



*Spatial Planning for Sport
and Active Recreation*

**Development Control
Guidance Note**

Summer 2009

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INTRODUCTION

i Intention and scope

Written for local planning authority officers and others, this guidance note seeks to:

- provide a guide to development control matters as they affect the interests of sport and active recreation.
- set out Sport England's expectations in respect of development control practice.
- assemble a range of materials which will assist applicants for planning permission, Sport England planners and local authority development control officers with the preparation and determination of planning applications. This includes examples of policies which have recently been adopted.

The note complements a guide to making a planning application for sports clubs which is available at:

http://www.sportengland.org/facilities_planning/making_a_planning_application.aspx

ii Sport England's role in development control

Sport England is a statutory consultee on planning applications and development control matters involving the loss of existing or former playing fields. Sport England is also concerned with the protection and enhancement of other sports facilities (both built and non-built) and ensuring adequate provision of new and improved facilities as part of new developments.

Sport England expect to be consulted on:

- any proposal affecting playing fields of 0.2ha or more;
- any proposal resulting in the creation or loss of a major sports facility;
- any proposal which creates sport and recreation demands (e.g. major new housing proposals)
- minerals proposals where sport and recreation may be an after use.

As such, it is important to involve Sport England, through discussions with their network of Regional Planners, or through reference to the web-based planning policy guidance developed by Sport England (http://www.sportengland.org/facilities_planning.aspx).

The following sections detail Sport England's experience and expectations with regard to key stages of development control practice: **A. Pre-Application Considerations**; **B. Submission of Applications**; **C. Determination of Applications**; and **D. Implementation**

A. PRE-APPLICATION CONSIDERATIONS

Pre-application discussions with Sport England are critically important and provide the most effective means of ensuring a mutual understanding of development proposals. Potential constraints to development can be identified at an early stage in the design process, as can opportunities for incorporating new and improved sport and active recreation provision through good design.

i. Delivering the Government's policy aspirations for creating opportunities for sport and active recreation

Sport England published its new strategy in June 2008. The focus of the strategy is on the creation of a world leading community sports system which will ensure that:

- A substantial - and growing - number of people from across the community play sport;
- Talented people from all backgrounds are identified early, nurtured and have the opportunity to progress to the elite level; and
- Everyone who plays sport has a quality experience and is able to fulfill their potential.

The strategy is available at: http://www.sportengland.org/about_us/what_we_do.aspx

Sport England has produced guidance on the development of planning policies for sport and active recreation. This is available at:

http://www.sportengland.org/facilities_planning/developing_policies_for_sport.aspx

and complements advice from Sport England's network of Regional Planners who have established relationships with local planning authorities across the country.

ii. Assessing need and demand

PPG17 advocates that local authorities carry out assessments of need and demand. Sport England endorses this view, and believes that such assessments should underpin Local Development Framework policies and be used to inform development proposals and development control decisions.

Needs assessments should be geographically comprehensive, covering at least a local authority area, and should not be done on a catchment area basis to justify a planning application. Through these assessments, local authorities should identify specific needs and quantitative or qualitative deficiencies or surpluses of open space and sport and recreation facilities, with a view to informing policy and the preparation of development proposals. As such, these assessments form an important part of the evidence base which must underpin policy development.

In recognition of the particular emphasis placed on protecting playing fields Sport England has produced guidance on the preparation of playing pitch assessments available at:

http://www.sportengland.org/facilities_planning/playing_fields.aspx

The Strategy contains a methodology for assessing playing pitch requirements based on a comparison of existing, and projected, demand and supply at peak times. It also recommends joint assessments and strategies between local authorities in metropolitan areas and other areas where there is likely to be a significant movement of participants across boundaries. An electronic toolkit to help local authorities prepare the assessment is available on the Sport England website:

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

iii. Meeting Sport England's objectives for the planning and provision of new sports and recreation facilities

Sport England seeks the enhancement of the quantity and quality of sports facilities through the planning system. To this end, a suite of planning tools have been developed with the aim of ensuring that adequate consideration is given to the quantity, quality and costs of new facility provision. These tools help calculate the level of new facilities appropriate to a particular population and costings for the provision of specific facilities and, along with various examples, are available on the Sport England website at:

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

The demand for new sport and recreation facilities resulting from major new developments needs to be considered at an early stage in the project development. To assist this Sport England has prepared a good practice guide on providing for sport and active recreation through new housing development. The guide, supported by best practice examples, sets out a six stage process to securing appropriate provision. The stages are:

1. development of a local sports strategy, complemented by a regularly updated sports action plan detailing facility and management needs;
2. preparation of locally-justified assessments of facility and management costs, and systems to ensure fair and equitable developer contributions;
3. the approval of appropriate policies in development plans, and the use of supplementary planning guidance to give details of how contribution schemes operate;
4. the use of a team approach at local authority level in the negotiation process;
5. the use of a template (checklist) against which the content of planning obligations can be assessed; and
6. development of accountable and transparent procedures for negotiating planning obligations incorporating, at the same time, effective monitoring and review.

iv. Incorporating good master planning principles and facility design

Creating opportunities for sport and active recreation through good urban design is an important means of improving the levels of physical activity. Sport England has set out a number of detailed urban design considerations in a two-part guidance note. Phase 1 sets out the 3 key active design master planning principles and, Phase 2 develops these 3 key elements into a criteria based approach to be used at the master planning stage of major developments to help create environments that maximise opportunities for participation in sport and physical activity (see:

http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/active_design.aspx).

Detailed attention to facility design can also make a significant difference to the utility and quality of a proposed development. To this end, Sport England has developed detailed guidance on their expectations for good facility design. The issue can be dealt with at two stages: in pre-application negotiations which seek to communicate the needs and expectations of both parties, and in the determination of applications. Matters for consideration in negotiations are set out in the guidance note which is reproduced in **Appendix 1**.

Further information on facility design issues are detailed at:

http://www.sportengland.org/facilities_planning/design_guidance_notes.aspx.

These documents provide best practice advice and requirements for the design and management of various building types and sport-related activities.

B. SUBMISSION OF APPLICATIONS

As part of the Government's objective of providing quicker and more predictable development control decision-making, Sport England recommends that planning applications are supported by sufficient detail to enable the potential impacts on existing sport and recreation facilities to be readily understood; as well as describing how the development has been designed to maximise the opportunities for sport and active recreation.

i. Validation checklists

Government guidance¹ sets out a series of checklists for the submission of planning applications. These are generic in nature, and in response Sport England has prepared a sport-specific version which describes the level of information required in order for Sport England to respond within the required consultation timescales. The absence of this information may lead Sport England to object to any planning application until such information is received.

The following information is required by Sport England for the review of applications which have implications for sport and recreation interests:

- A covering letter from the LPA indicating timescales, case officer details, an accurate description of the proposal and a site location address including an Ordnance Survey grid reference of the site and postcode.
- Copy of application form, stating the size of the site, ownership details and the existing use of the site.
- Location plan, preferably on an OS base at a minimum scale of 1:2500, with the proposed site clearly identified in red and other land within the applicant's ownership edged in blue.
- Copy of any relevant correspondence, supporting statement or submission, including when any existing sports facilities were last used, used by whom, in addition to what formal sports provision is being proposed (if any), including replacement facilities.
- Copies of site plans at a legible scale, external and internal details of any sporting/recreational facilities and elevation drawings.
- Details of any pre-application consultations with sports organisations or clubs.

For applications specifically involving playing fields the following information is required in addition to that above:

- The size of the existing playing field and how much of the playing field is affected by the proposal (in ha or m²).
- Existing site plan, clearly showing the layout of the winter and summer pitches including safety margins at a minimum 1:1000 scale.
- Proposed site plan, showing how any proposed new buildings and other works are likely to impact on the existing pitch layout. Any realignment of pitches should also be shown.
- Any information of alternative sport and recreational provision.

ii. Level of detail at outline planning stage

Recent amendments made to the GDPO² mean that outline applications will have to demonstrate more clearly that the proposals have been properly considered in the light of

¹ ODPM (March 2005) **Best Practice Guidance on the Validation of Planning Applications** and CLG (December 2007) **Validation of Planning Applications**

² DCLG Circular 01/2006 **Guidance on Changes to the Development Control System**

relevant sport and recreation policies and the site's constraints and opportunities. Information provided as part of the application will need to be such as to allow for proper consideration by Sport England and other sport and recreation user groups.

As a minimum, applications are required to include information on: **Use** – the use or uses proposed for the development and any distinct development zones within the site identified. **Amount of development** – the amount of development proposed for each use. **Indicative layout** – an indicative layout with separate development zones proposed within the site boundary where appropriate. **Scale parameters** – an indication of the upper and lower limits for height, width and length of each building within the site boundary. **Indicative access points** – an area or areas in which the access point or points to the site will be situated. Without this information, Sport England is unlikely to be in the position to comment fully on the application.

The changes made to the GDPO revise the reserved matters and Sport England will give particular consideration to:

Layout – the way in which buildings, routes and open spaces are provided within the development and how their relationship to buildings and spaces outside the development provide opportunities for formal and informal sports and recreational use.

Scale – the height, width and length of any building designed specifically for use for sport or active recreation.

Appearance – the aspects of a building or place which determine the visual impression and how this might affect the building's use by potential participants in sport or active recreation

Access – the accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these encourage physical activity.

Landscaping – the treatment of private and public space to enhance or protect the opportunities for formal and informal sports and recreational use.

iii. Role of Design & Access Statements

A key component of all planning applications is the Design and Access Statement³. These should explain the design principles and concepts that have been applied in the proposed development, and how issues relating to access have been dealt with. Procedurally, the statements:

- accompany a planning application, but are not part of it;
- are needed with most types of application, but not householder applications;
- need to explain and justify what is being applied for; and
- can be linked to planning decisions by conditions if developers are to be required to follow them.

A design and access statement must accompany planning applications for both outline and full planning permissions. The elements to be described in design and access statements will be the same regardless of whether the application is for outline or full planning permission, but their scope will differ.

Sport England expect Design and Access Statements to make it clear how the development has been designed to maximise the opportunities for sport and active recreation.

³ CABE (2005) **Design and Access Statements: How to write, read and use them** at: [www.cabe.org.uk > publications](http://www.cabe.org.uk/publications)

C. DETERMINATION OF APPLICATIONS

Sport England has prepared guidance which should be regarded as material to the determination of planning applications which could affect the provision of sport and recreation opportunities. This should be used in conjunction with the application checklist (section ii below) to form a view on the acceptability of the proposals in terms of the contribution the development is making to the protection and enhancement of sport and active recreation opportunities. There are also specific considerations that need to be taken in to account for development involving playing pitches.

Sport England has also created a database of appeal decisions relating to sport and recreation development and this can act as a valuable resource to draw on previous experience of cases that have been tested at a planning inquiry.

i. Location and sport specific guidance

Sport England has developed guidance 'Planning for Sport: Objectives and Opportunities' (2005) which should be used to help determine applications, both in terms of the principle of development and the specific aspects being proposed. **Appendix 2** sets out extracts of this document that are specifically relevant to development control decision-making and which include :

- Planning, Provision & Protection
 - A planned approach
 - Protecting existing places for sport
 - Significant areas for sport
 - Playing fields for sport
 - Planning for new places for sport
 - Providing for sport through new development
- Planning for Sport in the Urban Fringe, Countryside and Designated Areas
- Facility Issues (floodlighting, pitches, stadia, golf, noise-generating sports, watersports)

Appendix 3 sets out some examples of recently adopted development control policies in Development Plan Documents.

ii. An application checklist

The following key questions should be used to assist the determination of sport-related applications for development.

Expected	<ul style="list-style-type: none">• Is a PPG17-compliant assessment of the supply of open space, sport and recreation facilities being used to inform the determination of applications?• Where the application involves a playing pitch, are Sport England's playing pitch exceptions policies being applied?
Desirable	<ul style="list-style-type: none">• Have pre-application discussions with Sport England Regional Planners informed matters such as facility design?• Is there scope for using Sport England's standard conditions and guidance on appropriate planning obligations?
Contextual Matters	<ul style="list-style-type: none">• Has there been an assessment of the key factors in the district which could impact upon the way in which the sport facilities are protected, provided and enhanced?• Has there been anticipation of the need for sport and recreation facilities through

development of a sound evidence base, using the various resources available relating to facility planning and gauging demand?

- Is there suitable cross-referencing to advice such as design guidance which can assist in delivering better quality facilities?
- Has there been a consideration of where conditions and obligations might be best employed to advance the interests of sport and recreation as part of measures to protect, enhance and compensate for any loss of facility provision?
- Is there a recognition of the contribution that sport might offer to achieving aspirations across a range of topics, particularly in mixed use developments and as catalyst in stimulating development?
- Is there effort to ensure that planning applications are submitted with adequate information through the use of: early negotiation, checklists, needs assessments and consultation with interested parties?

iii. Development Involving Playing Fields

By virtue of a statutory instrument made in 1996 (The Town and Country Planning (General Development Procedure) (Amendment) Order), Sport England was made a statutory consultee on proposals for development which affect playing fields, land used as playing fields in the last five years which remains undeveloped, or land which is identified for use as a playing field in a development plan.

In December 1998 the Government introduced the Town and Country Planning (Playing Fields) (England) Direction 1998 which applies to all local authority-owned playing fields and all others which are currently used, or have been used in the past five years, by educational institutions. The Direction requires local planning authorities to notify their Government Office when they are minded to grant planning permission for a proposed development if Sport England has objected to that development.

When consulted on development proposals affecting a playing field the following policy will apply:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, or land last used as a playing field or land allocated for use as a playing field in an adopted or draft deposit plan, unless, in the judgement of Sport England, one of the following specific circumstances applies:

- E1 A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.
- E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.
- E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.
- E4 The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.

- E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

Further details and definitions are given in the separate Planning Policy Statement: A Sporting Future for the Playing Fields of England available at:

http://www.sportengland.org/facilities_planning/playing_fields.aspx

iv. Development involving the demolition of sports buildings

The government is consulting on changes to the GPDO which will give councils greater control to retain sports facilities which for the first time will need planning permission before they can be demolished. This protection will encompass swimming baths, skating rinks, gymnasiums and other buildings used for indoor and outdoor sport.

The draft Circular offers guidance on exclusion of the demolition of spectator stands from the need for planning permission. It is intended that a definition, if necessary, would include structures such as changing rooms, pavilions and storage space.

Sport England would expect to be consulted on any planning application or notification received in relation to the demolition of the uses described in the draft Circular.

<http://www.communities.gov.uk/index.asp?id=1501905>

v. Case law

Sport England monitors the implementation of policy through appeals. A searchable database of appeal determinations is available at:

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

Case law is reviewed in more detail through a series of topic-based Planning Bulletins. These cover the following issues:

- Planning Bulletin 1: playing fields for sport
- Planning Bulletin 6: land-based motor sports
- Planning Bulletin 7: stadia, football academies and Centres of Excellence
- Planning Bulletin 8: playing fields for sport revisited
- Planning Bulletin 9: planning for water sports
- Planning Bulletin 10: sport and regeneration
- Planning Bulletin 11: commercial sports provision
- Planning Bulletin 12: planning for open spaces
- Planning Bulletin 13: sport in the green belt
- Planning Bulletin 14: intensive use sports facilities revisited
- Planning Bulletin 15: strategic planning for sport revisited
- Planning Bulletin 16: school sites and community provision
- Planning Bulletin 17: improving access to the countryside
- Planning Bulletin 18: sports clubs & club development

These bulletins are available at:

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

D. IMPLEMENTATION

An important part of the development control process is making certain that a clear planning permission is granted including appropriate conditions and that legal agreements are in place to ensure that the permission is implemented in line with that expected by the local planning authority. To assist local authorities in this regard Sport England has prepared guidance in relation to standard conditions and approaches to securing contributions to sport and active recreation facilities through section 106 contributions, and typical community use agreements.

i. Ensuring the application of valid conditions

Planning conditions have an important part to play in ensuring that an appropriate planning permission is granted. To be valid conditions must be: necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other aspects.

Sport England has developed a standard set of conditions relating to the development of sports facilities. These cover:

- Protection/new provision of open space, sport and recreation facilities
- Compensatory provision and continuity of use
- Built design and layout
- Playing field provision
- Operation matters (e.g. floodlighting, access, sports development)
- Restoration schemes

A full copy of the wording of the conditions is set out in **Appendix 4**.

ii. Negotiating s.106 Agreements

S.106 agreements have an important role to play in ensuring that appropriate contributions are made to the protection and enhancement of sport and recreation provision through new development. Sport England has produced extensive guidance on the approaches to planning obligations, including good practice from experience around the country. To assist local authorities Sport England has developed a model agreement which can be adapted for local use.

Where a standard agreement is inappropriate, Sport England has developed a checklist covering design, facility provision and management issues to ensure that key considerations are taken into account - see **Appendix 1** and visit:

http://www.sportengland.org/facilities_planning/planning_contributions/what_are_they.aspx

DCLG has published guidance⁴ for local authorities and developers on the way section 106 agreements can be used, offering practical advice on how to improve the development, carry out negotiations and implement s106s. In addition, the government has published details of a model legal agreement which has been prepared with guidance from the Law Society.

The Audit Commission has published research and guidance which highlights the wide variation in what councils gain through the planning obligations regime⁵. The Commission has estimated

⁴ www.communities.gov.uk > [Planning, building and the environment](#) > [Planning](#) > [Planning information and guidance](#) > [Planning guidance and advice](#) > [Planning Obligations](#)

⁵ [Securing community benefits](#) : www.audit-commission.gov.uk > [published studies](#) > [Local Government](#)

that developer contributions may vary from around £500 to £30,000 per dwelling, depending on factors such as local property values and infrastructure needs. It believes some authorities may be missing out on community benefits and has produced guides and checklists to help councils develop their policies to ensure they get the best deal possible from developer contributions. “A Route Map to Improved Planning Obligations” which sets out the means by which the best use can be made of the s106 process. The document uses a suite of questions to screen suitability for beginning the s106 process, accompanied by six building blocks for effective development of an obligation:

- Design a clear policy
- Testing the policy: what is a reasonable developer contribution?
- Design a systematic process
- Be clear about when and how the community should be involved
- Improve transparency by publicising the policy and outcomes of the process
- Monitor the outcomes and manage the risks

The guidance all supports the use of s106 agreements to ensure that existing sports facilities are protected and the appropriate contributions are made to provide new or enhance existing facilities to meet the demands generated by new development.

iii. Dual Use Facilities

Sport England advocate the use of community use agreements that widen accessibility to facilities. Dual use facilities are increasingly common and have been closely linked with the Government’s Building Schools for the Future programme. Sport England has set out the background to, and implications of, these legislative developments in a separate guidance note⁶.

Local sport and recreation strategies can help to articulate the intention to link educational and community provision⁷, and more widely the concept of the sports hub is being developed by Sport England through a toolkit which is available at:

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

Route Map to Improved Planning Obligations: www.audit-commission.gov.uk > Reports and data > [Audit Commission Reports > Local Government](#)

⁶ Sport England Planning Bulletin 16: **School Sites and Community Sports Provision**
http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/planning_bulletins.aspx

⁷ see, for example, London Borough Waltham Forest Sports & Physical Activity Strategy 2006 –2012 which sets out an action to “Engage with Building Schools for the Future and other school rebuilding programmes to secure suitable dual-use sports and recreational facilities”

Appendix 1: Planning Contributions: A Checklist for One-Off Negotiations

In some cases a standard agreement may not be appropriate, particularly for large schemes. In these cases it will be important to undertake a one-off negotiation.

Obligations should clearly state the undertakings of each party. Interests involved may include land owners, housing developers, leisure developers, management groups, local sports bodies or local trusts. Detailed technical material can be included as supplementary schedules within the planning obligation.

Local authority planning and leisure departments should check if the following items are necessary in particular cases. These fall under the headings of designing the facilities, securing the facilities at site level, and management.

Design

This part of the obligation should be addressing the questions: *what facilities what design standards?* For indoor facilities relevant topics are:

- Sports to be catered for;
- Size and layout of buildings (referring to Sport England technical publications where relevant);
- Range and type of ancillary buildings;
- Interior and exterior design standards;
- Service standards (e.g.; heating);
- Space for extensions, future development.

For outdoor facilities the topics include;

- Size, layout of pitches;
- Space around pitches;
- Sports drainage for pitches;
- Fencing and security;
- Floodlighting (if needed);
- Car parking and pavilions; and
- Landscape belts and tree planting.

In the case of floodlighting it may include measures to ameliorate any effects on nearby residents. For landscaping, an approved scheme listing appropriate species mixes may be necessary.

A second set of questions relate to, *who is responsible for design* and *who is responsible for construction?* This involves one or a mix of the following situations:

- Where the local authority generates the design;
- Where the developer or developers generates the design, based on the general requirements agreed with the local authority.

In terms of construction the main choices are:

- The local authority commissions the buildings, using contributions from developers; or
- The developer constructs the facility (at cost) utilising the approved design and specification.

Securing the facilities at site level

The second main area concerns questions of making clear arrangements for *phasing and index linking* of contributions, and the terms of any *transfer of facilities*. In terms of phasing, the main choices are:

- Phasing according to the number of completed or occupied dwellings (larger sites);
- Provision linked to a time period following the commencement of a scheme (fall back position on larger sites); or
- Provision linked to start of scheme or granting of permission (smaller schemes).

In terms of index linking the obligation will normally:

- Refer to the starting point from which any index linking is to occur;
- Refer to the index to be used, for example a construction index or the RPI; and
- Ensure that any index used is updated monthly to closely follow inflation.

The question of the transfer of land and facilities for sport and recreation should also be covered. Issues include provision for;

- An inspection by the authority against the specifications agreed, including provision for the rectification of any defects at no cost to the authority;
- Buildings should only normally be exchanged after a 12 month period allowing for physical settlement and other initial problems to be identified and resolved;
- For open space, an initial period of management and maintenance by the developer, normally for the period of at least one year, should be allowed for; and
- The maintenance and landscaping and trees for an initial period of two years.

Management

This may involve issues such as:

- Who is to manage the facility;
- What type of one off management organisation should be set up, its terms of reference;
- The terms of any community use;
- The marketing of the facility;
- The treatment of any profits or losses; and
- Representation on any management committee or board

For outdoor playing space, relevant issues include:

- The scale and from of any commuted payments, and how long the authority may retain them;
- The number of years for which the commuted sum will cover full maintenance costs; and
- The justification for the costing of the maintenance (for example local authority survey of similar types of operation).

Appendix 2: Sport England's Planning Aspirations and Objectives

Topic	Sport England Planning Policy Objective	Policy approaches
<p>A planned approach</p> <p>It is part of the function of the planning system to ensure that adequate land and water resources are allocated for sport. Local planning authorities should assess local needs for sport and recreational facilities as part of the development planning process.</p>	<p>PLANNING POLICY OBJECTIVE 1: To ensure that a planned approach to the provision of facilities and opportunities for sport and recreation is taken by planning authorities in order to meet the needs of the local community. The level of provision should be determined locally, based on local assessments of need and take account of wider than local requirements for strategic or specialist facilities.</p>	<ul style="list-style-type: none"> encompass a planned approach to the provision of sports facilities based on sound assessments of current and future needs for strategic and local sports facilities, which take account of any deficiencies; support a mix of facilities which comprise strategic, local and specialist facilities; take account of the priorities set out in local sports strategies, and national governing body facility strategies; and take account of cross-boundary issues for major or specialist facilities which have extensive catchment areas.
<p>Protecting existing places for sport</p> <p>The protection of existing sports facilities and access to natural resources used for sport is vital for its continued development, the overall quality of life and protection of the environment. However, as sport is a relatively low value land use, sports facilities are often under pressure from other forms of development.</p>	<p>PLANNING POLICY OBJECTIVE 2: To prevent the loss of facilities or access to natural resources which are important in terms of sports development. Should redevelopment be unavoidable, an equivalent (or better) replacement facility should be provided in a suitable location.</p>	<ul style="list-style-type: none"> seek to protect or enhance existing sites and facilities and access to natural resources which are important for sport; identify important sites for sport on the proposals map for protection (including open space and playing fields and facilities which provide access to natural resources such as launching and landing facilities); and require at least an equivalent replacement in terms of quality, quantity and accessibility if the loss of a facility is unavoidable, unless it can be proved that the facility is genuinely redundant and there is no demand for a replacement based on a thorough local assessment.
<p>Significant Areas for Sport</p> <p>Sport England has been concerned over the loss of, and threats to, areas which are of significance for different sports, particularly where they are of national and regional importance.</p>	<p>PLANNING POLICY OBJECTIVE 3: To prevent the loss or partial loss of any identified 'Significant Area for Sport' (SASP) to other uses unless an equivalent or improved replacement in terms of quantity, quality and accessibility to the original facility or resource is provided.</p> <p>PLANNING POLICY OBJECTIVE 4: To support the extension, upgrading or enhancement of any identified 'Significant Area for Sport' in the interests of sports development.</p>	<ul style="list-style-type: none"> identify and list any SASPs within the plan area, including their identification on the proposals map; seek to protect SASPs from inappropriate forms of development; and allow for the upgrading and enhancement of any SASP where this will further the interests of sports development at the facility and can be achieved in a way which meets sustainable development objectives.
<p>Assessing playing pitch requirements</p> <p>Playing fields are one of the most important resources for sport in England, as well as making a significant contribution to informal recreation, amenity and the environment. The number, quality and location of pitches required for the playing of pitch sports will vary at the local level according to local participation rates in the</p>	<p>PLANNING POLICY OBJECTIVE 5: To promote detailed local assessments of playing field requirements using the methodology as outlined in 'Towards a level Playing Field'.</p>	<ul style="list-style-type: none"> make use of playing pitch assessments and strategies to identify the adequacy of existing provision to meet community needs for pitch sports; encourage greater community access to playing fields currently under private or educational ownership; encourage improvements to the overall quality of playing fields, e.g. through improved drainage or the provision of changing facilities; ensure that adequate funds are secured for maintenance where new or enhanced playing fields are provided in

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<p>various sports and the size and age structure of the population. Local Planning Authorities should carry out proper assessments of requirements for current and future generations to prevent unacceptable and avoidable loss of playing fields to other uses.</p>		<p>relation to new development; and</p> <ul style="list-style-type: none"> • clearly indicate the role of S106 agreements in helping to achieve the above policies.
<p>Protection of playing fields for sport</p> <p>Playing fields are a scarce resource which, once lost to other forms of development, can rarely be replaced. In many areas there are severe pressures to develop playing fields for other uses, particularly in urban areas where they can attract high land values for residential development. Despite the encouragement of Sport England (see Assessing Playing Pitch requirements), in many local authority areas there are still no clear policy guidelines based on a careful assessment of need.</p>	<p>PLANNING POLICY OBJECTIVE 6: To ensure that there is no further reduction in the supply of conveniently located, quality playing fields for sport to satisfy current and likely future demand.</p>	<ul style="list-style-type: none"> • resist the loss of sports pitches except in the following circumstances: <ul style="list-style-type: none"> - A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport. - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use. - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site. - The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development. - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.
<p>Planning new places for sport</p> <p>Sport is subject to the same pressure to change and develop as other activities. Participation is increasing and evolving year on year, generating demand for additional facilities. New activities are gaining popularity, some of which may require purpose built specialist sports facilities,</p>	<p>PLANNING POLICY OBJECTIVE 7: To support the development of new facilities, the enhancement of existing facilities and the provision and/or improvement of access to the natural environment which will secure opportunities to take part in sport and which can be achieved in a way which meets sustainable development objectives.</p>	<ul style="list-style-type: none"> • identify the need for new facilities to cater for a wide range of sporting activities based on sound assessments of existing provision and any deficiencies, future population growth and rates of participation; • take account of the priorities set out in local sports strategies and/or Local Cultural Strategies, national Facilities Strategies of governing bodies of sport and other sport specific strategies; • identify sites and make allocations for sporting uses, including playing fields,

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<p>whilst others can be accommodated in flexibly designed community facilities. Some existing facilities are in need of redevelopment or refurbishment to take account of changing activities and the higher expectations of users.</p>		<p>on the proposals map as far as possible;</p> <ul style="list-style-type: none"> • establish criteria for the assessment of other sports facility development proposals; and • identify partnership opportunities with organisations working in the natural environment for the enhancement of facilities or access to natural resources.
<p>Providing for sport through new development</p> <p>Government guidance recognises the legitimate use of planning obligations to secure the provision of public open space and sporting, social, educational or other community facilities. Although sport has benefited from the use of planning obligations in the past, Sport England believes that the planning system can deliver a better deal for sport through new development.</p>	<p>PLANNING POLICY OBJECTIVE 8: To promote the use of planning obligations as a way of securing the provision of new or enhanced places for sport and a contribution towards their future maintenance, to meet the needs arising from new development</p>	<ul style="list-style-type: none"> • indicate the circumstances in which planning obligations will be sought; • use the support of local assessments of community requirements likely to be generated by new development and which take account of the adequacy of existing provision and local Sport and Recreation Plans/Strategies; • ensure that adequate provision of sports facilities is secured as part of major new residential development. Additional requirements could be specified in a development brief; • seek developer contributions from small scale residential developments towards new or enhanced provision where the development will create additional demand or place additional pressure on existing sports facilities; • where it is not practicable to provide new facilities as an integral part of a new development, seek contributions towards off-site provision or enhancement which is directly related to the development; • seek financial contributions to the long-term maintenance of any new facilities provided as a result of a new development; and • encourage the provision of more places for sport in association with major commercial and retail developments.
<p>Shared use sites</p> <p>Making fuller use of existing resources contributes to sustainable development objectives by reducing the need for additional facilities and the potential loss of scarce resources such as open space. The practice of making school sports facilities available to wider community use is already well established and has been government policy for many years, but there are further opportunities to extend this principle within the education sector through programmes such as Building Schools for the Future and City Academies and to other privately owned sports facilities, to help meet the growing demand for more and better places for sport in convenient</p>	<p>PLANNING POLICY OBJECTIVE 9: To promote the wider use of existing and new sports facilities to serve more than one group of users. Sport England will encourage potential providers to consider opportunities for joint provision and dual use of facilities in appropriate locations.</p>	<ul style="list-style-type: none"> • promote the wider community use of existing sports facilities particularly on school sites, other educational establishments, MoD sites and private facilities owned by businesses; • encourage the development of new sports facilities which will serve more than one major group of users; • encourage the shared use of facilities between sport and other activities in designated areas to help reduce the impact on the environment; • encourage the enhancement of potential sites, for example, by allowing additional changing facilities, floodlighting and car parking where necessary, to facilitate greater use; and • balance the impact that more intensive use of a site may have on nearby residents with the benefits provided to the wider community.

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locations.		
<p>The Urban Fringe</p> <p>The countryside around urban areas tends to be highly accessible by public transport, by car and on foot or cycle. It already plays an important role in meeting the needs of many urban communities offering footpaths and bridleways, sports grounds and access to the wider countryside. The need for a positive approach to the management and development of the urban fringe is now widely recognised, as are the benefits that sport can bring.</p>	<p>PLANNING POLICY OBJECTIVE 10: To promote the urban fringe as an important resource in providing opportunities for sport, and support proposals for improved access for sport, for the development of extensive facilities such as golf courses and pitches, and for built facilities which can be developed in a way which meets sustainable development objectives and which helps to maintain and improve the identity of this resource.</p>	<ul style="list-style-type: none"> • support measures to increase access to the urban fringe for sport including changes of use from agriculture to sports uses; • recognise the role the urban fringe can play in providing sites for sports that require extensive areas of land; • support the provision or relocation of built facilities for sport within the urban fringe where there is clear demand for the facility and where no suitable site within the urban area can be found; • encourage the restoration and imaginative use of redundant or degraded land, buildings and water areas for sporting uses; and • apply the sequential test to the location of new facilities.
<p>The Green Belt</p> <p>By virtue of its location adjoining urban areas and comprising essentially open land, the Green Belt makes an ideal location for outdoor sports facilities and can accommodate a wide range of sports close to major centres of population. PPG 2 recognises outdoor sport as an appropriate land use in the Green Belt and advises that new buildings which provide essential facilities for outdoor sport, including changing rooms and small spectator accommodation, may be developed.</p>	<p>PLANNING POLICY OBJECTIVE 11: To promote the development of outdoor sports facilities in the Green Belt including essential ancillary built facilities. In exceptional circumstances Sport England will support the development of indoor or other built facilities associated with outdoor sports, where there is an identified need and no suitable site is available elsewhere in the locality.</p>	<ul style="list-style-type: none"> • encourage the provision of outdoor sport facilities in the Green Belt which help to sustain community life; • identify suitable sites for outdoor strategic sports facilities where there is a clearly identified demand for such facilities and where no suitable site exists elsewhere in the locality; • set out criteria against which ancillary built facilities will be considered; and • recognise that there may be circumstances where floodlit facilities are appropriate in the Green Belt subject to satisfactory management arrangements.
<p>Community forests and other woodlands</p> <p>The 12 Community Forests cover extensive areas of land close to the main urban centres in England. They already provide a wide range of opportunities for informal sporting activity and include within their boundaries a number of more formal sports facilities ranging from water areas to sports pitches and built facilities. Their location offers a significant opportunity to make a range of opportunities accessible to many millions of people, particularly for those sports which rely on the natural environment.</p>	<p>PLANNING POLICY OBJECTIVE 12: To support the integration of facilities and opportunities for participation in sport in Community Forests, and support the principle of using other woodlands, particularly those near major centres of population, in a similar way.</p>	<ul style="list-style-type: none"> • encourage sporting developments as an integral part of community forest developments; • recognise the potential for some built sports facilities within community forests; • seek opportunities to provide new and improved access to sport in community forests; and • protect sites used for sport within community forests.
<p>Sport in the countryside and coastal areas</p> <p>Access to the countryside and coast is essential for a wide range of sports, but</p>	<p>PLANNING POLICY OBJECTIVE 13: To support and promote the use of natural resources for sport in a way which meets sustainable</p>	<ul style="list-style-type: none"> • take a planned approach to the provision of sites for sports requiring extensive sites in the countryside, for example golf courses, airfields, motorsports venues;

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<p>current provision is insufficient in many areas. Where access does exist it is frequently under threat either from competing land uses or from actual or perceived conflicts from other users or with nature conservation. Most of these losses could be prevented by improved planning or better and more positive management.</p>	<p>development objectives. Sport England considers that development proposals for sport should be based on the 'Best Available Place' principle. This involves a planned approach to the provision and protection of sites and facilities, including the assessment of the impact of any sports use and a commitment to appropriate management measures.</p> <p>PLANNING POLICY OBJECTIVE 14: Where management solutions have been tried and shown not to work due to irreconcilable conflict, then alternative locations should be found to accommodate the displaced sports activities, to a similar or improved standard.</p>	<ul style="list-style-type: none"> • consider the provision of new facilities in line with the 'Best Available Place' principle; • seek to protect significant areas for sport (SASPs) from other development, taking account of NGB Whole Sport Plans; • seek to maintain and improve access to the countryside for sport and ensure that any reduction in the level of activities possible is contingent upon the development of suitable alternative provision of at least equal quality; • allow for farm diversification into sport and recreation; • promote the use of good management practices to balance the legitimate needs of sport with amenity, environmental and other interests; and • recognise the need for ancillary facilities essential to the operation of some sports activities and venues.
<p>Access to the countryside</p> <p>Sport is one of the most rapidly growing areas of leisure. Growth in traditional activities in the countryside such as walking and horse riding has been complemented by newer activities such as mountain biking, and access to the countryside via the public rights of way network is a pre-requisite for participation.</p>	<p>PLANNING POLICY OBJECTIVE 15: To support the public rights of way network in its role of offering the single most important means by which people can get into and enjoy the countryside.</p> <p>PLANNING POLICY OBJECTIVE 16: To support measures to protect, enhance and develop the network and other permissive routes that provide opportunities to access the countryside by foot, bicycle and horse.</p>	<ul style="list-style-type: none"> • seek to protect and enhance the Public Rights Of Way (PROW) network and other permissive access routes. Where it is necessary to divert a right of way, replacement of equivalent accessibility, convenience and attractiveness should be provided; • identify and safeguard the sporting potential of disused railway tracks and river corridors; • identify and prioritise gaps in the network as part of a wider access strategy for sport; • seek to enhance links between urban areas, villages and the wider countryside; • secure access to watersides and other areas through new development opportunities; and • promote the development of National Trails, the National Cycle Network, Greenways, canal towpath and other strategic and local access initiatives.
<p>National Parks</p> <p>National Parks, including the Norfolk Broads and the New Forest Heritage Area, are an important resource for sport, and provide opportunities for millions of people each year to participate in their chosen activity.</p>	<p>PLANNING POLICY OBJECTIVE 17: To maintain and improve opportunities for sport in the National Parks (including The Broads) and to ensure that existing and new activities are managed and developed in a way which meets the purposes of National Park designation and sustainable development objectives.</p>	<ul style="list-style-type: none"> • seek to maintain and improve opportunities for outdoor sport in National Parks; • promote the use of good management practices to balance the legitimate needs of sport with other interests; • do not seek to impose a blanket ban on certain sporting activities within National Parks; • take account of the sporting needs of the resident community within National Parks; and • seek to identify sites for possible counter attractions which may relieve the pressure on the most sensitive areas.
<p>Other nationally designated areas</p>	<p>PLANNING POLICY OBJECTIVE 18: To protect and enhance existing places for</p>	<ul style="list-style-type: none"> • protect and enhance existing places for sport and access to them in nationally

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<p>Specific areas designated by statute include Areas of Outstanding Natural Beauty (AONBs), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Environmentally Sensitive Areas (ESAs). Any of these designated areas could be an important resource for sport. It is important that those responsible for the management of these areas take into account the wider needs of the community, including demand for sport, insofar as these are compatible with the reasons for designation.</p>	<p>outdoor sport in nationally designated areas and promote access to new places where the use is compatible with the objectives of designation. Where there is a conflict, a management solution should be sought. If reconciliation is not possible and a reduction in the use of the area by sport is required, Sport England will seek the provision of alternative provision to an equal standard.</p>	<p>designated areas;</p> <ul style="list-style-type: none"> • promote access to new places for sport within nationally designated areas where the scale and nature of activity is compatible with the objectives of the designation; • do not seek to impose a blanket ban on sporting activities within designated areas; • allow for the development of ancillary facilities for sport where there is a clear demand and where they do not compromise the reason for the designation; • encourage the reuse of existing buildings within these areas for sporting purposes; and • seek equivalent replacement sites where places for sport are lost as a result of irreconcilable conflict.
<p>Locally designated areas</p> <p>These include local landscape designations such as Areas of Great Landscape Value and Special Landscape Areas, green gaps or wedges, and local nature conservation designations. Many development plans include local non-statutory designation, notwithstanding the advice contained in PPS7. These areas may, however, offer locations for sport, especially those activities displaced from, or not acceptable within, nationally designated areas, as well as offering local opportunities. Frequently, development plans use non-statutory designations to create another layer of exclusion of sporting use.</p>	<p>PLANNING POLICY OBJECTIVE 19: To promote policies which protect and enhance existing, and provide new, places for sport outside nationally designated areas.</p>	<ul style="list-style-type: none"> • protect and enhance existing places for sport and access to them in locally designated areas; • promote access to new places for sport within locally designated areas where the scale and nature of activity is compatible with the objectives of the designation; • do not seek to impose a blanket ban on sporting activities within locally designated areas; • allow for the development of ancillary facilities for sport where there is a clear demand and where they do not compromise the reason for the designation; and • encourage the re-use of existing buildings within these areas for sporting purposes.
<p>Floodlighting</p> <p>Floodlighting is now an integral part of many sports facilities, particularly hard-surfaced areas such as synthetic turf pitches and tennis courts, and practice facilities such as golf driving ranges. Floodlighting and the intensification of use it can bring can, however, be intrusive in some locations. This can be an issue in both urban and rural areas.</p>	<p>PLANNING POLICY OBJECTIVE 20: To support the installation of floodlighting of sports facilities where this will lead to a significant increase in opportunities for sport.</p>	<ul style="list-style-type: none"> • allow for the installation of floodlighting of sports facilities where it will lead to a significant increase in the opportunities for sport; • are not overly-restrictive in relation to hours of use; and • take account of the need to protect residential amenity by seeking to minimise the impact of light pollution from lighting systems through sensitive siting and design, and of the intensification of use.
<p>Synthetic turf pitches and Multi-Use Games Areas</p> <p>Full size synthetic turf pitches (STPs) and their smaller counterparts multi-use games areas (MUGAs) can accommodate higher</p>	<p>PLANNING POLICY OBJECTIVE 21: To support the development for sporting use of floodlit synthetic turf pitches and hard-surfaced multi-use games areas as an integral part of community sports provision.</p>	<ul style="list-style-type: none"> • recognise the value of STPs and MUGAs in areas where there is a limited number of natural turf pitches available; • ensure that there is a range of different types of STP's to meet the needs of a range of sports;

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<p>levels of use than the equivalent area of natural grass, the only constraint being the time available. This quality, along with the consistent surface, makes them ideal facilities for intensive play and for coaching purposes. Because of the extended periods of activity possible, the use of floodlighting and the numbers of users these facilities can accommodate, particular care must be taken in choosing a location.</p>		<ul style="list-style-type: none"> • encourage facilities in locations which are accessible to the catchment population, giving priority to access by walking, cycling and public transport and which take account of the need to protect residential amenity by seeking to minimise the disturbance; and • encourage new provision on educational sites with community access.
<p>Stadia</p> <p>In view of the scale of the development and the issues involved, it is important that local planning authorities provide clear guidance in development plans on both the need for new stadia and the locational criteria which will be used to guide prospective developers. Where relocation is the aim, consideration should be given to the potential to reuse derelict or reclaimed land and the proximity of any site to the traditional catchment area of the user(s).</p>	<p>PLANNING POLICY OBJECTIVE 22: To support a strategic approach to the identification of need for stadia and site selection so that any new developments can be achieved in a way which meets sustainable development objectives. To encourage, where possible, a contribution towards urban regeneration objectives and the provision of community benefits.</p>	<ul style="list-style-type: none"> • identify the need for new stadia based on a strategic assessment; • seek to identify and allocate sites where the relocation of a facility is required, based on a framework of locational criteria including access to public transport, availability of alternative sites and minimisation of both environmental impacts and impacts on neighbouring uses; and • encourage provision of community sports facilities as part of proposals for new stadia.
<p>Golf facilities</p> <p>A considerable number of new golf courses were built in the 1980s and early 1990s in response to a perceived demand for additional facilities. Although the rate of development has slowed down considerably in recent years, there remains a steady throughput of golf-related proposals in the planning system.</p>	<p>PLANNING POLICY OBJECTIVE 23: To support the development in appropriate locations of additional facilities for golf which meet an identified need and in particular encourage the provision of 'pay and play' facilities.</p>	<ul style="list-style-type: none"> • identify the need for new golf facilities taking into account the supply of existing facilities, demand based on participation rates, and an analysis of the catchment areas of existing facilities. The onus will be on applicants to demonstrate need in accordance with the strategies of Sport England and the governing bodies of golf; • allocate sites or identify criteria for the location of new golf courses and driving ranges in appropriate locations near to potential users, taking into account issues of accessibility, especially by public transport, opportunities to reuse existing buildings, the potential to enhance areas of degraded landscape, and effect on neighbours; • seek to minimise the environmental impacts of golf developments, particularly in nationally designated areas of nature conservation or landscape value and areas of the best and most versatile agricultural land; and • encourage community access to existing and new facilities.
<p>Noise-generating sports</p> <p>A number of sports, including shooting, motorsports, powered air sports, water skiing and the use of personal water craft</p>	<p>PLANNING POLICY OBJECTIVE 24: To support the provision of opportunities for motorised sports and gun sports (clay pigeon shooting and target sports) in appropriate locations</p>	<ul style="list-style-type: none"> • identify and allocate sites for noise-generating sports in locations where their environmental impact can be minimised; • use a sound assessment of the adequacy of existing sites and the

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<p>can generate levels of noise which, in certain locations, may be intrusive and disturbing to people and wildlife. However, great strides have been taken to minimise noise through noise attenuation techniques. Like all sports which rely on access to extensive areas of land or water, these activities are under considerable pressure from other forms of development (encroaching or reusing the site) and from environmental interests (wanting the cessation of activities).</p>	<p>and to seek to ensure that proper consideration is given to such development in land use development plans.</p>	<p>demand for new and extended ones;</p> <ul style="list-style-type: none"> • include positively worded criteria for site selection rather than operate a general presumption against development; • seek to ensure that proposals will minimise conflicts with other users and interests; and • seek to utilise, wherever possible, existing degraded or brownfield sites where the environmental impact is minimised.
<p>Watersports</p> <p>Participation in water-based sports has increased steadily in recent years with newer activities, such as the use of personal water craft (jet skis), adding to the demand. The increasing number of national nature conservation and landscape designations has increased the potential for conflict between sport and environmental interests. Conflicts may also arise between different sports.</p>	<p>PLANNING POLICY OBJECTIVE 25: To protect, improve, and bring into use new resources for water-based sport. To reduce potential conflicts between the sports use and the environment and between different users through good management practice and by the use of codes of conduct.</p>	<ul style="list-style-type: none"> • seek to protect appropriate water resources, and access to them, for sport, taking account of the need to avoid overcrowding and of access across land; • resist developments that would have an adverse effect on the sporting potential of inland waters and the coast; • promote the use of appropriate water resources for sport activities whilst taking account of nature conservation interests; • allow for the provision of ancillary facilities for example boathouses and slipways where there is an identified need, subject to nature conservation interests; • seek to bring into sporting use formerly redundant water bodies and identify opportunities to make best sporting use of newly created water bodies; and • seek management solutions to conflicts between sport and nature conservation interests and between different sports.

Appendix 3: Examples of Development Control Policies Relating to Sport and Recreation

South Cambridgeshire Development Control Policies DPD, Adopted July 2007

POLICY SF/9 Protection of Existing Recreation Areas

Planning Permission will not be granted for proposals resulting in the loss of land or buildings providing for recreational use except where:

- 1. They would be replaced by an area of equivalent or better quantity and quality and in a suitable location; or**
- 2. The proposed development includes provision for open space, sports and recreation facilities of sufficient benefit to recreation provision to outweigh the loss; or**
- 3. An excess of provision in quantitative and qualitative terms is clearly demonstrated in all functions it can perform, taking into account potential future demand and in consultation with local people and users.**

6.10 Recreational facilities, including outdoor play space, informal open space, and built recreation facilities, are of great significance to local communities. This is not only for the recreational amenity they offer, but also the impact open space has on the quality of the built and natural environment. Planning Policy Guidance Note 17 paragraph 10 states that, "Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements."

6.11 The District Council has undertaken an Audit and Assessment of Need for Outdoor Play Space and Informal Open Space, to examine existing and future needs of local communities. This should be referred to in seeking to determine whether there is an excess of provision in an area. There may however, be special circumstances where the development of existing recreation land can be justified through enhancement of the site as a whole, or appropriate alternative provision found elsewhere to recompense the loss.

POLICY SF/10 Outdoor Play Space, Informal Open Space and New Developments

- 1. All residential developments will be required to contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities) and Informal Open Space to meet the additional need generated by the development in accordance with the standards in Policy SF/11.**
- 2. Only family dwellings of two or more bedrooms will be required to contribute to the provision of Children's Play Space. Sheltered dwellings and residential homes will not be required to provide Outdoor Play Space.**
- 3. Where appropriate, provision will involve all or some types of space within the development site. However, an appropriate contribution will be required for "off-site" provision of the types of space not provided on-site. This may be for new provision and/or improvements to existing facilities.**
- 4. In developments of less than 10 homes, it is expected that only Informal Open Space will be provided on-site. Where an individual phase comprises 10 or fewer dwellings, but will form part of a larger scheme exceeding that total, a proportional contribution to future on-site provision will be required.**
- 5. Depending on the nature of provision, contributions may also be required to meet maintenance and / or operating costs either as pump priming or in perpetuity.**
- 6. Where on-site provision is required, the Council may seek the option of a commuted capital sum to construct the facility. In these circumstances, a serviced site (as appropriate for the facility concerned) will be transferred to the Council free of charge by the developer.**

6.12 New developments create additional need for recreation and outdoor play space. Planning Policy Guidance note 17: Planning for Open Space, Sport and Recreation states that, 'Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs.' This becomes particularly important given the requirement for higher densities in new housing developments, resulting in potentially smaller gardens.

6.13 On-site provision of open space is generally preferable to off-site provision. It can be an integral part of the development, in a location well related to the proposed new dwellings. The figure of 10 dwellings or above for on site provision of play space is set because it is a reasonable size of development needed to achieve a useful play space on-site, capable of being reasonably maintained by a parish council or other body

6.14 Where appropriate, contributions secured from new housing developments will be used not only towards providing additional land for play space, but also enhancing existing facilities, to the benefit of the new occupants. Financial sums secured will be utilised where it is impractical to provide play space on-site (where the land area would be too small or in an inappropriate location), to be pooled and contribute towards additional land provision, or the enhancement of existing facilities (off-site provision).

6.15 A Recreation and Community Supplementary Planning Document will detail mechanisms for implementation, including costings, and further details on standards for quantity and quality of provision.

Horsham General Development Control Policies, Adopted December 2007

POLICY DC 21: PROTECTION OF EXISTING OPEN SPACE, SPORT AND RECREATION FACILITIES

Development that would result in the loss of existing sport, recreational or amenity open space will only be permitted if:

- a. **the space is identified as being of low quality and low value and the criteria described within the Horsham District Council PPG17 Assessment are met; or,**
- b. **significantly enhanced facilities can be achieved through the redevelopment of an appropriate portion of the whole space.**

3.97 The Council has undertaken an Assessment of Open Space, Sport and Recreation in accordance with the guidance set out in PPG17: Planning for Open Space, Sport and Recreation. The Horsham District Council PPG17 Assessment, which is available from the Council and on the Council website, identifies that the first priority should be to enhance existing provision for the benefit of the local community. The Assessment identifies the quality and value of existing facilities. Where sites have been identified as 'low quality and low value', which contribute little in terms of their present main intended use, these could be considered as being surplus to requirement in those areas where there is more than enough of the main type of provision they represent. In these cases PPG17 makes clear that the first priority is to assess whether the space is capable of being used for another form of green space where there is an identified deficiency in the area. If there is no deficiency, or the site cannot be adapted to meet a deficiency, then it may be acceptable to redevelop it for another purpose. The Council will also encourage the improvement of those sites that have been identified as being of low quality but of high value to the community.

3.98 There may also be instances where the opportunity arises to significantly enhance the facilities of a recreational or amenity space by the redevelopment of an appropriate proportion of the whole open space. Such proposals will be considered on a site by site basis and are expected to be limited in area. There are a number of these sites within the District which could potentially be appropriate for this type of enhancement. The Assessment recommends that the Council should resist the loss of community grass or other sports pitches and this will be taken into account when assessing any development proposals.

3.99 In addition to the requirements as set out in the policy above, applicants should refer to the Horsham District Council PPG17 Assessment for further information on open space, sport and recreation facilities within the District as well as referring to the Local Development Scheme for details of any future Supplementary Planning Documents on this issue. Applicants must incorporate into proposals the relevant requirements of Policy DC40 in terms of access and transport.

POLICY DC 22: NEW OPEN SPACE, SPORTS AND RECREATION

New open space, sport and recreation facilities will be permitted in the following circumstances:

- a. **The lack of provision for built sports or recreation facilities has been identified in the Horsham District Council PPG17 Assessment.**
- b. **The proposed enhancement of existing facilities.**
- c. **The proposal is part of a development requiring provision for open space, sports and/or recreation facilities.**

The provision of open space, sport and recreation facilities will be required as a consequence of new development. Applicants should refer to the Horsham District Council PPG17 Assessment for the provision standards and quality of open space, sport and recreation facilities within the District.

3.100 The Planning Obligations SPD sets out the circumstances in which new open space, sport and recreation facilities will be required on or off site. The PPG17 Assessment identifies areas lacking in ready access to existing facilities or open space and highlights some priorities for new provision. There is specific reference to the need for further provision in the form of an artificial turf pitch in the southern half the

District and in developing additional youth activity areas across the whole of the District, with the potential to link these areas to additional floodlit multi use games area. There is a further priority for new provision of suitably designed neighbourhood play areas in those areas where access is poor.

3.101 The Council encourages the provision of facilities that have a beneficial affect on health and well being, and will consider additional information to the PPG17 Assessment on changing needs with regard to types of new beneficial facilities that may be identified. Some specialist facilities may be considered suitable to provide a wider than local need. Detailed work will need to be submitted to the Council at the earliest opportunity with regard to any proposal to meet regional or national needs.

3.102 Where there are limited or no opportunities for the provision of new facilities, the Council will seek to enhance the nearest possible provision.

3.103 The Council is seeking to secure a complete Riverside Walk around Horsham Town, incorporating cycle facilities wherever appropriate, and in association with the provision of public open space. The need for both the provision of new sections, as well as enhancement of existing sections of the Riverside Walk, will be encouraged by the Council during this plan period.

3.104 Applicants must incorporate into proposals the relevant requirements of Policy DC40 in terms of access and transport and developments should consider, where relevant, Policy DC35 regarding new development outside the defined town and village centre.

POLICY DC 29: EQUESTRIAN DEVELOPMENT

Planning permission will be granted for equestrian related development if;

- a. **it can be demonstrated that the re-use of existing buildings on site for any related equestrian use is not appropriate before new or replacement buildings are considered;**
- b. **the proposal is appropriate in scale and level of activity, and in keeping with its location and surroundings; and,**
- c. **does not result in sporadic development leading to an intensification of buildings in the countryside, particularly in an urban fringe location.**

Permission will not normally be granted for the conversion or change of use of existing equestrian establishments to a non-equestrian use.

3.120 Equestrian development includes all forms of horse related activities including the erection of stables through to racing stables, sand schools and all-weather gallops as well as ancillary dwellings.

3.121 Due to the nature of equestrian related development, adequate provision should be made for the storage and disposal of manure, with appropriate screening measures and the retention of existing trees and hedgerows.

3.122 Farm diversification is encouraged in order to boost the rural economy, however a comprehensive plan, with a supporting business plan detailing the need for the development shall be considered more favourably than piecemeal development. This is so, as not to over intensify development within the countryside and which relates to the existing surroundings.

3.123 Residential accommodation required for animal welfare, must be of appropriate scale and suitably located in order to meet this functional need. The occupancy of the dwelling shall be restricted by use of planning conditions. Isolated dwellings in the countryside require special justification for planning permission to be granted and will be tested against Policy DC27: Essential Rural Workers Dwellings.

3.124 If a dwelling is applied for in relation to a commercial equestrian use, the conversion or re-use of existing buildings in or near the site is preferred. Any occupational dwelling development should be in accordance with Planning Policy Statement 7 Annex A. Applicants should consider all other relevant policies in this plan particularly the Landscape and Townscape Character and Environmental Quality Policies.

POLICY DC38 - PROMOTING SPORT, LEISURE, RECREATION AND TOURISM

A. Planning applications for new sports, cultural, leisure, tourist and recreational facilities or improvements and extensions to existing facilities, will be permitted provided:

- i) the proposals are connected to and associated with existing facilities or located at a site that relates well to the main Urban Areas and Defined Settlements in the Borough and can be made readily accessible to adequate public transport, cycling and walking links for the benefit of non-car users; and
- ii) there would be no unacceptable impacts on the character, appearance or amenities of the area; and
- iii) vehicle access and on-site vehicle parking would be provided to an appropriate standard; and
- iv) adequate access to and between the facilities would be provided for people with disabilities.

B. Proposals for new large-scale tourism development likely to attract over 70,000 visitors a year or involve substantial built development, will be permitted, in addition to the above criteria, provided:

- v) the site is located within the Urban Areas, Defined Settlements or in a location well served by public transport and convenient for potential users to walk and cycle to the location; and
- vi) there is an identified need for the development.

3.87 The Borough Council has undertaken a full PPG17 Assessment of Open Space, Sports and Recreation in 2005 which informs the policies and actions within the Borough Council's Sports and Recreation, Parks and Green Spaces Strategies. A number of specific requirements have been identified in the Borough and these assessments and strategies conclude that certain users and clubs have specific site requirements which cannot be met by existing facilities.

3.88 In accordance with the Borough-wide Spatial Strategy, the first preference for location of major development, including sports, leisure and recreation must be within the Urban Areas or associated with new areas of development to maximise benefits for existing and new communities and reduce the need to travel. However, it is acknowledged that the requirements of some development may not be able to be met in this way, given their scale and nature. Borough or wider catchment proposals should either be served directly by public transport or be within convenient walking distance of such a service. Ideally this should be close to a transport node such as a bus or railway station.

3.89 Extensions to existing tourism development will be considered in the context of other relevant policies within this Development Plan Document.

POLICY DC39 - PROTECTING AND ENHANCING OPEN SPACES AND INDOOR SPORTS FACILITIES

The change of use, or development for other purposes, of all existing public open space, private outdoor sports grounds, and school playing fields forming part of an educational establishment and allotments as identified on the Proposals Map will be refused unless it can be demonstrated:

- i) that alternative and improved provision will be created in a location well related to the functional requirements of the relocated use and its existing and future users; and
- ii) the proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general.

In all cases, account will be taken in determining an application for development of any deficiencies in public open space requirements in the area and the contribution the existing site could make to remedying that deficiency. Development proposals resulting in a loss of indoor recreation or indoor sporting facilities will be refused unless it can be demonstrated:

- iii) that there is an excess of provision within the catchment of the facility; or
- iv) that alternative and improved recreational provision will be supplied in a location well related to the functional requirements of the relocated use and its existing and future users; or
- v) it achieves the aim of the Borough Council's Local Cultural Strategy, Parks and Green Spaces Strategy, Sport and Recreation Strategy and Arts Strategy; or
- vi) the new development will meet the requirements of Policy DC38.

3.90 The existing sport, leisure, public and private open spaces including allotments within the Borough, represent important assets serving the communities in which they are located or in some instances wider areas. This importance can relate not only to their function but also to the amenity value and contribution to the character of an area in general in providing a 'green lung' and visual break in the built environment. Given the nature particularly of the built environment of the Borough, if such facilities are lost to other uses it can be extremely difficult to find alternative locations particularly as open land is scarce and therefore at a premium.

3.91 Against this background it is intended to secure the retention of existing facilities unless a case can be made that alternative provision will be provided in a wholly acceptable manner. Alternative provision

could comprise existing provision in the locality of the type of open space as defined by Planning Policy Guidance Note 17 (PPG17), providing there is not a deficiency in that type of open space in the locality. A full PPG17 audit and assessment of the Borough's open space was undertaken by consultants PMP and published in 2005.

POLICY DC40 - PUBLIC OPEN SPACE FOR NEW RESIDENTIAL DEVELOPMENTS

For all new residential development across the Borough a minimum of 52 square metres per dwelling of accessible local open space and 30 square metres per dwelling of strategic open space must be provided, unless a commuted sum is accepted. Additional contributions will be sought within the Urban Areas of Chelmsford and South Woodham Ferrers as set out in Appendix D. If the Borough Council accepts commuted sums, the commuted sums will be used to provide additional open space or to improve existing open space. A commuted sum is most likely to be accepted for:

- i) strategic open space in smaller developments of fewer than 30 dwellings, or where for some other reason strategic open space requirements cannot be met within the site; or
- ii) for local and strategic open space in developments of single person households or of dwellings for the elderly (where however some compensating increase in private amenity space may be required); or
- iii) in a town centre location within Chelmsford or South Woodham Ferrers or where it is justified by an outstanding urban design approach based on site constraints and opportunities; and
- iv) for developments of fewer than 10 dwellings.

Developments should reflect acceptable distance and minimum size criteria for different typologies of open space as defined by PPG17 and help to address any existing deficiencies in open space in the locality of the proposed development. The Open Space Standards are set out at Appendix D. All open space provided should be fully equipped in an appropriate manner as agreed by the Borough Council and laid out at the expense of the developer and where appropriate, dedicated to the Borough Council with suitable provision for ongoing maintenance.

3.92 The Borough Council has formulated its own standards for the provision of public open space in the Borough based upon a minimum of 3.37 hectares of public open space per 1,000 population. An additional 2 hectares of parks and gardens per 1,000 population will be sought in urban Chelmsford and urban South Woodham Ferrers and 2 hectares of natural and semi-natural green space in urban Chelmsford. The standards follow the typology of open space as set out in Planning Policy Guidance Note 17 (PPG17) which cover both local and strategic open space and are set out at Appendix D. The standards incorporate distance and minimum size criteria. Local open space should ideally be located close to where people live and to ensure that the spaces that are provided are fit for their purpose.

3.93 The requirement to provide local open space within the development site is particularly important where there is an identified deficiency in the locality. The policy applies to all residential development of whatever size including a single dwelling. Further guidance on the level of contributions for commuted sums and the methodology for their calculation is set out in a Supplementary Planning Document on Planning Contributions. The SPD will set out the arrangements for securing commuted payments and ongoing maintenance through planning obligations.

Hambleton Development Policies, Adopted February 2008

CP19 – RECREATIONAL FACILITIES AND AMENITY OPEN SPACE

7.4 The importance of supporting recreational activities to the health and well-being of the District's communities is considerable, as is the need to assist the objectives of the health trusts and the Community Plan towards achieving healthy life styles. The location and provision of built developments is considered under the sustainable communities theme, but the Core Strategy addresses outdoor recreation under Policy

CP19. Clearly a wide range of recreational activities exists, but common principles can be identified, and thus the range of issues is addressed under three headings: open space, culture, sport and recreation; major outdoor recreation; and recreational links.

DP37 Open space, sport and recreation

DP37 Support will be given to sport and recreational activities (and permission will be granted for related development, if also acceptable in terms of other LDF policies) by:

- i. retaining, protecting and enhancing all types of open space with an existing recreational use;**
- ii. securing additional provision to meet the following local quantity and accessibility standards:**

Type	Quantity Standard	Accessibility	
		Service Centres	Villages
Amenity greenspace - parks and gardens, village greens and amenity open space	1.38 hectares per 1000 population	15 minutes walk time	10 minutes walk time
Play areas for children – these are equipped play areas for children	1 facility per 1350 population	10 minutes walk time	10 minutes walk time
Facilities for young people and teenagers – these range from youth shelters to skate parks and multi-use games areas	1 facility per 4000 population	15 minutes walk time	15 minutes walk time
Outdoor sports facilities - includes grass pitches, tennis, bowls and golf courses	2.1 hectares per 1000 population	15 minutes drive time	15 minutes drive time
Allotment gardens	0.2 hectares per 1000 population	15 minutes walk time	15 minutes walk time

iii. requiring new housing developments to contribute towards the achievement of the local standards by reducing or preventing both quantitative and qualitative deficiencies in provision related to the development. Contributions will be dependent on increased demand resulting from the development. Development which will result in the loss of public or private land with recreational value will not be permitted, unless it can be shown having regard to the local standards, that the site is no longer needed, or is unlikely to be required in the future, or an alternative facility of equivalent value is to be provided.

Justification (DP37)

7.4.1 The objectives of retaining, protecting and enhancing open space provision raise a number of issues, which means that a specific policy is essential. The approach adopted by the LDF is to protect from development all land that has an existing recreational or open space use, and to support and enhance that use, and to encourage additional provision. The areas and uses in question will include land for formal sport or active recreational use (with ancillary spaces), eg. play areas, sports pitches, tennis courts, bowling greens and golf courses; and also land used as open space, both formally (eg. parks and allotments) and informally, as general greenspace which provides for public amenity use.

7.4.2 In order to deliver an appropriate balance between new provision and the enhancement of existing provision the Council commissioned an open space, sport and recreation study based on the methodology advised in PPG17 and its Companion Guide. The study looked at issues of quantity, quality and accessibility for five broad types of open space and recommended standards for each, based on a local assessment of need.

7.4.3 PPG17 states that existing open space, sport and recreation facilities should not be built on unless an assessment has been undertaken which has clearly shown the open spaces to be surplus to requirements (including consideration for all functions spaces can perform). Local consultation indicates that protecting the available open spaces in Hambleton is a key priority and no spaces should be lost. Furthermore, existing spaces will be placed under increased pressure as the LDF housing figures are realised.

7.4.4 The quantity standards have been determined from analysis of the existing quantity of provision, in light of local community views as to its adequacy and details of levels and types of use. In each instance the standard has been set at or above the current level of provision. This enables the Council to seek to address particular locational deficiencies and also to focus on improvements to the quality of sites across Hambleton where sufficient accessible open space exists.

7.4.5 New housing developments place increased demand on existing open space, sport and recreation facilities and the Council will expect developers to include the required amount of formal and informal open space within their developments. In instances where there is sufficient of that type of open space in the local area to meet the needs of the population, the Council may instead expect a developer contribution to enhance the quality of existing open space in the area. The Council's intention is that all of the District's open spaces should eventually achieve the quality visions (see below).

7.4.6 The Companion Guide to PPG17 suggests that catchment areas (ie accessibility standards) should be based on the distance that 75% to 80% are willing to travel to open spaces. In some circumstances it may be appropriate to set separate accessibility standards for urban and rural areas given that residents in rural areas cannot realistically expect to have the same level of access to the full range of different types of open space, sport and recreation facilities normally available in more densely populated urban areas. As a consequence, separate accessibility standards have been set for amenity greenspace given its broad

nature and in recognition that large facilities in urban areas tend to attract users from a wider area and to have a higher local profile.

Whilst the catchment areas are the same in urban and rural areas for other types of open space, the application of the standards should prioritise deficient areas that are in more densely populated areas.

7.4.7 Two further documents will be prepared that will sit beneath Policy DP37 and give more detailed guidance. Firstly, there will be SPD which will include detailed guidance on implementation of the standards for development control purposes. The SPD will also incorporate open space “quality visions”, based on community aspirations for each type of space, that will help pinpoint investment priorities by benchmarking sites against the appropriate vision.

7.4.8 Secondly there will be an open space, sport and recreation strategy, as advised by PPG17, using the standards to identify specific deficiencies in order to inform priorities for new provision and the enhancement of existing facilities.

Implementation (DP37)

7.4.9 The main agents for the implementation of this Policy will be developers (advancing specific development proposals for planning approval); the District Council in its role as Local Planning Authority determining planning applications in consultation with local communities, and in its role of facilitating/funding the provision of new facilities, Town and Parish Councils; sports clubs and recreational bodies; and Sport England.

Policy Context (DP37)

7.4.10 The policy context is provided by RSS (Policy Env11, which seeks to improve health, including by safeguarding and enhancing facilities for sports and recreation), and by PPG17, which stresses the importance to health and quality of life of maintaining and where possible enhancing open spaces and sports and recreation facilities. It provides the context for establishing local standards of provision, maintaining and supplementing provision, and considering proposals for development. Cross-reference should also be made to Policy DP5, concerning the provision of community facilities.

DP38 Major outdoor recreation

DP38 Provision of appropriate forms of major outdoor recreation will be promoted which meet the needs of residents and users (and permission granted for related development, if also acceptable in terms of other LDF policies), provided that all the following apply:

- i. **the development is appropriate to its setting and within the capacity of the local environment and infrastructure, and detrimental implications for amenity and the environment are reduced to an acceptable level;**
- ii. **necessary mitigation measures are included;**
- iii. **the development is accessible to all potential users, including by non-car modes;**
- iv. **conflicts between different activities can be resolved (eg. by separation in space or time).**

Justification (DP38)

7.4.11 This Policy addresses issues raised by a number of disparate major recreational activities, including formal and informal recreation, golf, equine developments, noisy and water sports. These tend to involve the use of large areas of land, and/or attract significant numbers of participants or spectators. Whilst these activities are often very different in their nature as far as the participants are concerned, and have indeed often resulted in separate policy development (as was the case in the Hambleton DWLP), in planning terms most of the issues raised are similar.

7.4.12 There is considerable potential for major outdoor recreation in Hambleton, because of its essentially rural nature, and its good general accessibility. The essential issues revolve around promoting the activity (for reasons that include improved health, economic and tourism benefits, farm diversification, rural regeneration, and improved general quality of life), whilst attempting to secure sustainable forms of development. This will require resolution of potential conflicts between recreation users competing for the use of same assets, and achieving access for all, and at the same time ensuring minimal environmental consequences (including impact on residential amenity) – which thus involves steering developments to the best locations.

7.4.13 The impact of the proposed development on the landscape may well be an important consideration, and thus the quality of the landscape will need to be considered, potentially through landscape character assessment (see Policy DP30). It will be important also to take the interests of nature conservation into account, in accordance with Policy DP31.

7.4.14 General guidance on these matters is contained in PPG17 and PPS7. This DPD

Policy provides the opportunity to address locally important issues (eg. equine developments).

Implementation (DP38)

7.4.15 The main agents for the implementation of this Policy will be developers (advancing specific development proposals for planning approval); the District Council in its role as Local Planning Authority determining planning applications in consultation with local communities, Town and Parish Councils; sports clubs and recreational bodies; and Sport England.

Policy Context (DP38)

7.4.16 The policy context is provided by PPG17 - which advises on the principles that should be taken into account in planning for major recreation proposals; and PPS7 – which supports sustainable leisure proposals as potentially vital ingredients to many rural economies.

Redbridge Borough-Wide Primary Policies, Adopted May 2008

8.4 Sport, Leisure and Cultural Facilities

Policy CR3 – Sport, Leisure and Cultural Facilities

Planning permission will be granted for proposals for new sports, leisure and cultural facilities and replacement or enhancement of existing facilities, especially in or near to town centres and in areas where there is an identified shortfall or where facilities are provided as part of joint-use community proposals.

Planning permission for the change of use involving the loss of existing indoor and outdoor sport, leisure and cultural facilities will only be granted where the applicant clearly demonstrates that there is no longer a need for that facility and that there are sufficient similar facilities in the nearby area.

Justification

8.4.1 To reflect Strategic Policy 9 (Culture and Recreation) and policy guidance contained in PPG17 (Planning for Open Space, Sport and Recreation) and the London Plan, the Council seeks to safeguard existing indoor and outdoor sport, leisure and cultural facilities to meet the needs of visitors and the local population. The Council will also give general support for new proposals including the joint use of facilities, provided they comply with all other relevant policies. Potential sites for sport, leisure and cultural facilities are identified in the Development Opportunity Sites Development Plan Document.

8.5 Provision of Open Space

Policy CR4 – Provision of Open Space

Planning permission will be granted for new development where it incorporates appropriate open space and landscaping. This may include other leisure and recreation facilities, including play space for children, appropriate to the scale and nature of the proposal. Where this cannot be achieved within the site, developers will be required to make a contribution towards off-site provision. Guidance is set out in the Planning Obligation Strategy Supplementary Planning Document regarding the provision or enhancement of nearby facilities.

Justification

8.5.1 In keeping with Strategic Policy 9 (Culture and Recreation) and PPG17 (Planning for Open Space, Sport and Recreation) and the London Plan, and to ensure that all new development complements the amenity of the surrounding area and that the open space network is augmented, open space and garden provision is required to form an integral element of any proposal. In terms of residential development, Policy BD4 (Amenity Space in New Residential Development) outlines the Council's guidelines.

Appendix 4: Model planning conditions for sport-related developments

PROTECTION/NEW PROVISION OF OPEN SPACE, SPORT AND RECREATION FACILITIES

1. The [open space/playing fields/sports facilities] shown edged * on Drawing No. * shall not be used for access, storage of vehicles, equipment or materials or in any other manner in connection with the carrying out of the development hereby permitted.
2. Prior to commencement of the development/use a scheme to protect and ensure the continuity of the existing use [including community use and/or the delivery of the national curriculum for sport] of/on the [open space/playing fields/sports facilities] shown edged * on Drawing No. * [during construction works/other activities] shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall ensure that facilities remain at least as accessible and at least equivalent in terms of size, usefulness, attractiveness and quality and include a timetable for implementation. The approved scheme shall be complied with in full throughout the carrying out of the development.

*Reason: To protect [open space/playing fields/sports facilities] from damage, loss or availability of use and to accord with RSS/UDP/LP/LDF Policy ** (Conditions 1 & 2).*

3. The development hereby permitted shall not be brought into use until the area shown edged * on Drawing No. has been laid out in accordance with [Drawing No. **], and that area shall not thereafter be used for any purpose other than as a [play area/**].

*Reason: To secure the provision and use of [play area/**] prior to the [occupation of the building/**] and to accord with RSS/UDP/LP/LDF Policy ** (Condition 3)*

Compensatory Provision and Continuity of Use

4. The development hereby permitted shall not be commenced until ...
or

By no later than * months of the date on which the permitted development commenced],...

... a scheme [has been/shall have been] submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England, for the provision of facilities that are at least as accessible and at least equivalent in terms of size, usefulness, attractiveness and quality as the existing facilities, and shall include a timetable for the provision of the new facilities. The [new/amended] facilities will be provided in accordance with the approved scheme].

5. The [new/amended] [open space/playing fields/sports facilities] shall be provided in accordance with [the details set out in the planning application, supporting statement section ** and drawing no. *] and made available for use prior to the implementation of the development hereby permitted.
6. The works comprised in [specified part] of the development hereby permitted shall not be commenced before the works comprised in [specified part] are completed.
7. Prior to the commencement of development details for the phasing of development, including the provision of the [sports facility], shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development shall be carried out in accordance with the approved details.

*Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with RSS/UDP/LP/LDF Policy ** (Conditions 4, 5, 6 & 7)*

Built Design and Layout

8. The [named sports facility] hereby permitted shall be constructed in accordance with [either]: the design and layout details set out in the planning application, Section * and Drawing No's * or Sport England/NGB Technical Design Guidance Notes to include 'Access for Disabled People 2002' (specify others - which document/para) unless otherwise agreed with the Local Planning

Authority in consultation with Sport England.

9. Prior to commencement of the development/use details of the design and layout of [named sports facility], which shall comply with Sport England/NGB Technical Design Guidance Notes to include 'Access for Disabled People 2002' (*specify others which document/para*), shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The [named sports facility] shall be constructed in accordance with the approved design and layout details.

*Reason: To ensure the development is fit for purpose, subject to high quality design standards and sustainable and to accord with RSS/UDP/LP/LDF Policy ** (Conditions 8 & 9).*

Playing Field Provision

10. Prior to commencement of the development/use hereby permitted:

- (i) A detailed assessment of ground conditions of the land proposed for the sports facility shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
- (ii) Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The approved scheme shall be complied with in full prior to commencement of the remainder of the permitted development.

*Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with RSS/UDP/LP/LDF Policy ** (Condition 10)*

11. The playing field/s and pitch/es shall be constructed and laid out in accordance with the [planning application, Section * and Drawing No. **] standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, March 2000), and made available for use prior to the commencement of development.

12. Before the development hereby permitted is commenced a scheme for the improvement and maintenance of playing field drainage, based upon an assessment of the existing playing field quality and including an improvement and maintenance implementation programme, shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The playing fields shall thereafter be improved and maintained in accordance with the approved scheme.

*Reason: To ensure the quality of pitches is satisfactory and they are available for use prior to development and to accord with RSS/UDP/LP/LDF Policy ** (Conditions 11 & 12).*

Informative: It is recommended that the drainage assessment and improvement/management scheme is undertaken by a specialist turf grass consultant (Condition 12)

Operational Matters

13. Prior to the commencement of development details of protective fencing to be erected around the [playing field/facility], to include location, height, type and materials shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details before the [development] is first brought into use and thereafter retained and maintained.

*Reason: To ensure the safe and efficient use of the [development], to ensure the fence does not have an unacceptable visual impact and to accord with RSS/UDP/LP/LDF Policy ** (Condition 13).*

14. Prior to commencement of the development/use a scheme setting out the type, design, lux levels

and measures to control glare and overspill light from floodlighting and measures to ensure lights are switched off when not in use shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall accord with Sport England/NGB Technical Design Guidance Notes to include (*specify which document/para*). Thereafter the floodlighting shall be operated in accordance with the approved scheme and maintained in accordance with manufacture's instructions.

15. The floodlighting shall not be operated on the [pitch/court] after [**] hours on weekdays and [**] hours on [Saturdays, Sundays and/or Public/Bank holidays].

*Reason: To minimise light pollution in the interests of amenity and sustainability [to maximise opportunity for community use and/or secure the viability of the development] and to accord with RSS/UDP/LP/LDF Policy ** (Conditions 14 & 15)*

16. The [playing field/all weather pitch] shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: To protect the [playing field/all weather pitch] from loss and/or damage, to maintain the quality of and secure the safe use of sports pitch/es and to accord with RSS/UDP/LP/LDF Policy ** (Condition 16)*

17. Prior to the commencement of the use/development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

*Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with RSS/UDP/LP/LDF Policy ** (Condition 17).*

18. Prior to commencement of the development/use a Sports Development Programme shall be submitted to and approved in writing by the Local Planning Authority [which secures the delivery of the proposals for sport development set out in the planning application section ** and includes a mechanism for review]. The Programme shall be carried out and implemented in full in accordance with the approved details.

*Reason: To secure sufficient benefits to the development of sport and to accord with RSS/UDP/LP/LDF Policy ** (Condition 18).*

19. The landscaping [proposed tree/shrub planting] scheme shall be prepared taking into the account the need to minimise any adverse effect on the quantity or quality of the (playing field/STP) by the location of the proposed trees/shrubs.

*Reason: To prevent the location of trees/shrubs on/adjacent to playing fields/STPs reducing the available space for pitches and/or affecting the quality of the surface, use of the pitches and ease of maintenance (roots/leaf fall/shading) and to accord with RSS/UDP/LP/LDF Policy ** (Condition 19).*

20. Prior to the bringing into use of the [development name] a Management and Maintenance Scheme for a period of [*] years to include measures to ensure [the replacement of all artificial surface/s within the next 10 years and], management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the [development name].

*Reason: To ensure that new facility/ies is capable of being managed and maintained to deliver a [facility] which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport (PPG17 Par 14) and to accord with RSS/UDP/LP/LDF Policy ** (Condition 20)*

21. Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to [facility] to accord with Sport England Technical Design Guidance 'Access for Disabled People 2002' (Sections 'Arriving at the Facility' and 'External Features') shall have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

22. The building shall not be occupied until a means of access for [pedestrians and/or cyclists] has been constructed in accordance with [the approved plans (Drawing No.)] or [a scheme which has been submitted to, and approved in writing by, the Local Planning Authority which includes [access points, routes to and through the site, gating, covered cycle storage (all segregated from motor traffic), lockers, changing and showering facilities].

*Reason: To ensure that new facility/ies is accessible to the [disabled, pedestrians, cyclists] and to accord with RSS/UDP/LP/LDF Policy ** (Conditions 21 & 22).*

Restoration

23. No later than [date] the [development or contractors compound] hereby permitted and other associated structures shall be removed from the site edged * and shown on Drawing No. *. Within 3 months of removal [or In the first planting season following removal of [the building] the playing field land shall be reinstated to a playing field to a quality at least equivalent (or better) than the previous [current] quality [or a condition fit for use as a playing field or in accordance with 'Natural Turf for Sport' Sport England 2000 or in accordance with a scheme to be submitted to, and approved in writing by the Local Planning Authority by [date] after consultation with Sport England].

24. Prior to commencement of the development/use a playing field restoration scheme for the site edged * on Drawing No. * [e.g. a playing field] shall be submitted and approved in writing by the Local Planning Authority after consultation with Sport England. The restoration scheme shall provide details of the following:

- existing and proposed ground levels
- existing and proposed soil profiles
- measures to strip, store and re-spread soils to avoid soil loss or damage
- measures to dispose of/accommodate waste materials on the site
- drainage measures including where appropriate under drainage
- proposed seeding, feeding, weeding and cultivation measures
- boundary treatment
- 5 year aftercare and maintenance arrangements
- installation of equipment (e.g. goal posts)
- restoration and maintenance programme

The [facility e.g. playing field] should be restored in accordance with approved scheme and shall be available for use by [date*] or [on commencement of use of the new school].

*Reason: To ensure the site is restored to a condition fit for purpose and to accord with RSS/UDP/LP/LDF Policy ** (Conditions 23 & 24)*