

# Local Development Framework

Supplementary Planning Document  
for  
Social Infrastructure Including Open  
Space, Sport and Recreation

Adopted October 2006  
Implemented February 2007



# Supplementary Planning Document for social infrastructure including Open Space, Sport and Recreation

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**Glossary**

<b>FMGA</b>	Floodlit Multi Games Area
<b>IRS</b>	Informal Recreation Area
<b>JOPS</b>	Junior Outdoor Play Space
<b>MSDC</b>	Mid Suffolk District Council
<b>MSLP</b>	Mid Suffolk Local Plan
<b>NPFA</b>	National Playing Fields Association
<b>PPG</b>	Planning Policy Guidance
<b>PPS</b>	Planning Policy Statement
<b>STP</b>	Synthetic Turf Pitch
<b>TOPS</b>	Toddler Outdoor Play Space
<b>YOPS</b>	Youth Outdoor Play Space

## **Social Infrastructure including Open Space, Sport, and Recreation**

### *The Importance of Social Infrastructure including Open Space, Sport and Recreation*

1. The provision of community facilities, open space and facilities for sport and recreation helps underpin people's quality of life. Mid Suffolk District Council (the Council) regards such provision as important to residents' health and well-being, and to the achievement of sustainable communities. Where new development occurs it is important that sufficient social infrastructure including sport, recreation and open space provision is made to make the proposals acceptable in land use planning terms.
2. This Supplementary Planning Document (SPD) sets out the Council's approach to the provision of community facilities, open space, sport and recreation in conjunction with new housing development. It does not make proposals for other aspects of green space. The SPD details how the Council will implement Local Plan policies for these topics, and should be read in conjunction with the Adopted Mid Suffolk Local Plan and other relevant planning documents published by the Council. This SPD applies to the provision and maintenance of social infrastructure, including informal open space, formal recreation, play areas and built facilities, supplementing Policy SC1 and Policy RT4 of the MSLP adopted 1998. This SPD underpins social infrastructure including open space, sport and recreation, which are important elements that contribute to a village or towns vitality; therefore supplementing Policy SC1 of the MSLP 1998 and Policy RT4. The supplementary policies of this SPD are not unlawful but are 'in conformity' with the Local Plan(Regulation 13(8) of the Town and Country Planning (Local Development) (England) Regulations 2004.
3. This SPD has been prepared to give developers and the public up-to-date information on developer contributions that are reasonably related in scale and kind to development proposals. It has been prepared, and will be operated, in accordance with national planning guidance and regional planning policy. The scales of contributions (stated in table 7), and other relevant matters, will be updated regularly.
4. This SPD will be taken into account as a material planning consideration in determining planning applications. The Secretary of State will also accord substantial weight to SPD that are consistent with development plan policy when determining appeals.

*Policy Background*

5. Government guidance in PPG 17 *Open Space, Sport and Recreation (2002)* encourages local planning authorities to develop local standards for sport, recreation and open space provision. PPG 17 states that

‘...Local authorities should ensure that provision is made for local sports and recreation facilities (either through an increase in the number of facilities or through improvements to existing facilities) where planning permission is granted for new development (especially housing). Planning obligations should be used, where appropriate, to seek increased provision of open spaces and local sports and recreation facilities, and the enhancement of existing facilities’

(para. 23 of PPG 17).

PPG17 also states:

‘...Planning obligations should be used as a means to remedy local deficiencies in the quality and quantity of open space, sport and recreation provision. 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’

(para 33 of PPG 17)

The Government has also published a guide, *Assessing Needs and Opportunities (2002)*, which demonstrates a number of ways in which local planning authorities can implement provision standards through the use of planning obligations.

6. Sport England have produced a Good Practice Guide *Providing for Sport and Recreation Through New Housing Development (2001)* which proposes a six step guide to devising successful Supplementary Planning Documents for sport and recreation at the local level. Sport England has also prepared online guidance for preparing Local Development Frameworks for Sport and recreation contributions (2005), which includes up to date guidance on the preparation of SPD's. This SPD follows the advice and guidance in the above publications.
7. Planning obligations are completed under Section 106 of the Town and Country Planning Act 1990. Circular 1/97 *Planning Obligations* gives guidance on the interpretation of the powers conferred by the Act. Planning obligations are agreements that can be negotiated to provide on and off-site community facilities related to a development or, in the case of smaller developments, can provide a contribution to nearby provision (paras. B2 and B13). Planning obligations may also be used to provide a capital sum for future maintenance. Circular 1/97 has now been superseded by Circular 05/2005, which clarifies the basis on which obligations should be assessed for their acceptability in policy terms, and gives further guidance on the process of securing obligations. In accordance with the current Circular, the Council will only seek to secure the provision or upgrading of sport, recreation and open space facilities which are necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other respects. It is important to note that the term ‘necessary’ extends well beyond what is physically needed to make the development economically viable, and includes a range of off-site impacts resulting from development.

Supplementary Planning Document for social infrastructure including Open Space, Sport and Recreation

*Development Plan Policies*

This SPD supplements development plan policies SC1 and RT4 of the Mid Suffolk Local Plan 1998 (Appendix C).

8. The Mid Suffolk Local Plan 1998 requires the provision of sport, recreation and open space in accordance with a set of standards currently based on those set out in the NPFA's 6 acre standard.
9. The Local Plan also establishes the principle that planning obligations are an appropriate means of securing the provision of infrastructure requirements resulting from development proposals.

*Social Infrastructure including Open Space, Sport and Recreation Standards*

11. In line with PPG17 and its companion guide, the Council has carried out a ‘Social Infrastructure Including Open Space, Sport and Recreation Needs Assessment. This incorporates guidance on the future needs for pitch sports, other outdoor sports, informal recreation space, children’s play and built sports facilities, including sports halls, swimming pools, village halls and community centres, and establishes local standards for their provision.

A copy of this SPD and accompanying documents can be viewed and/or downloaded from the Council’s website [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk). A copy can also be obtained by request from Mid Suffolk District Council Tel: 01449 727240.

The Executive Summary of the Needs Assessment is provided in Appendix B for information purposes.

12. As a result of the Needs Assessment, the Council will seek on site provision, or capital contributions to off-site provision or upgrading, in accordance with the local standards in Table 1.

Table 1

Community Facilities, Open Space, Sport and Recreation Standards in Mid Suffolk	
Playing pitches	1.6 ha/1000
Other outdoor sport	0.12 ha/1000
Floodlit multi games areas	0.04 ha/1000
Total - all outdoor sport	1.76 ha/1000
Informal recreation space	0.6 ha/1000
Play	0.2 ha/1000
Sports halls	39.78m <sup>2</sup> courts/1000
Swimming pools	9.18 m <sup>2</sup> /1000
Synthetic turf pitches	0.03 pitches/1000
Village/community halls	150 m <sup>2</sup> /1000

Note: The Local Plan makes reference to on and off-site provision within paragraph 2.8.9 of the Local Plan with regards to community and recreational facilities. Whereas, paragraph 2.9.4 of the adopted Local Plan states the capacity of existing infrastructure and the need for additional facilities will be taken into account. The local deficiencies are highlighted within the Needs Assessment, and form the evidence base for the collection of such contributions.

*Open Space Quality and Design*

13. In order to ensure that the Council’s sport, recreation, open space and community facilities are safe and are fit for purpose, and are of a suitable quality, all schemes will be required to meet the construction and design standards given in Appendix D.

*Types of Provision*

14. The categories of community provision outlined in Table 1 include indoor as well as outdoor provision.

**Consistent with Policy RT4, contributions for the following community provisions will be expected and called for from a development comprising 10 dwellings or more (Table 2). While, in accordance with Policy SC1 contributions will be expected from new housing developments resulting in a net increase of 1 dwelling and above for the community facilities in shown in Table 3.**

Table 2

Type of provision for ten or more dwellings (to be combined with the table below)			
	M <sup>2</sup> per person	Provision cost £ per m <sup>2</sup>	Contribution cost: £ per person
Play Areas	2.0	159.5	319
Outdoor Pitches (Football, Cricket, Rugby, Hockey)	16.0	43.6	697
Informal recreation space	6.0	17	102
<b>ADDITIONAL CONTRIBUTION PER PERSON</b>			<b>1118</b>

(Updated figures in line with inflation, April 2010)

Table 3

Individual dwellings up to 9 dwellings will contribute to:-			
	M <sup>2</sup> per person	Provision cost £ per m <sup>2</sup>	Contribution cost: £ per person
Village Halls and Community Centre	0.15	1,893	284
Swimming pools	0.00919	10,446	96
Sports Halls	0.0395	4,557	180
Outdoor other sports pitches (including tennis, bowls, netball and FMGA)	1.6	84.4	135
STP	0.18	122.2	22
<b>TOTAL CONTRIBUTION PER PERSON</b>			<b>717</b>

Note: For reasons of clarification the figures have been rounded to the nearest whole number (Updated figures in line with inflation, April 2010).

These contributions are subject to the provisos in paragraph 19.

15. Outdoor Sport This includes provision for playing pitches as well as other outdoor facilities. Playing pitches include grass, artificial and synthetic surfaces for team sports at junior and senior level with changing facilities, access, dedicated car parking and necessary landscaping included. Other outdoor facilities include courts and greens, together with ancillary facilities such as changing rooms (see Appendix D).

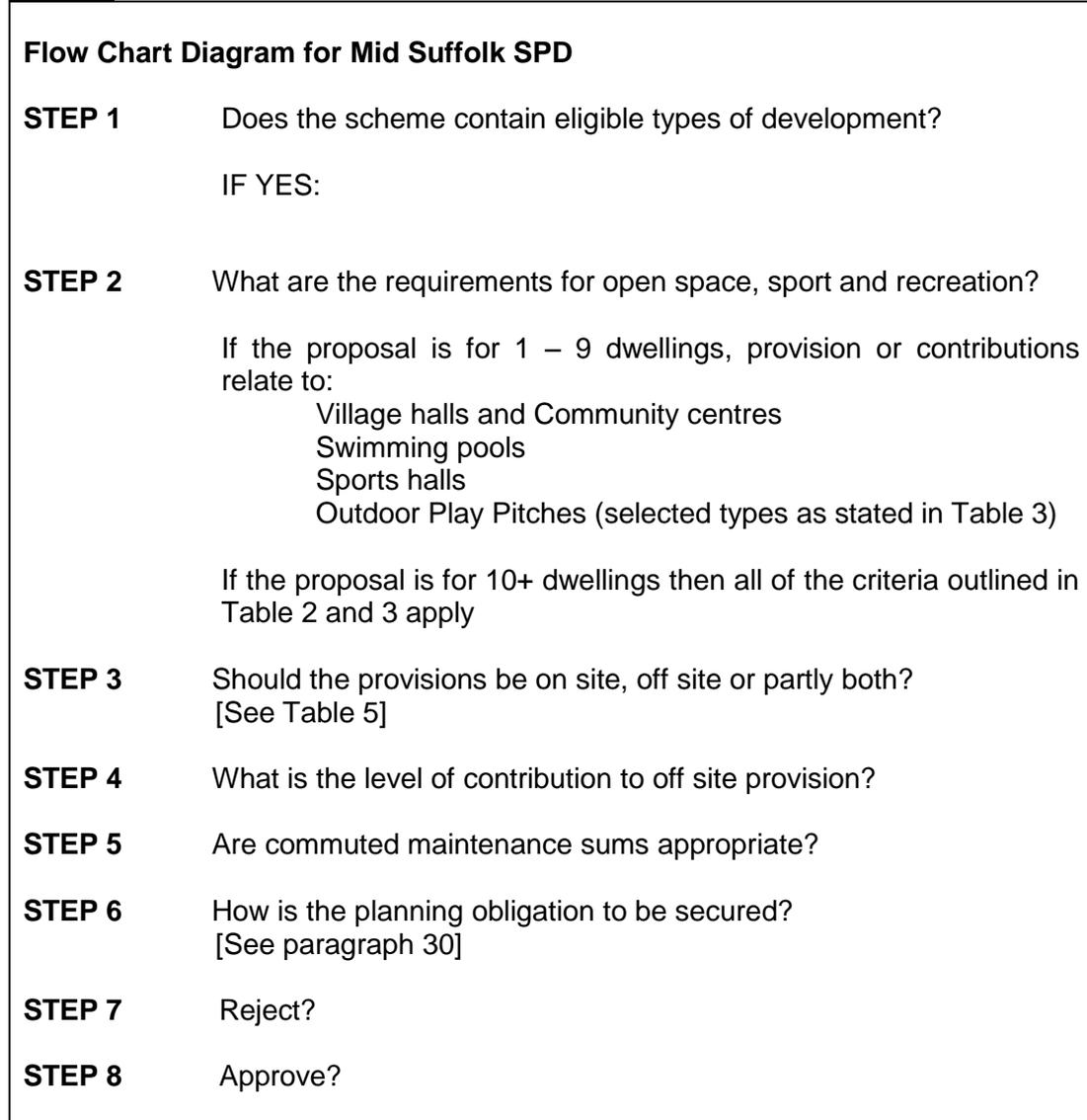
16. Children's Play Space This includes provision for a range of children's play areas, including TOPS, JOPS and YOPS which cater for the needs of all young people for play (see Appendix D)

17. Informal recreation space This comprises casual or informal space throughout the District where opportunities for play and recreation are possible. These include kickabout areas for informal sport and other spaces within housing developments that have a recreation function. This category does not include gardens, green corridors, footpaths and cycleways, amenity green space, landscaping, woodlands, areas of natural and semi natural green space, and conservation areas, which have no recreational/play value. These wider 'green space' categories will be dealt with in other forthcoming SPDs.
18. Built Recreation Facilities These include sports halls and leisure centres, swimming pools and synthetic turf pitches (STPs) and associated facilities which provide for the towns and villages in which they are situated and their surrounding rural catchment area. The main need is likely to be for refurbishment and enhancement of existing facilities. The scale of such development will be affected by planned population growth in the main towns. In rural settlements, new village halls and community centres and improvements to existing will also be required to provide for sport and recreation use, serving local catchments (see Needs Assessment 2006). The standard of provision has been derived using Sport England guidance using updated parameters contained within its Facilities Calculator, and set out in the local assessment of need. The precise range of facilities required will be in accordance with the specifications in Appendix D.

#### *Applying the Policies*

19. The process for considering planning obligations relating to new housing, is outlined in Figure 1. This includes six steps by which the scale of any contributions due will be calculated. It is important that developers enter into discussion with the Council at an early stage in the run up to submitting a planning application in order to determine the likely social infrastructure including sport, recreation and open space requirements for their schemes. Applicants should include sufficient detail in their applications for the appropriate assessment of these requirements to be made by the Council. When applications are made in outline the S106 agreement will provide for contributions to be payable appropriate to the number of occupiers to each dwelling approved by the planning permission.

Figure 1



Commentary to flow chart in Figure 1.

*Step 1 – Does the scheme contain eligible types of development?*

20. The residents of most types of residential development will generate additional demands for community facilities, open space, sport and recreation. Table 4 lists what are eligible types of residential development for the purposes of this SPD. Affordable housing is likely to create demands for sport, recreation and open space and is therefore included. It would need to be demonstrated by the agent/applicant that the level of the contribution or requirement proposed in conjunction with affordable housing would make the scheme uneconomic for this provision to be waived. This viability test will be required for all such planning applications. The heading ‘active elderly’ includes provision specifically for the active elderly who have a level of on site services such as a warden, common room or launderette. Occupants of such accommodation may be as young as 55 years and may be able to participate in many activities. Contributions will not be sought from such developments for playing fields or local play

Table 4

Eligible types of residential development				
Category	Open Market Housing/Flats	Affordable Housing	Housing for the Active Elderly	Permanent Mobile Homes
Outdoor sport	√	√	X	√
Children’s play	√	√	X	√
Built facilities	√	√	√	√
Informal space	√	√	√	√

Includes agricultural workers’ dwellings. Excludes extensions (for administrative reasons)  
Excludes replacement dwellings and nursing houses types.

*Step 2 -- What are the requirements for Social Infrastructure including Open Space, Sport and Recreation?*

21. Having established the relevance of the development to the categories of community facilities, sport and recreation provision, then step 2 should be carried out. This involves establishing

- the number of people estimated to be occupying the development on completion; and
- multiplying this by the level/area of sport, recreation and open space provision required per person.

Table 5 gives figures for the occupancy levels based on the maximum capacity of bed spaces by the size of dwelling. For example a two-bedroom dwelling is assumed to have an occupancy of 3 persons, and a three bedroom dwelling 4 persons.

Table 5

Occupancy Levels	
Dwelling size	Household size (persons)
1 bed	2
2 bed	3
3 bed	4
4+ beds	5
Active elderly persons (1 bed)	1
Active elderly persons (2 bed)	2

*Step 3 - Should provision be on-site, off-site or both?*

22. The required facilities can be provided by on-site provision, and/or by a financial contribution for the provision of new, or the upgrading of existing facilities, nearby. Where facilities are to be provided on-site, the Council will expect the developer to provide the land for the facility and either:

- design and build the provision to the satisfaction of the Council; or
- make a financial contribution to the Council so that it may arrange for the construction and development of the required facility.

23. The decision on whether facility provision is to be on-site, off-site or both depends on the size of the proposed development, and the minimum acceptable size of the facilities or open space (outlined within Table 7). For the most part in Mid Suffolk, contributions will be to off site provision, in view of the likely scale of development in the District. The following table should be used as an indicative guide to assess which types of housing generate a need for facilities in the categories listed – developers will have the opportunity to determine precise arrangements within these overall guidelines.

Table 6

Scale of New Development and On-Site/Off-Site Provision					
Type of Provision	1-9 dwellings	10-49 dwellings	50-199 dwellings	200-599 dwellings	600+ dwellings
Outdoor sport	*	*	*	*	√
Children's Play	*	√	√	√	√
Village halls and community centres	*	*	*	?	√
Swimming pool	*	*	*	*	*
Sports halls	*	*	*	*	*
Informal recreation space	*	*	√	√	√

KEY: √ on site provision normally sought

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- \* off site provision normally required
- ? on site provision may be required, depending on site circumstances

*Step 4 - What is the level of contribution to off site provision?*

24. Where financial contributions are sought for off-site facilities, these are based on the principle of securing or improving provision nearby. The costs listed in Appendix F are based on the average costs per square metre of new or upgraded provision taken from research undertaken by Sport England, based on recent provisions in the area (identified within the Needs Assessment). For outdoor provision they include site preparation and levelling, drainage, special surfaces, landscaping and other identified costs associated with each type of provision. The requirement for the swimming pool is derived from Sport England's Facilities Calculator, based on a national survey of pool users conducted by the (then) Sports Council in 1998, and up-dated in 2004. This yields the number of visits to pools by age groupings within the population. The costs for the swimming pool are based on estimates by Sport England, taking into account actual building costs for the pool building and ancillary site facilities (regionally adjusted).
25. The costs in Table 7 have been calculated at 2005 prices, and will be reviewed on a regular basis, and adjusted according to the DTI Bulletin of Indices or its replacement. Worked examples for a sample of schemes are found in Appendix E.

Table 7

Community Facilities, Open Space, Sport and Recreation Contributions			
Category	m <sup>2</sup> per person	Provision cost: £ per m <sup>2</sup>	Contribution cost: £ per person
Outdoor pitches	16.0	43.6	697
Outdoor other sports facilities	1.6	84.4	135
Children's Play	2.0	159.5	319
Village halls and community centres	0.15	1,893	284
Swimming pools	0.00919	10,446	96
Sports halls	0.0395	4,557	180
STP	0.18	122.2	22
Informal recreation space	6.0	17	102
<b>TOTAL CONTRIBUTION PER PERSON FOR DEVELOPMENTS OF MORE THAN 10 DWELLINGS</b>			<b>1835</b>

(Updated figures in line with inflation, April 2010)

26. The justification for provision of the facilities shown in Table 7 is set out in the Councils Social Infrastructure Including Open Space, Sport and Recreation Assessment, November 2005. The Assessment looks at current level of provision and looks forward to 2021 to assess the demand for future provision. In general terms there is a requirement for increased provision across the District for all aspects of community facilities, open space, sport and recreation. The purpose of this SPD is to indicate how developer contributions will be managed and allocated. It also provides further information on the amenities required, priorities and their approximate geographic location.

27. Arrangements for developers' contributions and the payment of commuted sums for management and maintenance (see Table 8) will be secured through an agreement under Section 106 of the Town and Country Planning Act 1990. The agreement will set out the rights and responsibilities of each party, taking account of this SPD.

*How the contributions will be allocated and utilised*

28. Table 8 below sets out the % contribution for each of the categories of provision.

Category	Contribution cost / £ per person	% of total contribution
Outdoor pitches	624	38
Outdoor other sports facilities	120	7
Children's Play	288	17
Village halls and community centres	255	16
Swimming pools	86	5
Sports halls	161	10
STP	20	1
Informal recreation space	90	6
<b>Total</b>	<b>1644</b>	<b>100</b>

Note: For reasons of clarification the figures have been rounded to the nearest whole number and are based on 2006 contributions.

It is proposed to group these categories into the following four broad headings along with combining the % contributions:

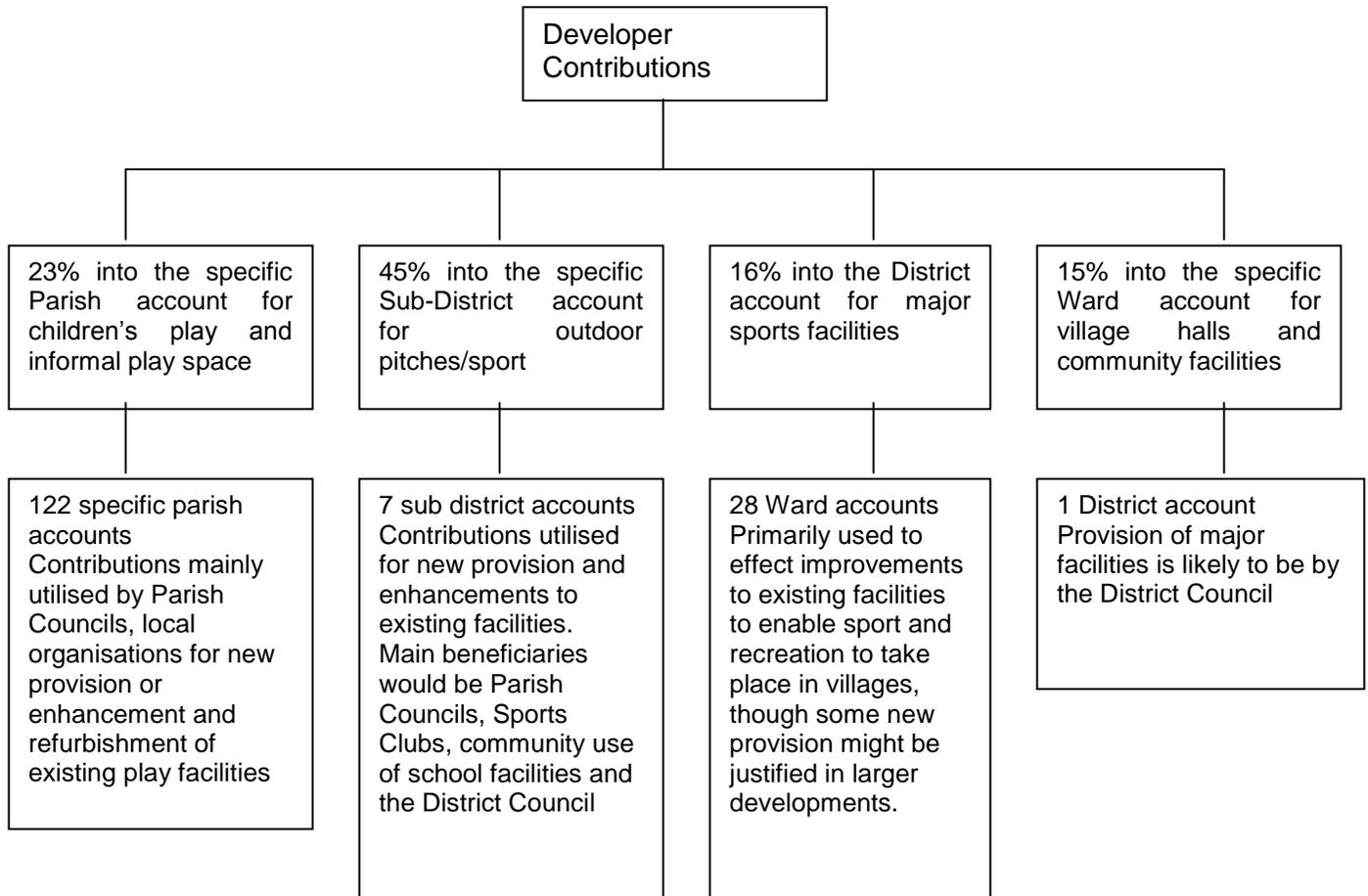
	%
(i) Children's play and informal recreation space	23
(ii) Outdoor pitches and other outdoor sports provision	45
(iii) Village Halls and community facilities	16
(iv) Major indoor and outdoor sports provision	16

Note: For reasons of clarity and simplicity within the S106 percentages have been rounded to the nearest whole number

The provision of Open Space, Sport and Recreation amenities within the district needs to be made on an appropriate geographical basis that are reasonably related in scale and kind to development proposals. It is suggested that appropriate geographical catchment areas for provision are:

- Parish level – There are 122 parishes within the District. Where provision of local amenities / facilities are impractical due to the size of the parish, provision could be made in a neighbouring parish.
- Ward level – There are 28 wards within the District.
- Sub District area level – 7 Sub District areas have been identified. These are: Thurston, Stowupland, Stowmarket, Eye, Stradbroke, Debenham and Claydon.
- District level

Allocation of developer contributions



29 It is suggested that the developer contributions are allocated on the following basis:

- (i) Children's play and informal recreation space – **Parish level** (or a neighbouring parish where appropriate)

### Priorities

Play Facilities: TOPS and JOPs in the main settlements of Stowmarket and Needham Market, together with Bacton, Bramford, Claydon and Barham, Elmswell, Eye, Haughley, Thurston, Walsham le Willows and Woolpit. YOPS in Bacton, Barham, Bramford, Claydon, Debenham, Elmswell, Gt.Blakenham, Mendlesham, Stradbroke and Thurston, and enhanced provision in Stowmarket and Needham Market.

- (ii) Outdoor pitches and other outdoor sports provision – **Sub District** area level

### Priorities

27 new football pitches, in the Claydon (7), Debenham (1), Stowmarket (9), Stowupland (2), Stradbroke (4) and Thurston (4) areas  
3 new cricket pitches, probably in the Stowmarket, Needham Market and Woolpit areas  
2 new rugby pitches in Stowmarket  
10 new tennis courts at existing clubs  
New 2-court FMGAs in Stradbroke, Eye, Walsham le Willows, Thurston, Elmswell and Bacton, and single court areas in 9 other smaller villages

- (iii) Village Halls and community facilities – **Ward level**

### Priorities

*Primarily used to effect improvements to existing facilities to enable sport and recreation to take place in villages, though some new provision might be justified in larger developments.*

- (iv) Major indoor and outdoor sports provision – **District level**

### Priorities

1 new STP primarily for hockey in the Stowmarket area  
2 additional sports hall courts in Stowmarket  
Additional swimming pool space in Stowmarket or as new pools in strategic rural locations, along the A14 corridor or on high school sites  
1 additional STP for multi-use, on a strategic high school site

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- 30 There is currently an under provision and a predicted future shortfall in all aspects of children's play and informal recreation play space in all parishes within the District. Developer contributions will be made available to Parish Councils and other appropriate organisations (selected at the sole discretion of the Council) to provide enhancements and improvements to existing facilities and to new facilities where this is demonstrated.

### *Allocation of funding*

- 31 A number of ring-fenced accounts has been established:
- 122 Parish accounts
  - 28 Ward accounts – sub divided into two accounts, one for Play and informal recreation and one for Village Halls and Community facilities
  - 7 sub District area accounts – for Outdoor pitches and outdoor sports
  - 1 District account – for major sports provision

When a development contribution is received it will be allocated on the following basis:

- 23% into the parish account for children's play and IRS
- 45% into the sub district account for outdoor pitches / sport
- 16% into the Ward account for village halls and community facilities; and
- 16% into the District account for major sports facilities

### *Applying for release of funds*

- 32 Developer contributions will only be released when the benefiting scheme demonstrates a clear provision as one for which development contributions have been properly obtained. They will need to demonstrate they meet certain criteria, such as:

- Demonstration of need through appropriate evidence gathering
- Identified in the Needs Assessment undertaken by the Council
- Identified in Village Appraisals/Parish Plans
- Identified in Sports Development Plans / National Governing Body Plans
- Any funding drawn down should not substitute any funding that has already been committed by the Council or any other body towards implementing the relevant project although it would be acceptable for any funding to be used in addition to any funding that has been committed e.g. match funding

### *Step 5- What Commuted Maintenance Sums are Payable?*

- 33 In accordance with the requirements of Circular 05/05, the Council will normally be prepared to adopt and maintain properly laid out open space, sport and recreation areas where appropriate. Adoption will be subject to the payment, by the developer, of a commuted sum to cover the cost of future maintenance. In such cases the developer will be required to maintain the community facilities and open space for 12 months, or other reasonable period for 'establishment'. Adoption can then proceed subject the facility being in acceptable condition.

- 34 Commuted maintenance payments will be sought for playing pitches, children's play areas and informal recreational space, where appropriate at rates given in Table 9.

Table 9

Maintenance contributions	
Facility	Maintenance Cost / £ per sq m
Playing pitches	13.12
Other outdoor sport	8.74
Children's Play	177.07
Informal recreation space	10.93

(Updated figures in line with inflation, April 2009)

- 35 A commuted sum payment will be required on the transfer of land covering the cost of maintenance for a 10 year period following establishment. The figure is calculated using current contract prices to manage open space, multiplied to establish the maintenance figure, and which allows for inflation of contract prices. The DTI Bulletin of Indices (soft landscape works) is used as an inflation index. Appendix F gives a worked example of this process.

*Step 6- How is the Planning Obligation to be Secured?*

36. The Council will confirm the level of contribution and any other arrangement in an agreement under Section 106 of the Town and Country Planning Act 1990. The Council will place standard terms of agreements on its web site, as well as examples of completed agreements.

*Step 7 – Reject?*

37. If by this time, a Section 106 agreement has not been completed, the Council will, after 21 days or when appropriate, refuse the planning application.

*Step 8 – Approve?*

- 38 Provided a Section 106 Agreement has been signed and all other material planning considerations are resolved, the planning application will be determined according to normal procedures.

*Spending of Contributions*

- 39 Contributions made under the guidelines in this SPD will be placed in ring-fenced accounts managed by the Council. These have been specifically set up for the receipt and expenditure of community facilities and open space contributions for each category in the guidance note. Money will be spent on:
- Acquisition of land, facilities or equipment for community facilities, open space, sport and recreation
  - Laying out of land for community facilities, open space, sport and recreation
  - Where appropriate maintenance of land and facilities for open space, sport and recreation
  - Upgrading of land, facilities and equipment for open space, sport and recreation all within the reasonable catchment of the development in question

Where contributions are made towards the upgrading of facilities, monies will be spent on the first relevant priority scheme for improvement at the point where sufficient monies have been collected to defray the cost.

- 40 The accounts will be submitted to the appropriate scrutiny committee of the Council at regular intervals. If funds remain unspent within the timescale detailed below (commencement being determined from the occupation of the last dwelling on the development) of the development, they will normally be repaid to the applicant, on application to the Council, with any accrued interest.

Parish Facilities – 10 years  
Ward Facilities - 15 years  
District Facilities – 15 years

*Appendix A: Contact Names and Addresses*

**Contact List**

Mid Suffolk District Council  
131 Council Offices  
Needham Market  
Ipswich  
IP6 8DL

- i. Stephen Andrews  
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## **MID SUFFOLK SOCIAL INFRASTRUCTURE INCLUDING OPEN SPACE, SPORT AND RECREATION ASSESSMENT**

**March 2006**

### **EXECUTIVE SUMMARY**

#### **Playing pitches and other outdoor facilities**

- There are 127 pitches in secured community use in Mid Suffolk, occupying 109 ha. of land (the equivalent of 1.2 ha. per 1000 population, compared with the NPFA minimum standard of 1.21 ha. per 1000). The total area of pitches in all community use is 125.1 ha, or 1.37 ha per 1000. Pitch provision is therefore well above the national average.
- Overall the quality of pitches and ancillary facilities such as changing rooms is good, and improvements are required in some locations, to ensure that all pitches are capable of at least two matches per week and facilities are suitable for all users.
- Based on estimates of future demand, changing activity rates, the impact of sports development initiatives and population changes, it is estimated that 146 pitches in secured community use are needed in the district up to 2021, requiring 167 ha. of land, equivalent to 1.6 ha. per 1000 population.
- For individual sports, it is recommended as follows:
  - Football - By 2021 there is an estimated requirement for 119 football pitches, comprising 60 senior and youth pitches, 37 junior and 22 mini over the whole district. There is thus a projected shortfall of 26 pitches overall, comprising 27 junior and 2 mini. This can be alleviated by means of new pitch provision in appropriate locations, improvements to existing pitches to ensure more intensive or by bringing school pitches into secured community use.
  - Cricket - Three additional cricket pitches can be justified to meet future needs, probably in the Stowmarket, Needham Market and Woolpit areas, giving a future pitch requirement of 21 in total. Some pitch and facility improvements are also required throughout the district.
  - Rugby Union - Pitch provision for rugby union requires 6 pitches in total by 2021, or the equivalent of 2 additional pitches, to be located in Stowmarket, preferably in conjunction with the existing club, and some improvements to ancillary facilities are required.
  - Hockey - One additional STP capable of accommodating hockey is required up to 2021 in the Stowmarket area, possibly in conjunction with a

- school site. Significant refurbishment and improvements are necessary to the existing hockey facilities at Weybread.
- **Bowls** - No additional bowls greens are required up to 2012, as the potential demand from the increasing and ageing population is likely to be met at existing greens and clubs. However quality improvements, including the possibility of enhancement of some greens to an all weather surface, are required. All existing greens should be retained to meet additional local need, and development programmes actively promoted, particularly among younger people.
  - **Tennis** - To allow clubs to develop juniors, accommodate additional adult members and meet LTA priorities, a further 10 courts are required at existing clubs to 2021. All existing courts should be retained and where necessary improved and renovated, to permit recreational tennis and allow any casual play generated.
  - **Netball**- Changes in demand for additional facilities for netball are unlikely to be significant, but any new facilities required should be provided in conjunction with a network on new FMGAs. No new courts specifically for netball are therefore considered necessary. Some minor quality improvements to existing courts and ancillary facilities are required.
  - **FMGAs** - New 2 court FMGAs can be justified in 6 additional locations in the main towns and villages, and single courts should be provided in 9 further smaller villages, and improvements to some existing facilities implemented. .

### **Informal recreation space**

- The precise demand for casual informal recreational space in the future is difficult to predict accurately and the future standard based on existing provision throughout the district of 0.6 ha. per 1000 population is proposed.. Meaningful provision of informal recreation space requires an area of at least 0.2 has, and it is likely that a development of 300 houses would be necessary to require on-site provision. In most cases therefore, accessible off-site provision is therefore more appropriate, though consideration should be given to the enhancement of existing areas as an alternative to new provision.

### **Play facilities –**

- **TOPS and JOPs:** The priorities for new junior and toddlers play facilities are the main settlements of Stowmarket and Needham Market, together with Bacton, Bramford, Claydon and Barham, Elmswell, Eye, Haughley, Thurston, Walsham le Willows and Woolpit..
- **YOPS:** The following settlements are large enough to justify at least one YOP but have no such provision currently: Bacton, Barham, Bramford, Claydon, Debenham, Elmswell, Gt Blakenham, Mendlesham, Stradbroke and Thurston, and enhanced provision should be made in Stowmarket and Needham Market.

### **Built facilities**

- **Sports halls** - by 2021, 7 sports halls, comprising 28 courts, should be available throughout the district to meet the needs of the wider community.

These should be located to satisfy demand from existing and future centres of population. A number of possible options are available to meet these requirements:

- A replacement 6 court hall in Stowmarket or the addition of 2 courts at the existing Mid Suffolk Leisure Centre
- Formal community use of the five existing halls on High School sites, including any necessary alterations and extensions to encourage and facilitate community use
- Development of one/two court halls in 2 strategic locations in the rural areas

In addition, it must be acknowledged that all the existing centres, which for the most part were built in the 1970s and 80s, will be coming to the end of their useful life by 2021 and will require at the very least significant refurbishment.

- Swimming pools – the apparent existing shortfall, coupled with significant population growth in the district, mainly in the larger settlements, suggests that further swimming provision could be justified, subject to more detailed feasibility. A number of options include:

- Additional water space in Stowmarket, including the replacement of the existing pool by a larger facility
- One or two new small community pools in strategic locations in the rural parts of the district (e.g. in the west), the A14 corridor (e.g. Needham Market/Claydon or Elmswell) or in conjunction with existing sports facilities on high school sites (e.g. Thurston), subject to formal community use agreements

In addition, as with sports centres, the two existing pools will in any case require significant refurbishment by 2021 because of age, deterioration and changing demands.

- Indoor bowls - there are sufficient facilities in Mid Suffolk for indoor bowls now and up to 2021, although a growing and ageing population will increase demand and impose pressures on existing facilities, and there is no allowance made for any development initiatives planned by the centres and governing bodies which could stimulate participation. Over the timescale envisaged there will also be a need to consider refurbishment of both bowls centres.

- STPs - in accordance with a local standard of one STP per 30,000 population in Mid Suffolk, there is a shortfall of up to two STPs in the district. The options for future provision therefore include:

- The provision of an additional STP in the Stowmarket area
- The possibility, subject to a more detailed feasibility study, of one further STP on a high school site in conjunction with existing sports facilities, and the establishment of a formally adopted Community Use Agreements.

By 2021 (and indeed well in advance of this) significant refurbishment of the existing STPs at Weybread, including the short-term replacement of the existing sand filled surface, will be necessary.

- Village/community halls. Current provision of village halls and community centres in the district is estimated at about 1 hall per 1000 population or

the equivalent of 150m<sup>2</sup> per 1000 population. This standard should be adopted for future provision, and used primarily to effect improvements to existing facilities to enable sport and recreation to take place in villages, though new provision might be justified in larger developments.

### Future standards of provision

Future provision of sports and play facilities should be made in accordance with the following standards.

Table 1	
Playing pitches	1.6 ha/1000
Other outdoor sport	0.12 ha/1000
FMGAs	0.04 ha/1000
All outdoor sport	1.76 ha/1000
Informal recreation space	0.6 ha/1000
Play	0.2 ha/1000
Sports halls	0.26 courts/1000
Swimming pools	9.18 m <sup>2</sup> /1000
STPs	0.03 pitches/1000
Village/community halls	150 m <sup>2</sup> /1000

### Recommendations

Recommendations are made under four main headings:

- Existing provision which should be retained – facilities which are important in avoiding deficiencies in quantity, quality and accessibility as identified in the assessment
- Existing provision to be enhanced – facilities which are important in avoiding deficiencies but which are identified as not meeting current and future quality requirements
- Areas where new provision is required – facilities needed to meet a shortfall or where existing facilities are outside the thresholds of existing populations
- Possible relocation or rationalisation of facilities, where current provision is not meeting a need or the best interests of sport can be met by alternative location or provision
- In particular
- The developers of all new housing should be required to contribute to the provision of new, and improvement and enhancement of existing, playing pitches, ancillary facilities, other outdoor sports provision, children’s play facilities and informal recreation space, as well as built facilities, related to the development in question, in accordance with accepted levels of design and layout, an agreed formula and the standards set out in the assessment
- Developers should be required to make commuted sums for the ongoing maintenance of outdoor sports facilities in accordance with a predetermined formula
- The local planning authority should set out its detailed requirements for developer contributions to social infrastructure including open space and

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sports provision and maintenance in a Supplementary Planning Document.

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*Appendix C: Local Plan Policies for Open Space, Sport and Recreation*

**RT4** In residential estate development, comprising 10 or more dwellings, public open space should be provided in the form of play areas, formal recreation areas or amenity areas unless the district planning authority is satisfied that adequate facilities already exist nearby

**SC1** Where proposals for development cannot be adequately serviced or will overburden existing infrastructure, the district planning authority will not grant planning permission unless these matters are resolved.

The district planning authority will seek the provision of such community facilities or if not provided will enter into planning obligations with a developer to secure an agreed programme for the development of the infrastructure necessary as a result of the development proposals.

Favourable consideration will be given to proposals which by means of an appropriate planning agreement or planning condition, allow for the phasing of development to ensure that development does not proceed in advance of necessary services, community facilities and infrastructure.

*Appendix D: Open Space, Sport and Recreation Definitions, Construction and Design Standards*

**Children's Play**

C1. The standard for local play areas is 0.2 hectares per 1,000 population, and comprises TOPS, JOPS and YOPS as follows:

TOPS (Toddlers Outdoor Play Space).

Location: Within 10 minutes walking time. i.e. up to 1000m walking distance or 600m straight line distance.

Target Users: Accompanied 2 – 5 year olds

Characteristics: Small low key games area preferably with play features & 3 items of 'small scale' items of play equipment.

Nearest House: 20m from edge of Activity Zone to property boundary.

Guideline: 1 (0.01 ha) per 500 population

JOPS (Junior Outdoor Play Space):

Location: Within 10 minutes walking time. i.e. up to 1000m walking distance or 600m straight line distance. Ideally linked in with 'utility trip' routes by foot (such as to school or to the shops).

Target Users: 6-12 year olds

Characteristics: About 5 items of play equipment and a small flat ball games area with kick walls and 'low level' hoops and 'very low key wheel play facility (undulating riding surface with features).

Guideline: 1 (0.04 ha) per 500 population

YOPS (Youth Outdoor Play Space)

Location: Within 15 minutes' walking time of home. i.e. Approx. 1200 m walking distance or 800 m straight line distance.

Target Users: Teenagers.

Characteristics: About 8 types of play equipment, Ball Play and Wheeled Play opportunities, and seating for accompanying adults and for teenagers to use as a Meeting Place.

Guideline: 1 (0.1 ha) per 1000 population

**Playing Pitches**

C2. The standard of provision here is 1.6 hectares per 1000 population. This includes allowance for ancillary facilities, car parking, changing pavilions, and such elements as on-site landscaping and fencing. The optimum minimum provision for a pavilion serving two football pitches would include four team changing rooms (16m<sup>2</sup> each) plus showers and toilets, two official changing rooms 5m<sup>2</sup> incorporating shower and toilet, spectator toilets, storage, a social area of at least 50m<sup>2</sup> including a small kitchen, cleaners store and plant room. There would need to be an establishment period of 12 months.

**Other outdoor sport**

C3. The standard of provision here is 0.16 ha. per 1000 population and includes tennis courts, bowls greens, FMGAs and other similar facilities. The standard includes an allowance for ancillary facilities including changing.

### **Informal recreation space**

C4. Future provision should be in the form of grass areas, suitable for ball games and other activities, but attractively landscaped and with sufficient ancillary facilities including seats, litter bins, footpaths and receptacles for dog waste. A minimum size of 0.2 ha. is required for meaningful use, though such areas can be provided in conjunction with other open space provision for sport or play (or amenity).

### **Village halls and community centres**

C5. The standard of provision for village halls and community centres in new developments is 150 m<sup>2</sup> per 1000 people. Any new community facility should be multi-purpose in nature providing indoor space for leisure, arts, community and entertainment events. It should be located in a central position, with good access for pedestrians, cyclists and car drivers. Ideally it should be combined with changing facilities on a sports field, for economy of scale and efficiency of management. Alternatively it could be positioned alongside, but independent from a school. The minimum standard of provision for a viable community centre will include a main hall of 18x9m, an auxiliary hall 10x10m, a committee room, a kitchen/ servery, an office/reception, and toilets, changing facilities and showers plus storage. Ancillary provision should include secure cycle parking, dedicated car parking and an enclosed garden. The building must be fit for purpose, robust and of high quality finish; aesthetically pleasing but resistant to vandals.

### **Swimming Pools**

C6. The standard for pool space is 9.18 metres of pool space per 1000 population. Any new pool needs to accommodate swimming lessons, competitive swimming and leisure swimming as well as use for lifesaving, canoeing and scuba diving activities. The minimum standard of provision would be a 25 metre, 8 lane, modern pool a teaching pool, changing village and associated spectator facilities.

### **Sports Halls and associated facilities**

C7. The standard for sports halls is 0.26 courts and associated facilities (39.5 m<sup>2</sup>) per 1000 population. Community sports halls need to include a minimum of a 4 court main hall (34x18m), a fitness facility/gym and a dance/auxiliary hall. Supporting accommodation will include a foyer, reception, office, and refreshment area, changing rooms, showers, toilets and storage.

### **STPs**

C8. The standard for STPs is 0.03 pitches per 1000 population, to include a main pitch of 100x60 m.

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*Appendix E: Worked Examples*

Example 1- Provision of Facilities

Scheme for 17 dwellings

The scheme is made up of  
 10 x 2 bedroom dwellings  
 5 x 3 bedroom dwellings  
 2 x 4 bedroom dwellings

Number of persons generated by the development

Dwelling numbers	Av. Household size (see Table 3)	Total persons
10	3	30
5	4	20
2	5	10

Open Space Required

Relevant category of facility	Number of persons	Standard (m <sup>2</sup> )	Requirement (m <sup>2</sup> )
Outdoor pitches	60	16.0	960
Outdoor other sports facilities	60	1.6	96
Children's Play	60	2.0	120
Village halls and community centres	60	0.15	9
Swimming pools	60	0.00919	0.55
Sports halls	60	0.0395	2.37
STP	60	0.18	10.8
Informal recreation space	60	6.0	360

Contributions in Lieu of On Site Provision

Relevant category of facility	m <sup>2</sup> required	Provision rate (£ per m <sup>2</sup> )	Contribution £
Outdoor pitches	960	39	37440
Outdoor other sports facilities	96	75	7200
Children's Play	120	143.75	17250
Village halls and community centres	9	1700	15300
Swimming pools	0.55	9329	5131
Sports halls	2.37	4083	9677
STP	10.8	109	1177
Informal recreation space	360	15	5400
<b>Total</b>			<b>98575</b>

**Contribution would be £1643 per person, or £4929 a two-bedroom dwelling, £6572 a three-bedroom dwelling or £8215 a four-bedroom dwelling.**

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Example 2- Maintenance Contribution

Proposal as above with 60 residents. The calculation would be as follows:

Type of space	m <sup>2</sup> required	Unit cost	Total contribution £
Outdoor pitches	960	12.00	11520
Outdoor other sports facilities	96	8.00	768
Children's play	120	162.00	19440
Informal recreation space	360	10.00	3600
Total			35328

**Contribution would be £589 per person, or £1767 for a two-bedroom dwelling, £2356 for a three-bedroom dwelling or £2945 for a four-bedroom dwelling.**

*Appendix F*

*Assumptions about contributions*

**Capital costs**

The capital costs included in the draft SPD are based on the following assumptions.

Facility Type	Facility Details	Costs
Sports Hall	1 court	£616,000
	4 court	£2,475,000
Pools	25m pool (5 lane)	£2,420,000
Changing Rooms	4 team changing pavilion	£522,000
Outdoor Tennis Court	2 court, tarmacadam/fenced/floodlit	£97,000
Synthetic Turf Pitches	Sand based 100 x 64m	£544,000
	Rubber crumb 100 x 64m	£660,000
	Water based 100 x64m	£792,000
Grass pitch	100 x64m	£53,000
Multi-use games areas	40 x 18m	£67,000

Source: Sport England website (June 2005) and NPFA Cost Guide (current edition – 2003)

The costings for sports facilities include:

- External works (car parks, roads, paths, services connections etc) are included at an average rate of 15% addition to the cost of the works.
- Fees are included at 15% for;
  - Sports Halls
  - Pools
  - Changing rooms
  - Outdoor tennis courts
- Fees are included at 5% for:
  - Synthetic pitches
  - Multi-use games areas
- The costings *exclude* site abnormalities such as poor ground, difficult access, long service connections, VAT, land costs and regional cost variations in materials and labour

**Playing pitches** are based on a typical playing field development as follows:

2 drained winter pitches	£106,000
1 cricket pitch	£40,000
4 team changing room	£522,000
Parking, other ancillary accommodation and contingencies	£150,000
Total	£818,000

Area of site 2.1 ha, the equivalent of £623,000 per 1.6 ha (recommended local standard per 1000 people) or £39 per m<sup>2</sup>

**Community/village halls** are based on a cost of £340,000 for a 200m<sup>2</sup> hall

**Children's play** is based on the following:

### TOPS

Small low key games area preferably with play features 3 items of 'small scale' items of play equipment	<b>£11,000</b>
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### JOPS

5 items of play equipment	£20,000
Safety surfacing	£11,500
Ball games area (low-key) (incl. surface)	£10,000
Wheeled play area (low key) (incl. surface)	£10,000
Fencing & gates	£5,000
General surfacing	£3,000
Seating & litter bins & signage	£3,000
	<b>£62,500</b>

### YOPS

8 items of play equipment	£32,000
Safety surfacing	£11,500
Ball games area (incl. surface)	£30,000
Wheeled play area (incl. surface)	£50,000
Teen shelter	£4,000
Fencing & gates	£6,000
General surfacing	£4,000
Seating & litter bins & signage	£3,000
	<b>£140,500</b>

**Informal recreation** is based on a cost of £15 per m<sup>2</sup>

#### Maintenance costs

Maintenance costs are based on the following:

Children's play – 10% of the capital costs of provision per annum

Pitches – total costs of maintenance based on NPFA guidelines (2003) for an average 3-pitch facility of 2.1 ha. of £20,140 per annum, or £0.95 per m<sup>2</sup>.

Tennis courts, bowls greens and FMGAs based on NPFA guidelines averaging £75 per m<sup>2</sup> per annum

All maintenance costs are aggregated for a 10-year period including 2.5% inflation per annum.