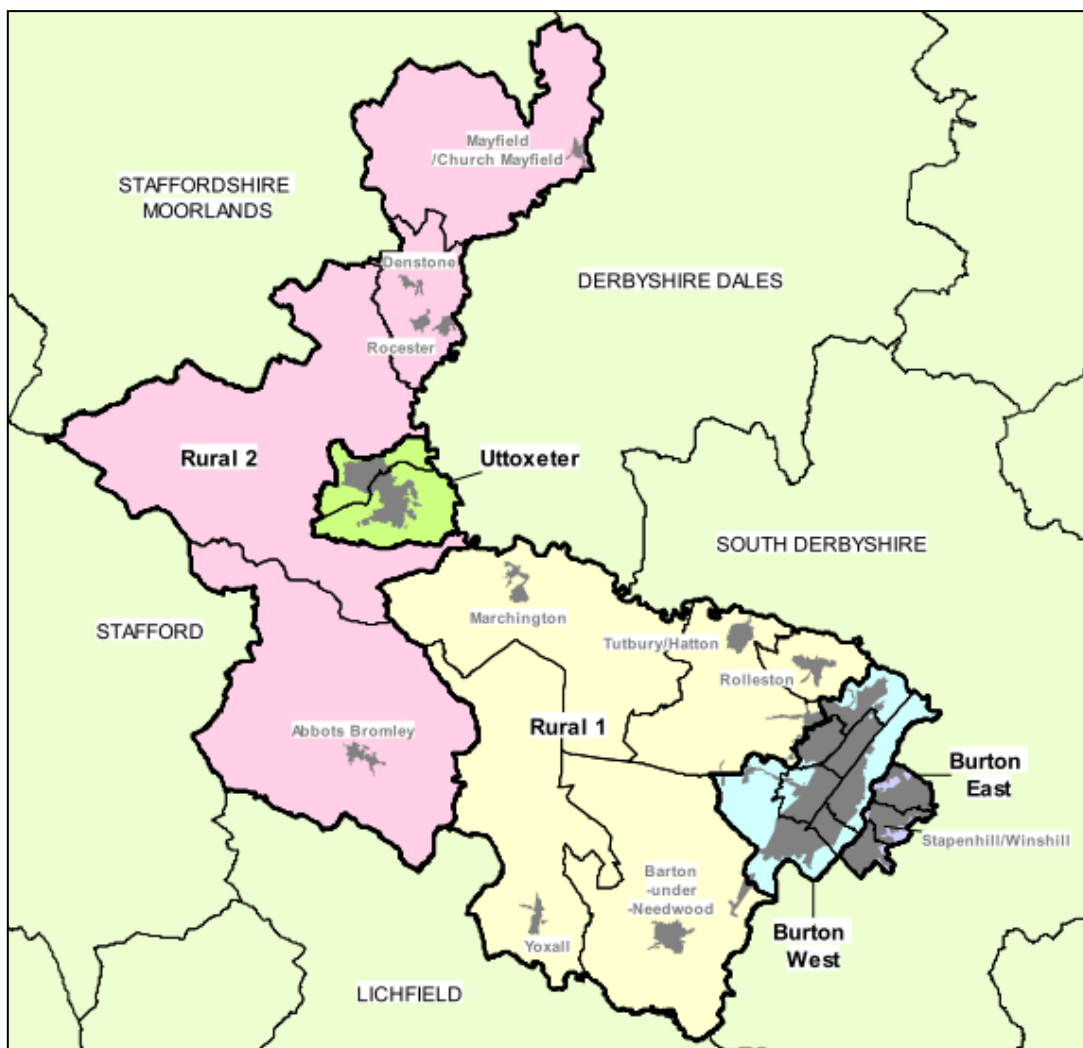
⁶ The term "3G" refers to third generation Artificial Grass Pitches (AGPs) that are specifically designed to meet the needs of football and rugby by more closely replicating the playing characteristics of

displaced without suitable alternative arrangements being in place, and also subject to overall sports benefits being achieved.

In part, natural turf ('grass') overplay⁷ shortfalls expressed for football pitches could be addressed by improving quality at some existing operational sites.

Additional options for accessing more pitches should also be pursued such as securing access to existing unused provision, pitch re-configuration, restoration of disused or lapsed sites or the creation of new provision.

1.65 A map showing the sub areas is below:



natural turf than historic AGPs. A 3G pitch usually has an infill material consisting of a mixture of sand and rubber crumb, rather than the sand or water used with other artificial grass pitches.

⁷ Overplay is when a pitch is used over the amount that the carrying capacity will allow.

1.66 A summary of the key priorities for each sub area is set out below:

| Sub area | Priorities |
|--------------------------|---|
| Burton East ⁸ | <ul style="list-style-type: none"> • Increase competitive mini/youth football use of the 3G pitch at Robert Sutton Catholic School. Monies to go towards resurfacing the pitch and maintenance in order to achieve FA certification. |
| Burton West ⁹ | <ul style="list-style-type: none"> • Improve the quality of overplayed football pitches • Create capacity at Shobnall Leisure Complex • Create capacity at Ox Hay Playing Fields |
| Rural 1 ¹⁰ | <ul style="list-style-type: none"> • Improve quality for Outwoods FC through maintenance (De Ferrers School) • Improve the quality and capacity at Holland Sports Club (football and rugby) • Secure a new pitch at Mill Lane, Barton Under Needwood |
| Rural 2 ¹¹ | <ul style="list-style-type: none"> • Improving football pitch quality at Mayfield Playing Field • Contribution towards cricket pitch at Abbots Bromley Sports Association • Improving the quality of the square and add NTP to the square at Wootton Cricket Club |
| Uttoxeter ¹² | <ul style="list-style-type: none"> • Improve the quality/capacity of pitches at Pennycroft Community Park. • Provision of new football pitches at Uttoxeter Quarry • Increase Youth football at Thomas Alleyne. • Improving the quality of rugby pitches at Oldfields Sports Ground and Windsor Park C of E Middle School (Uttoxeter RFC) by increasing maintenance • Resurfacing the AGP (Artificial Grass Pitch) at Thomas Alleynes High School or a new pitch as part of the development of the Uttoxeter Quarry Hub site |

1.67 The playing pitch strategy identifies an [action plan](#) going into the above priorities in more detail, which accompanies this SPD. In order to meet the needs for playing pitches, the plan identifies a number of actions for all of the

⁸ Winshill, Brizlincote and Stapenhill

⁹ Anglesey, Branston, Burton, Horninglow and Eton, Shobnall and Stretton also including the Burton Upon Trent Sustainable Urban Extensions of Land South of Branston and Branston Locks. Tutbury Road and Beamhill fall within sub area rural 1 but may result in demand across two sub areas.

¹⁰ Crown, Needwood, Rolleston on Dove, Tutbury and Outwoods and Yoxall

¹¹ Abbey, Bagots, Churnet, Weaver

¹² Heath, Town including the Uttoxeter Sustainable Urban Extensions of Uttoxeter West and Hazelwalls

125 individual sites, which as a collective will address the identified need for additional match equivalent sessions.

1.68 Of the actions, the following are underway or planned:

- Burton Rugby Club relocation underway. The hub site will also incorporate cricket, expected to be Dunstall Cricket Club
- Community use at John Taylor Free School, Burton
- Improvements at the Washlands Cricket Club, Burton, to allow for increased play
- 2 hectares of playing pitches are expected to be delivered at the Sustainable Urban Extension at West of Uttoxeter
- Uttoxeter Cricket Club relocating to Marchington where a recent application to improve the existing facilities has been approved
- New pavilion and replacement of surfaces at Thomas Alleyes, Uttoxeter

1.69 Whilst there are many actions which are outside of the planning process, it is important that that this SPD guides decision making and highlights early in the planning process where development will result in the increased need for playing pitches, a contribution towards an existing facility, or a new facility is sought.

1.70 The calculator accompanying this SPD aims to firstly set out a financial contribution arising from new development, based on the findings of the playing pitch assessment and likely demand for different sports and secondly, targeting where such obligations should be focused, in line with the playing pitch strategy and action plan. There may be developments, over and above that expected in the Local Plan and therefore, for these developments a bespoke approach may be required.

1.71 It is important that delivery of the playing pitch strategy is monitored and that the playing pitch calculator is kept up to date to reflect any changes in provision. The Borough Council will contact key stakeholders, including delivery partners and national governing bodies at least annually for an update on delivery.

13. Calculating the cost of playing pitches

1.72 This SPD is accompanied by a playing pitch calculator. The Calculator updates the likely demand generated for pitch sports based on housing increases and converts the demand into match equivalent sessions and the number of pitches required.

1.73 Based on current demand and team generation rates the calculated number of new residents needs to be put into the calculator which identifies in turn associated costs for providing the required pitches.

1.74 For every 1,000 population, the following match equivalent sessions will be required:

| | |
|------------------|------|
| Adult football = | 0.23 |
| Youth = | 0.36 |
| Mini Soccer = | 0.22 |
| Rugby Union = | 0.11 |
| Rugby League = | 0.00 |
| Hockey = | 0.12 |
| Cricket = | 5.72 |

1.75 Once the estimated population figure has been inputted into the calculator, a financial figure (capital costs and annual maintenance) to deliver the match equivalent sessions will appear and a list of priorities for the sub area where the application itself will be highlighted¹³. Using the list alongside information from previous S106 and updates on the delivery of pitches, the Borough Council will request the financial contribution to be directed towards a particular site(s) or whether on site provision would be appropriate.

1.76 Additional on site pitch provision will not always be appropriate as there may be cases where nearby under utilised sites can be improved. Where this is the case or where improvements to existing provision would best serve the demand a financial contribution will be sought and secured through S106 Agreement. The contribution will be defined based on the specific improvement the Council is seeking to implement taking into account the scale of increased use likely to arise from the development proposal.

1.77 The increase in demand from one sport could contribute to a project for an alternative sport, ensuring that increased demand for playing pitches are being met.

1.78 The calculator does not include a figure for any ancillary provision, such as changing accommodation, pavilions and related facilities, artificial sports lighting, provision which improves access and use for all, along with provision that will encourage alternative modes of transport to the car. This will be determined on a case by case basis depending on the findings of the playing pitch calculator, scale and location of the development. Where it is considered that on site new pitches will be required, the expectation is that the necessary ancillary facilities will also be required and these will be secured through a S106.

1.79 The Playing Pitch Demand Calculator does not calculate demand for non-pitch provision which may be played within an area. To determine non-pitch requirements consideration should be given to the nearest site(s) to the new development. It should be considered if existing provision could benefit from a contribution towards increasing capacity to meet likely need generated from the development, e.g. through increasing quality of facility, changing rooms, etc. An example of the playing pitch calculator is provided in appendix 2.

¹³ Please note the highlighted list is derived from the PPS and this will be updated as and when required following any subsequent reviews.

14. Appendix 1 – Examples of applied open space quantity standards

1. Total housing capacity figure X household occupancy rate = estimated population

The next stage is to calculate the open space requirements. This utilises the recommend quantity standards per typology against the estimated population. This is calculated by:

2. Estimated population X standard set by typology / 1,000 = open space requirement

Example 1:

| Area | Total housing capacity | Population | Open Space Requirement (ha) | | | | | Total Open Space Requirement |
|--|------------------------|------------|-----------------------------|-------------|-------------|-------------------|--------------|------------------------------|
| | | | Parks 0.87 | NSN 1.89 | AGS 0.83 | Allotment 0.24 | Play 0.06 | |
| Rural 2 | 90 | 209 | 0.18 | 0.39 | 0.17 | 0.05 | 0.01 | 0.8 |
| Minimum size of typology | | | 2 | 0.4 | 0.4 | 0.4 | 0.14 | |
| Is this requirement below the minimum size for the typology? | | | Yes | Yes | Yes | Yes | Yes | |

On this basis and using the minimum size threshold for contributions, all the open space requirements fall below the recommended threshold. Taking into consideration the threshold for each typology, it would be appropriate in this instance to provide a play area of 0.14 hectares, which would be large enough to include an equipped play area and informal play space and for the natural and semi natural area to be larger at 0.66 hectares. Overall, providing a total of 0.8 hectares. This would mean that this relatively large development, provides two typologies of meaningful size on site.

Example 2

| Area | Total housing capacity | Population | Open Space Requirement (ha) | | | | | Total Open Space Requirement |
|--|------------------------|------------|-----------------------------|-------------|-------------|-------------------|--------------|------------------------------|
| | | | Parks 0.87 | NSN 1.89 | AGS 0.83 | Allotment 0.24 | Play 0.06 | |
| Uttoxeter | 140 | 325 | 0.28 | 0.61 | 0.27 | 0.08 | 0.02 | 1.26 |
| Minimum size of typology | | | 2 | 0.4 | 0.4 | 0.4 | 0.14 | |
| Is this requirement below the minimum size for the typology? | | | Yes | No | Yes | Yes | Yes | |

On this basis and using the minimum size threshold for contributions, all the open space requirements fall below the recommended threshold apart from natural and semi natural greenspace. Taking into consideration the threshold for each typology, it would be appropriate in this instance to provide a play area of at least 0.14 hectares, which would be large enough to include an equipped play area and informal play space and 0.51 of amenity greenspace. Overall, providing a total of 1.26 hectares. This would mean that this relatively large development, provides three typologies of meaningful size on site.

Example 3:

| Area | Total housing capacity | Population | Open Space Requirement (ha) | | | | | Total Open Space Requirement |
|--|------------------------|------------|-----------------------------|-------------|-------------|-------------------|--------------|------------------------------|
| | | | Parks 0.87 | NSN 1.89 | AGS 0.83 | Allotment 0.24 | Play 0.06 | |
| Burton West | 25 | 58 | 0.05 | 0.11 | 0.05 | 0.01 | 0.00 | 0.22 |
| Minimum size of typology | | | 2 | 0.4 | 0.4 | 0.4 | 0.14 | |
| Is this requirement below the minimum size for the typology? | | | Yes | Yes | Yes | Yes | Yes | |

This is a relatively small development and results in open space requirements considerably below the minimum size threshold for contributions. In this example, it would be appropriate for either a play space measuring 0.22 hectares should be provided, or depending on the location of nearby open spaces and play areas, the full contribution should be provided off site as a financial contribution towards improving nearby spaces.

Example 4:

| Area | Total housing capacity | Population | Open Space Requirement (ha) | | | | | Total Open Space Requirement |
|--|------------------------|------------|-----------------------------|-------------|-------------|-------------------|--------------|------------------------------|
| | | | Parks 0.87 | NSN 1.89 | AGS 0.83 | Allotment 0.24 | Play 0.06 | |
| Burton West | 950 | 2,204 | 1.92 | 4.17 | 1.83 | 0.53 | 0.13 | 8.58 |
| Minimum size of typology | | | 2 | 0.4 | 0.4 | 0.4 | 0.14 | |
| Is this requirement below the minimum size for the typology? | | | Yes | No | No | No | Yes | |

This is a significant sized development and overall, most typologies to be provided far exceed the minimum size to be meaningful. The exception is for parks and gardens and play areas. Therefore in this example, it would appropriate to reduce the amount of natural and semi natural greenspace to increase the size of the play area and parks and gardens. It would also be appropriate in this example for the provision for allotments also included community orchards.

Where an off site financial contribution is considered appropriate, the figure will be based on the following calculation. Please note this figure will not include maintenance.

| | 1-2 beds | 3 beds | 4+beds | Total |
|---------------------|----------|----------|----------|----------|
| No of houses | 1 | 1 | 1 | 3 |
| | £ | £ | £ | £ |
| Commuted sum | 500 | 750 | 1,000 | 2,250 |

15. Appendix 2 – Example of Using the Playing Pitch Calculator

It is important to note that the Playing Pitch Demand Calculator should be used for each new development on a site by site basis. As such, a worked example is necessary to show the means of determining the effect a development will have on pitch demand and the level of contribution required to meet that demand.

The example below is for a scheme of 150 new dwellings, equating to 348 people which would result in the following:

| | | | | |
|---------------------------|------------------------------|----------------|--|---------------|
| 0.38 total pitches | pitches at a capital cost of | £43,943 | and a total life cycle cost (per annum) of | £7,887 |
| Of which | | | | |
| 0.08 for adult football | pitches at a capital cost of | £7,323 | and a total life cycle cost (per annum) of | £1,593 |
| 0.13 for youth football | pitches at a capital cost of | £9,163 | and a total life cycle cost (per annum) of | £1,984 |
| 0.08 for mini soccer | pitches at a capital cost of | £1,854 | and a total life cycle cost (per annum) of | £401 |
| 0.04 for Rugby Union | pitches at a capital cost of | £5,203 | and a total life cycle cost (per annum) of | £1,148 |
| 0.00 for Rugby League | pitches at a capital cost of | £0 | and a total life cycle cost (per annum) of | £0 |
| 0.01 for Hockey | pitches at a capital cost of | £8,436 | and a total life cycle cost (per annum) of | £270 |
| 0.04 for Cricket | pitches at a capital cost of | £11,962 | and a total life cycle cost (per annum) of | £2,491 |

The cost of providing the pitch provision to meet this demand is estimated at £ £43,943 (capital cost) and the total life cycle cost (per annum) is £ £7,887.

In terms of the life cycle costs, the period expected to be covered by the developer contribution is 20 years. In this particular example, the total cost would be £201, 683 (£43,943 + £157,740).

The Playing Pitch Strategy, along with consultation with the Sports National Governing Bodies, along with a review of S106 and the delivery of sports pitches and provision will guide where the financial contribution will be best targeted, to deliver the increased demand arising from the development.