

Planning for Sport in Growth & Regeneration Areas

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We are in the midst of a period of significant housing growth. Emerging regional spatial strategies are identifying housing provision figures which are higher than previous strategies in order to meet the needs of new households and to create more sustainable and mixed communities. At a national level, the Government announced in its 2003 Sustainable Communities Plan the four Growth Areas of the Thames Gateway, Milton Keynes and South Midlands, London-Stansted-Cambridge-Peterborough and Ashford. These will provide 200,000 additional homes above the previously planned levels by 2016. Further afield, the New Growth Points Initiative will add a further 100,000 dwellings in the East, South East, South West and the East and West Midlands. In the north, the Northern Way, a collaboration of the North West, Yorkshire and North East regions, is seeking to transform the economy of this broad area.

At the same time as this growth is being planned, the Government is seeking to encourage us out of our cars and on to more sustainable means of transport, including walking and cycling, to reduce our individual and collective carbon footprint and also to tackle what is now increasingly being referred to as the obesity crisis. A recent report (Ref 1) has predicted that, by 2050, 60% of men, 50% of women and about 25% of children under 16 could be obese. Another report (Ref 2) produced by the Women's Sport and Fitness Foundation in November 2007, revealed that 80% of women and girls are doing too little exercise to benefit their health.

The same day the World Cancer Research Fund published a report (Ref 3) which revealed that a third of cancers are caused by diet and lack of exercise and could be prevented, the Government's Health Secretary announced that the previously announced eco towns would now be designed as healthy or fit towns. As these new communities are created and existing communities are added to and consolidated, it is essential that key elements of social infrastructure are planned into them. A significant one of these elements is sport and recreation, both indoor and outdoor, formal and informal.

Sport England has been seeking to influence the planning of new and expanded communities for many years and before that the Sports Council, nationally and regionally, was in the forefront of planning for sport and recreation.

This bulletin will focus on a number of planning tools which Sport England has developed to guide and promote sporting provision in new residential and mixed use developments. Secondly, it will examine various means of building healthy living into new developments and how these can be funded. Finally, the bulletin will look at the way in which some local planning authorities have tackled the provision of sport and recreation through Supplementary Planning Documents and other local level planning documents.

1.0 Sport England Guidance

1.1 Planning Contributions Kitbag

Sport England has created a suite of resources to assist local authorities and developers in identifying the need for new sports facilities and then providing them in the right place and at the right time. The Kitbag presently consists of the following three elements:

- “Planning contributions – what are they?” – this explains the scope of planning obligations and how they can link with the Government’s policies for sport and recreation and sustainable communities.
- “Developing local frameworks” – this includes practical advice on preparing supplementary planning documents and local frameworks for sport and recreation contributions.
- “Good practice and local authority examples” – this contains examples of current practice including Sport England’s planning obligations pilot projects and examples of planning agreement frameworks and site level examples from across the country.

Some of the examples of current practice are referred to later in this bulletin.

To complement the Kitbag, Sport England has also produced a number of planning tools which have been created to assist in the planning process. These tools include the following:

- Sports facilities calculator – an MS Excel-based ‘ready reckoner’ which uses national participation rates and applies them to local population structures, allowing the user to calculate the demand additional population will make for swimming pools, sports halls and indoor bowls (currently) facilities and produces a contribution figure (based on regional construction costs) to be provided by the developer
- Towards a Level Playing field – a guide to the production of playing pitch strategies.
- Team Generation Rates Database and Calculator – these can be used to model current adequacy of pitch provision and future demand.
- Facility Costings – these are based on schemes recently funded through the Lottery.
- Design and Technical Guidelines – detailed guidance for a range of sports and sports facilities.
- Check List for Negotiations – split into ‘design’, ‘securing the facilities at site level’ and ‘management’.
- Community Use Agreement Templates – provided for school sites and sports club sites.





1.0 Sport England Guidance (Cont.)



1.2 Active Design

Numerous reports, both nationally and internationally, have identified significant health problems in adults and children caused by inactivity and consequent rising levels of obesity. Based upon the recommendations of the Chief Medical Officer, Sport England promotes the following targets for activity:

- An activity target of 30 minutes per day of moderate intensity physical activity for adults and 60 minutes a day for children.
- Participation in sport or active recreation three times a week in meeting the Chief Medical Officers requirements for moderate intensity physical activity.
- The targeting of participation in sport by women and girls, ethnic minorities, people with a disability and people in the lowest socio-economic groups.

In order to promote new environments that offer opportunities for communities to integrate actively into their daily lives, Sport England commissioned Active Design. Created and developed in consultation with a multi-disciplinary stakeholder group, Active Design identifies a range of hard (physical) and soft (management) measures to promote the three objectives of Improving Accessibility, Enhancing Amenity and Increasing Awareness, known collectively as the three A's.

The Active Design guidance is aimed at urban designers, planners and architects and is summarised in a matrix sheet which provides an easy reference tool for users (see Page 14).

1.3 Active Places

The Active Places online database of sports facilities provides an easily accessible (www.activeplaces.com) and authoritative source of information for people to find out where their nearest facilities are and how they can become active. The database includes sports facilities and health and fitness clubs and can be searched by area or by facility type. The power user site www.activeplacespower.com provides local authorities tools to help assess their existing provision and identify potential gaps.

1.4 Facilities Planning Model

This is essentially the 'full blown' version of the Sports Facility Calculator and some of the tools available under Active Places Power. It allows local authorities to scenario test, including the ability to assess the closing and opening of new facilities and the impact of new population on facility provision. This is a chargeable service available to local authorities and can be accessed through the regional Sport England offices.

1.5 Planning Across Boundaries

The Planning Across Boundaries website is a one stop shop for those involved in the development of sport in their local area (www.sportengland.org/pab_planning_across_boundaries). Covering such issues as funding, consultation, partnership delivery and local strategies, the PAB website collects together in one place all the information which is needed to plan for sport in a rational and straight forward way.

2.0 Approaches to Funding

2.1 The Audit Commission: Securing Community Benefits through the Planning Process

In 2006 the Audit Commission reported on research it had undertaken which looked at how effectively Councils were using planning obligations to deliver sustainable development and how this could be improved. The research was based upon visits to 11 local authorities in England and other stakeholders including the Institute of Leisure and Amenity Management and the Planning Officer's Society. The key findings of the study were as follows:

- There was a wide variation in what Councils were securing under the Section 106 process – some were missing out on the potential benefits which could be secured through the planning process;
- Those Councils without a detailed policy on planning obligations secured substantially fewer community benefits than those Councils in similar circumstances which did have a detailed policy;
- Those Councils which had improved their performance in this area had often done so in response to the Government's focus on improving the planning service's performance, frequently as part of a Council-wide focus on the delivery of corporate strategy objectives.

The most commonly adopted approach to the use of planning obligations was a detailed service-based policy based upon an assessment of the likely impacts of a development on different types of infrastructure and services. Under this system, a developer is required to contribute a negotiated sum based upon formulae and standard charges. Some other authorities work entirely on a case by case basis, whilst others, such as the Milton Keynes Partnership (Milton Keynes Council, English Partnerships, Local Strategic Partnership representatives and independent representatives) have developed a fixed tariff approach.

This approach is now to be introduced nationally, through the Planning Bill 2007/8.

One of the community benefits which most Councils in the study secured via obligations was open space, possibly due to the relatively easy calculation of need and provision based upon Sport England guidance and advice contained in PPG 17 and its companion guide.

The recommendations to emerge from the study included, not surprisingly, the need for Councils to put in place a detailed policy on securing community benefits, in the form of a Supplementary Planning Document including Area Action Plans, which are intended to provide the planning framework for areas where significant change or conservation is needed. As these plans will provide guidance down to specific site allocations, they will be key in delivering broad sporting aspirations at a local level. In terms of sport and recreation facilities, such detailed policies clearly need to be based upon a robust assessment of need, using the methodology set out in PPG 17 and Sport England's guidance.

2.2 The Community Infrastructure Levy

The Chancellor of the Exchequer announced the introduction of a planning tariff system in his pre-budget report in October 2007, following the model introduced by some local authorities including Milton Keynes (see page 11 of this Bulletin) and this has been taken forward in the Planning Bill as the Community Infrastructure Levy, which recently was laid before Parliament. The levy system would potentially require all development, including residential and commercial developments to pay a planning charge subject to a minimum threshold. The Bill as presented allows for charge to be calculated in a variety of ways, and the Government has reserved the right to place a cap on the charge made by the Council. The Bill also allows for the Government to direct how the money is spent and it is expected

that a proportion of the charge will be "top sliced" to go into a regional or sub regional infrastructure fund which the appropriate regional development agency would distribute, as the Bill also allows for local authorities to pass on distribution of the charge to a third party. It is not yet clear what may constitute regional or sub regional sports infrastructure, although it could include facilities like a 50m pool.

A key requirement will be for the proposed infrastructure to be identified in the Local Development Framework, which re-enforces the need for local authorities to have undertaken robust PPG17 needs assessments for sport and recreation using a combination of the tools identified above.

Furthermore, the development of local infrastructure business plans would support the need for robust needs assessments to justify any investment proposed. It is expected that final details of the Community Infrastructure Levy will form part of a Statutory Instrument.

2.3 Eco-towns

The principles of active design can be incorporated into new developments at all levels, from a single building to large urban extensions and completely new settlements. The Government's proposed eco-towns will not only bring forward much needed new houses, particularly affordable houses, but will be of a sufficient size to ensure that a good level of community facilities is also provided.

The Eco-towns Prospectus, issued by the Department for Communities and Local Government in July 2007, suggests that the ten eco-towns will be a new generation of small new towns of between 5,000 and 20,000 homes with overall zero carbon emissions and incorporating cutting edge design, architecture and environmental technology.

In the Queen's speech in November 2007, it was announced that over 50 applications for eco-towns had been received.



One of the main challenges for planners, architects and urban designers in building these new settlements will be to create distinct identities for each new town and to avoid the bland and characterless developments which can be seen around most towns and cities in the UK.

Although the prospectus contains little detailed advice on sport, leisure and health aspects of the eco-towns, it does refer to the encouragement of healthy living through the active design principles. Recent Government announcements place an even greater emphasis on practical measures in these proposed new settlements which would encourage a healthier lifestyle including more cycle lanes and bigger parks and children's play areas and better leisure centres.

Furthermore, the ideas to be developed in the eco-towns will also be adopted in the regeneration of existing urban areas, particularly in the north and the some of the east London boroughs.

There will be a clear role for Sport England, as plans for the eco-towns emerge, in ensuring that the new settlements take on board the lessons learned from existing new towns and other new settlements and incorporate the Active Design guidance shown in the matrix on page 14 of this bulletin. Many of the existing new towns have attempted to separate cars from pedestrians and cyclists, with varying degrees of success. The new Eco-towns will need to incorporate design principles which make it easier and more pleasurable for their new residents to walk and cycle to their local destinations than to drive.

As the Active Design matrix makes clear, this will mean, for example, laying out sport and leisure facilities which provide direct and welcoming access to pedestrians and cyclists and locating the facilities at a local level, perhaps with car parking provided at low level to discourage all but essential car journeys.

None of this is particularly ground breaking and original and has been proven to work in other parts of the world. We also have examples of holiday villages, such as Center Parcs, which continue to attract huge numbers of visitors to their car-free and sports-led environments, throughout the year.

Perhaps the main task for the Eco-towns designers is to build whole communities which can convince their residents to live for 52 weeks of the year in the way in which they are happy to do for their holidays.

2.0 Approaches to Funding (Cont.)

2.4 Olympics Legacy

While the world's attention will focus on the two weeks or so that London will host the 2012 Olympic Games, politicians, local residents and sports providers will have a longer term eye on the legacy which the Games will leave behind.

Sport England's focus for the London Games will be on the following five community legacy themes:

- Building capacity in the workforce (paid and unpaid) with a focus on coaches, volunteers and leaders;
- Improving health and well being;
- Supporting club structure and improving sustainable school to club links;
- Ensuring that opportunities are accessible to all, including facilities for elite and community use;
- Linking talent identification programmes through sports partnerships and national governing bodies.

Previous Olympic Games and the Manchester Commonwealth Games have achieved differing levels of success in securing long term legacy benefits for their cities. Manchester achieved £670 million of capital investment and 60 ha of land reclaimed plus over 7,000 full time equivalent jobs and an extra 300,000 visitors to the City a year.

London's Olympics will provide an unrepeatable opportunity to put into practice many of the models contained in this bulletin and to provide a number of sustainable and healthy communities in east London which can act as exemplars for the UK and the wider world.

2.5 Tackling Obesity: Future Choices

This report, produced by the Government's futures think-tank, Foresight, makes a clear statement that tackling obesity cannot be done purely by policies aimed at individuals. Part of the "societal approach" to the issue is to redesign the built environment to promote walking and cycling, together with wider cultural changes to shift societal values around food and activity. At present, some environments make it difficult to make healthy choices; an active effort needs to be made to combat the temptations of an unhealthy lifestyle.

The provision of sport and recreation facilities is an important part of a strategy to counter obesity. However, the report says that lower use of these facilities by people of lower socio-economic status means that other ways to increase physical activity are needed. Opportunities for increasing physical activity therefore need to be built into architecture and urban design.

Such opportunities can be as simple as providing prominent and appealing staircases rather than escalators or lifts. On a wider scale, providing shops, workplaces and schools within a reasonable walking distance of homes in new and regenerated neighbourhoods can make a difference. Once provided, the new environments need to be properly maintained to keep them attractive and to thus encourage people to walk and cycle rather than drive.

In its conclusions, the report suggests that health could be introduced as a criterion in all planning procedures and that the walkability and cyclability of the built environment should be increased wherever possible. There is clear common ground here with the philosophy behind the world wide Healthy Cities Network, the Eco-towns proposals and practical tools such as Sport England's Active Design principles.





3.0 Local Examples



3.1 Milton Keynes Urban Development Area Tariff – Supplementary Planning Document

As one of the Government's four designated Growth Areas in the South East, Milton Keynes is seeing its population grow by 4,000 people each year and the City will double its size to 340,000 people by 2031. To support such rapid growth, the City needs to achieve sustained infrastructure investment.

The tariff system is built upon policies in the adopted Replacement Milton Keynes Local Plan which sets out when Section 106 contributions can be sought and the types of development where it is appropriate to seek them, taking into account the advice in Circular 5/2005 (Planning Obligations).

The consultation draft of the SPD on the tariff system (published in July 2007) identifies a contribution of £18,500 per new residential unit and £260,795 per hectare of developable land for employment uses. It is anticipated that the tariff will raise £310 million in the period up to 2016.

At present the tariff system only applies to development in the eastern and western expansion areas of the City, but may be extended into the rest of the City in the future.

The element of the tariff contribution which is made for sporting and open space provision is based upon a comprehensive strategic assessment of need (Milton Keynes Council Leisure Facilities Strategy and Playing Pitch Strategy – both 2003).

In the remainder of the City (excluding the City centre) contributions for sporting and open space provision are based upon the requirements of the Supplementary Planning Guidance on Planning Obligations for Leisure, Recreation and Sport Facilities, published in 2005, with the assistance of Sport England. By July 2006, this had generated £6.9m into sport and recreation.

3.2 Brighton and Hove LDF Preferred Options Paper

The Brighton and Hove Local Development Framework (LDF) Preferred Options paper, published in November 2006, includes a section on Improving Health and Well Being. Within this section, the following key issues were identified:

- Encourage walking and cycling initiatives to reduce car traffic and pollution and to increase exercise.
- Reduce dependence on car travel.
- Ensure adequate leisure/fitness facilities are available and safely accessible.
- Improve health facilities and secure dual use of them.
- Increase housing options, including sheltered accommodation.
- Facilitate and encourage design which provides for lifetime access and adaptability, including the public domain.
- Ensure that open spaces are retained and enhanced.

Two of the preferred options to emerge from the paper were, firstly, to include a policy in the Core Strategy document to require Health Impact Assessments of new policy and major developments in the City, to minimise negative impacts and to maximise positive impacts on health. Secondly, to ensure that planning policies should encourage design that promotes health, safety and active living for all age groups.

It will be interesting to see how these preferred options translate into policies and, eventually, new forms of development in the City. If nothing else, they demonstrate that the emerging LDF system of development planning can embrace health issues and incorporate them into everyday life now and in the future.

4.0 Action Area Plan Examples



4.1 Sport in urban regeneration: Walker Riverside Area Action Plan

Walker Riverside is an area of comprehensive regeneration on the banks of the River Tyne. Covering 3.5km², Walker Ward is the most deprived in Newcastle, with significant opportunities to enhance provision of sport and recreation facilities to complement the wider regeneration effort. As part of the development of the AAP, the anticipated needs for sport and active recreation were established as a starting point for agreeing the development levy.

The tariff for developer contributions has been set at £1,000 per house for indoor sports facilities (generating some £3m for refurbishment of the Lightfoot centre (pictured) and/or new build) and £3,000 per house (generating £6.5m) for investment in parks and greenspace.

Sport England became involved with the AAP prior to the issues and options stage, meeting City Council and sports centre staff to discuss options for facility development.

Despite the absence of a city-wide PPG17 assessment of facilities (and an associated strategy), the direct apportionment of a development tariff to secure new facilities in this housing market renewal area represents a significant advance in securing direct benefits for sport as opposed to sport competing with other claims on planning contributions.

[See Sport England Planning Contributions Kitbag > Newcastle/Gateshead Pathfinder area](#)



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4.2 Sport, recreation and quality of life enhancement: Longbridge Area Action Plan

The comprehensive regeneration of 140ha of the former MG Rover plant at Longbridge has offered a range of opportunities, through options development and detailed masterplanning, to incorporate sport and active recreation into the principles for development across the site.

Whilst a comprehensive PPG17 has yet to be prepared, the evidence base for the AAP reviewed standards of provision in the immediate area and discussions were held with Sport England prior to the issue of the Preferred Options document. Particular attention will be paid to:

- ensuring accessible provision of both formal and informal sport and recreational opportunities for the community as a whole;
- matching community and business needs through the development of shared use facilities using community use agreements;
- infusing opportunities for recreational activity into everyday life through the provision of green infrastructure and other facilities which encourage more active lifestyles;
- using s.106 negotiations to ensure that the interests of sport and active recreation are well represented; and
- ensuring that consideration is given to encouraging sport and active recreation through the design of buildings (e.g. the provision of showers and cycle storage facilities at office developments).

There is considerable reliance on exemplary urban design, and Sport England's Active Design Guidance will be drawn on extensively.

[See www.birmingham.gov.uk](http://www.birmingham.gov.uk) > longbridgeframework

[See Sport England > Active Design](#)

5.0 Community Sports Hubs



The community sports hub concept is being promoted as an example of good practice by Sport England and involves a joint-service facility combining health, leisure, sport and education elements.

The first sports hub to be developed in the UK is located in Orford in Warrington, which is one of the more deprived wards in the town. The facilities to be provided on a former landfill site include a landmark multi-use building containing leisure facilities, a healthy living centre, specialist disability services and the academy for the nearby Warrington Wolves Rugby League Club. The sports facilities include grass and synthetic turf pitches plus a regional gymnastics centre.

The aims of the sports hub are to act as a focus for the regeneration of the area, promoting healthy lifestyles, lifelong learning and creating sporting pathways from community participation through to sporting excellence.

A key feature is to ensure that the facility is financially sustainable going forward, whilst still raising participation. This will be achieved by the land not being sold off, but long term rental agreements being reached with retail and private sector leisure providers on site. The rental stream from these developments is kept on site and is managed by a new public/private hybrid vehicle.

The agreements reached with the private sector leisure providers will allow flexibility for them to trade rent for access to their facilities at 'core' times for the local community and sports clubs.

The rental income should provide the new vehicle a solid base to not only be financially self sufficient with regard to its existing facilities but also expand in the future. Latest details of the scheme can be found at: <http://orfordproject.warrington.gov.uk>.

Perhaps the key feature of the community sports hub concept is that it can be replicated across the country, tailored to meet local circumstances.

The concept has the backing of Sport England, the Football Foundation, English Partnerships, the Big Lottery Fund and private sector investors.

From a planning perspective, the hub's proposed facilities must be based upon a local needs assessment and ideally should be included within an adopted or emerging development plan.

6.0 Active Design Guidance Summary


EVERYDAY ACTIVITY DESTINATIONS

Everyday Activity Destinations – these are those places where people spend most of their time and which are essential to meeting people's day to day needs. They include **schools, workplaces, shops, homes and community facilities and, importantly, the linkages between them.** These may be termed as **Active Travel Routes** which are any routes which provide safe, convenient and direct access that can be used for walking, running or cycling between different places.





Accessibility

	AC1 As part of the master plan are Everyday Activity Destinations (schools, workplaces, homes, shops, community facilities) accessible to all travel modes with particular design, routing and locational emphasis given to walking and cycling?
	AC2 Does the design enable the most direct and safe Active Travel Route between all Everyday Activity Destinations (either in or outside of the master plan area)?
	AC3 Are Everyday Activity Destinations co-located to offer the opportunity for linked trips?
	AC4 Are homes within a reasonable walking and/or cycling distance of Everyday Activity Destinations or public transport services linking to Everyday Activity Destinations?
	AC5 Are Active Travel Routes to Everyday Activity Destinations prioritised ahead of car linkages in terms of distance and directness?
	AC6 Does the design and layout of Everyday Activity Destinations help prioritise pedestrian, cycle and public transport access through providing: <ul style="list-style-type: none"> • Direct and welcoming pedestrian access from the street? • Public transport stops? • Well designed and conveniently located cycle parking? • Controlled car parking?
	AC7 Is provision made for public conveniences, drinking fountains and changing facilities (for example at workplaces) at Everyday Activity Destinations?
	AC8 Is appropriate access provided for disabled users and those with impaired mobility?
	AC9 Has cycle storage been integrated into the design of new homes, workplaces and Everyday Activity Destinations?

Amenity

	AM1 Are Active Travel Routes between Everyday Activity Destinations: <ul style="list-style-type: none"> • Direct and well-lit without blind corners? • Fronted and overlooked by development and/or other road-users to create natural surveillance? • Integrated with open spaces and accessible play spaces to create a variety of experiences along a route?
	AM2 Are flexible and durable high-quality public spaces proposed that form a focal point that might support civic, cultural and community functions such as markets, public art, open-air performances, sports demonstrations etc.?
	AM3 Does the quality, design and layout of open spaces enhance the setting of development?
	AM4 Are high quality durable materials and street furniture employed throughout to define a strong identity for Active Travel Routes?





Awareness

	AW1 Are Everyday Activity Destinations co-located with sports and leisure facilities in a manner that promotes awareness (e.g. locating health and sports centres together)?
	AW2 Are Active Travel Routes to and between Everyday Activity Destinations: <ul style="list-style-type: none"> • Direct, unobstructed and legible as to their function and destination? • Offer a more direct route than car routes? • Clearly signed to communicate the potential for day to day trips to achieve physical activity targets?
	AW3 Are developers/occupiers of buildings using health promotion measures to inform residents, staff, pupils, customers of the opportunities that exist for physical activity?
	AW4 Has cycle storage been integrated into the design of new homes, work places and Everyday Activity Destinations, and has this been advertised and highlighted as a feature of the development?

INFORMAL ACTIVITY AND RECREATION

Informal Activity and Recreation – this includes sport and physical activity opportunities that might be used spontaneously such as **children's play areas, multi use games areas, skate parks, home zones, allotments, parks and gardens and other informal parkland, natural greenspace and civic spaces.**







	AC10 Are informal sport and recreation facilities located: <ul style="list-style-type: none"> • Within an integrated network of open space and recreational opportunities? • On, or close, to Active Travel Pedestrian and Cycle Routes between Everyday Activity Destinations? • Adjoining development in order to provide good natural surveillance?
	AC11 Are a range of informal sport and recreation facilities within a reasonable walking distance of homes along safe, direct and well overlooked Active Travel Routes?
	AC12 Are informal sport and recreation facilities co-located with other: <ul style="list-style-type: none"> • Formal sport and recreation uses to create Sports Hubs? • Everyday Activity Destinations or other community uses?
	AC13 Is children's playspace effectively integrated into streets and spaces in accordance with best practice?
	AC14 Are informal sport and recreational activities generally open and available throughout the week and take account of seasonal variations?
	AC15 Is the design of squares and open spaces sufficiently flexible to support occasional use for a broad range of community, cultural and sporting events?





	AM5 Does the design of informal sport and recreation facilities create a high quality environment through: <ul style="list-style-type: none"> • Use of high quality materials and landscape planting? • Careful integration with existing development and the broader landscape and open space framework? • Providing links into woodlands and other natural environments to enhance the range of informal sport and recreation opportunities?
	AM6 Are informal sport and recreation facilities fronted and overlooked by adjacent/surrounding development whilst maintaining residential amenity particularly with regard to minimising disturbance from noise?
	AM7 Has the integration of play opportunities for young children into residential areas been explored?
	AM8 Have measures been put in place to maintain pavilions, changing facilities, storage areas, landscape planting and play equipment?

	AW5 Are informal sport and recreation facilities located in prominent positions?
	AW6 Is appropriate high quality provision made for all age groups within the community including the incorporation of 'lifestyle sports' and flexible facilities that might meet a number of needs?
	AW7 Has an imaginative approach been taken to promoting activity targets through informal recreation?
	AW8 Are opportunities for informal sport and recreation to fulfil activity targets appropriately signed?

FORMAL SPORTS AND LEISURE ACTIVITIES

Formal Sports and Leisure Facilities – these are those facilities where sport or physical activity will be the deliberate and primary purpose of the visit. This includes **swimming pools, formal pitches and indoor facilities used for team sports, athletics, countryside and water sports.**

	AC16 Does the design and layout of formal sports and leisure facilities prioritise pedestrian, cycle and public transport access through providing: <ul style="list-style-type: none"> • Direct and welcoming pedestrian access from the street including safe crossing points? • Public transport stops? • Well designed and conveniently located cycle parking? • Controlled car parking?
	AC17 Will the sports and leisure facility meet the needs of the whole local community and be physically accessible? Have wider stakeholders been consulted in the planning and design of new facilities?
	AC18 Are formal sports and leisure facilities co-located with other: <ul style="list-style-type: none"> • Sports and leisure facilities to create a multi Sport Hub, club or site? • Everyday Activity Destinations including schools or other community focal points? Has the potential to share access, parking and reception facilities with other uses been explored?
	AC19 Are formal pitches integrated within a broader landscape framework?
	AC20 Has the viability, management and long-term maintenance of the facility been demonstrated considering issues such as the servicing of grass pitches, the impact of noise, floodlighting or vehicular access on adjoining uses and the potential impact of flooding on grass pitches?
	AC21 Are appropriate sports pavilions, equipment storage areas and changing rooms being provided to enable full access to be made to the formal sports and leisure facilities? Has this been considered as part of the long term viability and maintenance programme of the facility?

	AM9 Is the master plan underpinned by a strong and well defined landscape framework that provides a range of formal and informal sport and recreational opportunities that are integrated into the landscape/natural environment?
	AM10 Have formal sports and leisure facilities been co-located or integrated alongside other appropriate uses such as schools to make efficient use of land? Are shared reception facilities available?
	AM11 Does the facility contribute positively to the public realm by being of a good architectural quality, having strongly defined entrance points and reception areas, and minimising adverse visual impacts?
	AM12 Is an appropriate relationship proposed between formal sports and leisure facilities and adjoining residential areas, particularly through minimising noise and light spillage from floodlighting?

	AW9 Are formal sports and leisure facilities located in prominent positions within the master plan playing a positive role as landmarks and attractions?
	AW10 Does the design of the sport and leisure facility communicate the uses that it accommodates, promoting activity on the street and encouraging its use?
	AW11 Is appropriate signage employed to communicate the location and availability of formal sports and leisure facilities (especially where a prominent pavement-side location is not possible or where facilities are located within large open spaces and playing fields)?
	AW12 Is the reception area designed to encourage use of the facility, promote legibility and contribute activity to the public realm?
	AW13 Is there a community involvement strategy in the long term planning, design, use and management and promotion of facilities?



Accessibility



Amenity



Awareness



Macro



Micro

7.0 Further Information

7.1 Author

Richard Percy

Steven Abbott Associates

7.2 References

Department of Innovation, Universities and Skills

Tackling Obesities: Future Choices, October 2007

Women's Sport and Fitness Foundation

It's Time, November 2007

World Cancer Research Fund

Recommendations for Cancer Prevention, November 2007.

7.3 Websites

Eco towns

CLG - Housing

<http://www.communities.gov.uk/housing>

TCPA – Eco towns

http://www.tcpa.org.uk/downloads/20070727_TCPA_ecotowns.pdf

Planning Tools

Active Places Power

www.activeplacespower.com

Planning Contributions Kitbag

www.sportengland.org/planningkitbag

Active Design

www.sportengland.org/activedesign

Planning Across Boundaries

www.sportengland.org/pab

Policy & Legislation

Sport England Main Planning website

www.sportengland.org/spatialplanning

Planning Bill (2007-08)

<http://services.parliament.uk/bills/2007-08/planning.html>

7.4 Addresses

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