



**PUBLICATION DRAFT CRAVEN LOCAL PLAN
CONSULTATION DOCUMENT**

**APPENDIX A: TO DRAFT POLICY INF3:
SPORT, OPEN SPACE & BUILT
SPORTS FACILITIES**

**Draft Consultation Document for
consideration by Craven Spatial Planning Sub
Committee**

27th November 2017

1. INTRODUCTION

Promoting healthy lifestyle choices is a key part of improving standards of living and reducing health inequality. The Local Plan aims to facilitate healthy living, not only by providing high quality housing, a high quality natural environment and promoting sustainable transport choices such as walking and cycling through Green Infrastructure, but also by ensuring that communities have access to high quality open spaces and sport and built sports facilities.

2. WHAT TYPE OF PROPOSALS WILL POLICY INF3 BE APPLIED TO?

The Council's standards for the provision of open space will be applied to all applications for new residential development that result in a net gain in residential units. This includes proposals that involve:

- Conversions & Change of Use
- Flats
- Sheltered and extra care housing
- Affordable Housing
- Self-catering holiday accommodation
- Agricultural workers dwelling
- Renewal of planning permission that has expired
- Revised planning permission where the numbers of bedrooms increase as a result of the revision.
- Planning applications to make temporary dwellings permanent.

The following forms of development that will not be subject to the policy:

- Rest homes and nursing homes
- Replacement dwellings
- Residential extensions and annexes
- Revised planning permission (provided that the number of bedrooms is not increased by the revision)

- Renewal of planning permission that has not expired
- Temporary dwellings.

3. WHEN WILL WE ASK FOR PROVISION?

Provision will be made in all new housing and mixed-use developments of 11 or more dwellings and which have a maximum combined gross floor space of no more than 1000sqm (gross internal area) including those on sites allocated under local plan policies SP5 to SP11, to provide or contribute towards new or improved sport, open space and built sports facilities.

Within designated rural areas* new housing and mixed use developments are required to provide or contribute towards new or improved sport, open space and built sports facilities on developments of between 6 and 10-units and from developments of less than 6 dwellings but more than 1000m² combined gross floorspace, Financial contributions will be commuted until after completion of units within the development.

Proposals for new residential development of 50 or more dwellings may be required to provide new open space on site. The standards set out in table 1 below will be used by to calculate the sport, open space and built sports facility requirement. The Council will use these standards to negotiate the level and type of provision and whether new provision is required on site or whether the quality of existing open space should be improved.

* Within the Craven plan area, designated rural areas are the Forest of Bowland Area of Outstanding Natural Beauty and the parishes of Bank Newton, Bentham, Bolton Abbey, Burton-in-Lonsdale, Clapham-cum-Newby, Coniston Cold, Embsay-with-Eastby, Gargrave, Giggleswick, Halton East, Hellifield, Ingleton, Langcliffe, Lawkland, Long Preston, Otterburn, Rathmell, Settle, Stirton-with-Thorlby, Thornton-in-Lonsdale and Wigglesworth. Please refer to Section 157 of the Housing Act 1985 and the Housing (Right to Buy) (Designated Rural Areas and Designated Region) (England) Order 1988.

4. HOW WILL THE POLICY OPERATE?

The Council will assess each development of 11 or more dwellings and where the maximum combined gross floor space of development does not exceed 1000m²; and for developments of between 6-10 dwellings within designated rural areas for the existing quantity and quality of open space, sports facilities and pitches, within catchment of the development, in order to determine the local need and if existing provision can meet the need generated by the development. This will be based upon the 2016 assessment and subsequent updates. Where there is a quantity and or quality deficiency the Council will use the standards and formula set out in this appendix to negotiate for provision and or contribution to ensure that adequate quantity and quality of open space, sports facilities and pitches are provided in order to meet the need generated by the development. When an application is received in “outline” an initial calculation will be made based on an indicative number of dwellings proposed for an outline proposal. Once a reserved matters application is submitted, this initial calculation will be updated by a more detailed one based on the actual number and size of dwellings proposed.

5. WHAT STANDARDS WILL WE APPLY FOR PROVISION?

Table 1 below contains both national and local standards. The national standards are derived from the Fields In Trust recommended benchmark guidelines for formal open space. Local open space standards have been calculated by expressing provision in hectares per thousand population by comparing existing (2012) and projected (2032) population figures with the actual level of current provision and provide a baseline standard based on existing levels of open space throughout the plan area. These standards have been used to identify current and future deficits or surpluses in the quantity, quality and accessibility of open space and this analysis will be used by the Council to meet the standards set out in table 1. National Standards will be used where there is a potential loss of existing open space provision and local standards will be used to calculate the provision of new open space required throughout the plan area.

Where a quantity deficiency exists in a location, the Council will negotiate for on-site provision of facilities, subject to recommended minimum sizes standards for open space types as set out in table 1 below. Where the locality has a deficiency in the

quality of existing open space or facilities, the Council will require a contribution to be made to address that deficiency. A deficiency is where the existing provision does not meet the minimum quality standards set out in Table 1 below. The exact type of sports, open space or built sports facility required will be dependent on the quality and quantity deficiencies that exist across the plan area and within catchment of the new development. These deficiencies are identified in the Playing Pitch Strategy, Open Space Assessment and Built Sports Facilities Strategy 2016, and any subsequent updates.

Table 1 – Adopted Standards for Open Space provision for Craven District plan area

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	LOCAL QUANTITY STANDARD	NOTES
Parks and Gardens	<ul style="list-style-type: none"> ● Welcoming clean, well maintained area with hard/soft landscaping ● A one stop community facility, accessible to all with a range of leisure, recreational and play opportunities ● Safe to visit, pleasant to walk and sit in ● Cut back trees and bushes for safety and clear sight-lines ● Include paved and planted areas, paths, grassed areas, seating, clear pathways, appropriate lighting and signage to, and within, the site ● Include ramps instead of steps and wide paths for wheelchair and pushchair users ● May provide opportunities for public realm art ● Should link to surrounding green space. 	0.8 ha/1,000 population 710 m walking	Fields in Trust Fields in Trust	0.61 ha/ 1,000 population 710 m walking	Local standard adopted National standard adopted Recommended minimum size standard for new on site provision is 0.2Ha with 5meter buffer

Table 1 – Adopted Standards for Open Space provision for Craven District plan area

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	LOCAL QUANTITY STANDARD	NOTES
<p>Amenity greenspace i.e Village Greens</p>	<ul style="list-style-type: none"> • Clean and well maintained green space, with appropriate ancillary furniture pathways, and natural landscaping • Safe site with spacious outlook • Enhance the environment/ could become a community focus • Large spaces may afford opportunities for informal play. • Smaller landscaped areas in and around housing areas • Informal recreation • Provide connections for wildlife and people movement • Include, and often connect to, green lungs • Contribute to biodiversity • Planted using native species • Areas to be maintained clear of dog fouling and litter 	<p>0.6 ha/1,000 population</p> <p>480 m walking</p>	<p>Fields in Trust</p> <p>Fields in Trust</p>	<p>0.41 ha/1,000 population</p> <p>480 m walking</p>	<p>National standard adopted</p> <p>National standard adopted</p> <p>Recommended minimum size standard for new on site provision is 0.1Ha with 5meter buffer</p>

Table 1 – Adopted Standards for Open Space provision for Craven District plan area

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	LOCAL QUANTITY STANDARD	NOTES
	<ul style="list-style-type: none"> Provision of seating and bins May provide opportunities for public realm art May include woodland. 				
<p>Play Areas for Children and Facilities for Young People and Teenagers</p>	<ul style="list-style-type: none"> A range of provision for young people of both equipped and natural play areas Spaces should be well sited, accessible, convenient, visible, safe and secure, with seating for adults, litter bins and cycle racks – also consider pushchair/wheelchair access Well lit with informal surveillance when possible Equipment should suit the needs of all ages and abilities and be well maintained Zones to prevent conflict and spaces and seating for supervision Should be clearly bounded, well maintained, free of dog fouling, have clear pathways, appropriate lighting and signage The Council does not encourage the provision of 	<p>0.55 ha/ population</p> <p>LAPs – 100m LEAPs – 400m NEAPs – 1,000m 700m for Youth provision</p> <p>Recommend</p>	<p>Fields in Trust</p> <p>Fields in Trust</p>	<p>0.30 ha/ population</p> <p>LAPs – 100m LEAPs – 400m NEAPs – 1,000m 700m for Youth Provision</p>	<p>National standard Adopted</p> <p>National standard adopted</p> <p>LAP to have min 100m² of activity</p>

Table 1 – Adopted Standards for Open Space provision for Craven District plan area

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	LOCAL QUANTITY STANDARD	NOTES
	<p>unequipped Local Areas for Play.</p> <ul style="list-style-type: none"> • Robust yet imaginative play environments ranging from youth shelters to skate parks and multi-use games areas • Kick about/games areas, skate parks, basket ball courts • If located within other areas of open space they should include buffer zones to prevent conflict • Should promote a sense of ownership and be accessible to all and have clear pathways, appropriate lighting and signage • They should be visible and safe, well maintained and free of dog fouling 	<p>ed minimum size standard for new on site provision is 0.01ha - LAP, 0.04ha - LEAP, 0.1ha - NEAP and Youth provision</p>			<p>space with 5m buffer LEAP to have min 400m2 activity space with 20m buffer. NEAP and Youth provision to have 1000m2 of activity space and 30m buffer</p>

Table 1 – Adopted Standards for Open Space provision for Craven District plan area

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	LOCAL QUANTITY STANDARD	NOTES
<p>Formal Open Space – Cemeteries</p>	<ul style="list-style-type: none"> Encourage greater use of cemeteries for informal recreation e.g. allow movement inclusive of cemeteries for walking Contribute to biodiversity Provision of seating and bins Good level of natural surveillance and lighting for safety Ensure wheelchair/pushchair access and accessible paths for inclusiveness Tackle the problem of dog fouling. Use of pavement obstructions e.g. Display boards outside shops 	<p>Quantity N/A</p> <p>400 m walking (local significance)</p> <p>Quantity N/A</p>	<p>GLA</p>	<p>0.5 ha/1,000 Population*</p> <p>400 m walking (local significance)</p> <p>Included in above</p>	<p>Local standard adopted</p> <p>National standard adopted</p> <p>No recommended minimum size for on site provision as new housing developments will not be required to provide on site</p> <p>As above</p> <p>Recommended minimum size standard for new on site provision</p>
<p>Civic Space</p>	<ul style="list-style-type: none"> Create a sense of local identity by: Increased seating provision throughout town centre civic spaces Make greater use of civic spaces for events Opportunities for public art to enhance civic spaces. 	<p>400 m walking (local significance)</p>		<p>Included in above</p>	<p>As above</p> <p>Recommended minimum size standard for new on site provision</p>

Table 1 – Adopted Standards for Open Space provision for Craven District plan area

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	LOCAL QUANTITY STANDARD	NOTES
					is 0.1ha with 5m buffer
<p>Formal Open Space - Allotment Gardens</p>	<ul style="list-style-type: none"> Secure area of land commonly within, or on the edge of, a developed area which can be rented by local people for the growing of vegetables, flowers or fruit not-for-profit Provide opportunities for those who wish to do so to grow their own produce, and support health, sustainability and social inclusion Sites should be well drained and accessible with wide paved paths, car access and parking, toilets, recycling facilities and inorganic waste disposal facilities Areas should be well lit and provide safe paths. 	<p>0.3 ha /1000*</p> <p>1200 m walking (local significance)</p>	<p>Fields in Trust other local standards</p> <p>Fields in Trust – other local authorities</p>	<p>0.3 ha/1,000 population</p> <p>400 m (local significance)</p>	<p>Local and National FIT standard adopted as the same National FIT other local authority standard adopted</p> <p>Recommended minimum size standard for new on site provision is 0.1ha with 5m buffer</p>

6. HOW IS THE AMOUNT OF PROVISION CALCULATED?

The Council uses a formula which is based upon the following elements:

- The number of people that the development is likely to generate (demand)
- How much open space provision is required from the generated demand based upon our adopted standards - see table 2 below
- How will this demand affect the existing local supply in terms of quantity and quality of local provision to meet the needs generated by the development?
- If a quantity deficiency exists then on site provision will be required based upon our adopted standard and subject to meeting minimum size requirements - see notes in table 1 above and table 2 below of quantity per person.
- If there is a quantity deficiency for just one type of provision, the Council may ask the development to include this one provision on site as a priority,
- If a quality deficiency in local provision exists, then a contribution is required to improve this to ensure that needs generated by development can be catered for.
- For off-site provision, the Council has a cost calculator that is applied for the different types of provision required. Table 4 & 5 below sets this out for each of the types of provision and how the amount is generated.

7. HOW WILL THE NUMBER OF PEOPLE GENERATED BY A DEVELOPMENT BE CALCULATED?

In calculating the amount of open space to be provided by a development, the estimated population to be generated is based on the 2012 based household projections to 2037 for England, including the average household size for Craven which range from 2.21 in 2012, 2.16 in 2017, 2.13 in 2022, 2.10 in 2027 and 2.07 in 2032. Population generated from developments will also be based on the size and type of dwellings proposed and what need is generated by a specific development.

8. HOW MUCH PROVISION IS REQUIRED BASED UPON THE STANDARD FOR EACH OPEN SPACE AND SPORTS TYPE?

The calculation will use the adopted standards for new provision as set out in the table 1 above. This is based on Hectare per 1000 population or m² per person.

These equate to the following amount of space and sports facility per person:

Table 2 – Adopted Quantity Standards for Open Space provision for Craven District plan area meter squared (m²) per person figure

Open Space	Standard per person
Allotments	3 m ²
Amenity Green space	4.1 m ²
Parks and Gardens	6.1 m ²
Civic Space Only	0.35 m ²
Children's Equipped play areas	3 m ²
Youth Provision – MUGA, Skatepark, Shelter, iplay, BMX/Pump Track etc	2.5 m ²
Green Corridor – Leeds Liverpool Canal	1 m ²
Sports Type	Required space per person
Swimming pool – water space	0.00921 m ²
Sports Hall – Community Accessible Badminton court space Skipton 2015	0.143 m ²
Sports Pitch improvement	10.2 m ²
Ancillary accommodation i.e. Clubhouse	0.15 m ²

The Sports type is based upon the identified supply deficiency, as set out in the pitch and sports facility assessment, and the number of people in the plan area. The equation divides the total supply against the total population. i.e. The Leeds Liverpool canal total size is 33,000 m² divided by the South Craven population (33,441)

9. ARE THERE ANY SPECIFIC AREA NEEDS THAT DEVELOPMENTS WILL BE REQUIRED TO CONTRIBUTE TOWARDS?

The 2016 assessments highlight a number of deficiencies across the different sub area and by open space, sports facility. These include the Leeds Liverpool Canal, which is located throughout the South Craven Sub area and Settle Swimming pool, which services the Mid and North Craven areas. These facilities/green corridor serve the needs of all existing and will serve future residents of these sub areas, therefore developments in these sub areas will be required to make a contribution towards these two specific sub area needs based upon the formula for amount and cost.

10. WHAT IS THE FORMULA AND HOW IS IT CALCULATED?

The formula for calculating provision will be the following: Number of proposed new units X the average household size for Craven* X the amount of new/improved provision required X the costs of each of the provision types *Where developments are for smaller units, such as 1 bedroom flat, then the average household size will be negotiable to reflect the likely need generated by the development.

EXAMPLE:

As example a mixed size housing development of 25 units would generate the following:

Table 3 – Example of Quantity Standards for Open Space provision for a development of 25 units

Open Space Typology	Amount of new provision required for 25 units*
Allotments	$25 \times 2.21 \times 3m^2 = 166 m^2$
Amenity Green space	$25 \times 2.21 \times 4.1m^2 = 221 m^2$
Parks and Gardens	$25 \times 2.21 \times 6.1m^2 = 337 m^2$
Civic Space & Cemeteries	$25 \times 2.21 \times 5m^2 = 276 m^2$
Children’s Equipped play areas	$25 \times 2.21 \times 3m^2 = 165 m^2$
Youth Provision – MUGA, Skatepark, Shelter, iplay, BMX/Pump Track etc	$25 \times 2.21 \times 2.5m^2 = 138 m^2$

Green Corridor - Leeds Liverpool Canal	$25 \times 2.21 \times 1\text{m}^2 = 55 \text{ m}^2$
Pitch and Sports Facility Provision**	Amount of new or Improved provision required for 25 units
Swimming pool water space – Mid/North Craven	$25 \times 2.21 \times 0.00921 = 0.50 \text{ m}^2$
Sports Hall – Community Accessible Badminton court space 2015 - Skipton Only	$25 \times 2.21 \times 0.143 = 7.9 \text{ m}^2$
Sports pitch improvement requirement	$25 \times 2.21 \times 10.2\text{m}^2 = 564 \text{ m}^2$
Sports Pitch Clubhouse improvement	$25 \times 2.21 \times 0.15\text{m}^2 = 8.3 \text{ m}^2$

The total amount of Open space need generated by a 25 dwelling development is 1303 m² plus the Green Corridor (Leeds Liverpool Canal) and Sports / Pitch provision based upon local need, presuming quantity deficiencies exist in all types of open space. As set out in the policy the Council will assess each proposed development in relation to the quantity and quality of existing local provision based upon the most recent assessment. Where there is existing adequate quantity and quality of an open space type that can cater for the needs generated by the development, then the Council will not require the development to contribute towards this. Where there is a quantity deficiency of local provision then the Council would negotiate with the developer to cater for this need. This need will therefore meet not only the developments needs but that of the wider community. The Council will also assess the quality of provision and where a local deficiency is identified, in the most recent assessment, then the development will be expected to contribute towards this.

11.WHAT IS THE MINIMUM SIZE FOR ON SITE PROVISION?

The recommended minimum size standards for on-site provision are set out in table 1. Developments of 50 units or more are likely to generate enough demand for onsite provision, presuming quantity deficiencies exist for all types of open space. The Council would expect a 50 unit development to provide on-site open space of 2600m². Priority for which type of open space will be based upon the greatest local

deficiency as set out in the most recent Open Space assessment. Currently, if a development of 50 dwellings were proposed in:

- North Craven area there would be a requirement to provide an allotment;
- Mid Craven area to provide a park and garden;
- South Craven area there would be a requirement to provide youth/teenage provision.

Developments of 100 units or more will be expected to make on site provision for all types of open space i.e. a multi-purpose open space site (ca 5200m²) with a mix of elements such as a Park and Garden, an equipped children's and youth play area with an allotment section, area of amenity green space and a civic space.

Developments of 50 units or more may be required to make a contribution towards off site provision for other types including Green Corridor, Sports Facilities and Pitches based upon the local need as set out in the assessments.

12. HOW IS THE AMOUNT OF FINANCIAL CONTRIBUTION CALCULATED FOR OFF SITE PROVISION?

The following process and information will be used to calculate developer contributions for the provision of new and improvement of existing sports, open space and built sports facilities off site:

1. Sports Facilities: swimming pool, sports hall, – use Sport England's facility cost calculator by the type of provision. This will use the latest published quarterly costs calculations

2. Sports Pitches and ancillary pitch accommodation – use a combination of Sport England's facility cost calculator by the type of provision and local pitch improvements schemes previously delivered or as detailed in an up to date PPS. It includes maintenance costs for 10 years. As of 2016 the average costs of provision to improve playing pitches is £11.10 per m². The annual maintenance costs for maintaining a pitch is £0.85 per m². A figure of half this is included in the table to cover the uplift costs of maintaining an improved pitch to high quality standard as it assumes that the current maintenance is inadequate and only half the required costs of maintaining a high quality pitch are required.

3. Open Space – Existing formula used by CDC but updated by construction tender price costs or retail price index. This is based upon the actual costs of providing or upgrading play space for children and young people. The provision of amenity greenspace, parks and gardens, allotments is a combined figure for the likely costs associated with this type of provision. The costs for play equipment and youth provision also combines the Sport England cost calculations for type of provision and catalogue price for play equipment where we do not have such provision in the district such as iPlay systems and includes maintenance costs for 10 years.

4. Leeds Liverpool Canal is based upon the Leeds Liverpool Canal Towpath Access Development Plan 2014, which includes costs for upgrading and improving the canal. Developer contributions will be calculated by excluding the cost of improving the section from Skipton to Bradley as this was completed in 2016. Regard will also be had to the requirements of policy ENV11: The Leeds & Liverpool Canal and specific development principles set out for site allocations which are within reasonable proximity of The Leeds & Liverpool Canal.

The Council has a formula for calculating requirements under this policy. This includes all the above data, including the Sport England facility cost calculator and has a full breakdown of the costs for each type of provision. By inputting the number of units, the formula calculates the amount of provision the development will generate together with the costs of any off site contribution. This spreadsheet is updated annually with updated costs by inflation adjustment and can be found on the Council website <http://www.cravendc.gov.uk/article/4459/Current-Local-Plan>

13. WHAT ARE THE COSTS FOR PROVISION?

The table below sets out the Councils costs for developer contributions towards off site provision.

Table 4 – List of costs for each Open Space type by m², per person and per standard house unit (2.21 persons per unit)

Type of Provision	Cost per meter²	Cost per person based upon standard	Cost per unit (2.21 persons per unit)
Park and Garden	£25	£75	£166
Amenity Green space	£25	£102	£225
Civic Space	Based upon specific Scheme		
Allotments	£25	£102	£225
Equipped Children's play area	£132	£369	£815
Teenage and Youth Provision	£134	£335	£740
Leeds Liverpool Canal Green corridor improvement	£114	£96	£212**
Swimming Pool – water space 25m x 4lane (200m ²)	£17,150	£439	£970**
Sports Hall improvement	£485	£69	£152
Sports Pitch improvement	£11	£112	£248
Sports Pitch annual uplift maintenance*	£4.25	£43	£95
Sports pitch ancillary accommodation	£853	£127	£281

*A Pitch maintenance: uplift costs is required in order to maintain the improved pitch to the new quality standard. All sports pitches in Craven are liable to fall to poor quality pitches if not maintained to high standards due to the clay soil type that dominates the pitch stock. The maintenance cost assumes that the current site owner or users of poor quality pitches do not maintain the pitch to high standard and only incurs half the maintenance cost required for this.

** Contribution for these elements will be required for sites within the defined catchments for these types of open space and facilities within the sub area where the provision requirement exists in order to secure planning gain and meet CIL regulations if CIL is introduced by the Council.

Full supporting documents showing how these costs have been developed can be provided upon request and is available on the Council website.

The above figures have been checked by benchmarking against other Local Authority charges for Open Space, Sports provision.

14. WHAT ELEMENTS OF COSTS FOR FACILITIES ARE INCLUDED IN THE POLICY?

There are a number of eligible costs associated with making open space provision and these are set out in table 5:

Table 5 – Details of what is included in the cost calculations set out by open space type.

Allotments	Costs are: Professional Fees such as site assessment i.e. , topographical survey as well as design. Costs cover landscaping, drainage, paths, services, equipment: benches and bins, signs etc, Construction works and 10years maintenance
Amenity Green space	Costs are: Professional Fees such as site assessment i.e. , topographical survey as well as design. Costs cover landscaping, drainage, paths, services, equipment: benches and bins, signs etc, Construction works and 10years maintenance

Parks and Gardens	Costs are: Professional Fees such as site assessment i.e. , topographical survey as well as design. Costs cover landscaping, drainage, paths, services, equipment: benches and bins, signs etc, Construction works and 10years maintenance
Civic Space	Costs are: Costs will be based upon any specific scheme that is identified within the 2016 Open Space Assessment and any other relevant evidence i.e., the 2016 Retail & Leisure Study with Health Checks and subsequent updates.
Children's Equipped play areas and Youth Provision – MUGA, Skatepark, Shelter, iplay, BMX/Pump Track etc	Costs are: Professional Fees such as site assessment i.e. , topographical survey as well as design. Costs cover landscaping, drainage, paths, services, equipment: benches and bins, signs etc, All play equipment costs and construction works and 10years maintenance.
Green Corridor – Leeds Liverpool Canal	Costs are based upon the Sustrans Access Development Plan 2014 for a detailed costed scheme of work along the whole of the canal section excluding Bradley to Skipton section that has been completed.
Swimming pool – water space	The cost relate to affordable community swimming pools taken from Sport England's Sports facility costs.
Sports Hall improvement	Costs are a quarter of the new build costs for a community sports hall based upon Sport England's Sports Facility costs
Sports Pitch improvement	Costs relate to professional fees such as detailed site agronomist report and scheme of work including type of drainage, all materials, project management costs and contingency – includes VAT
Sports Pitch annual uplift maintenance*	Costs relate to annual cutting, fertilising, weed killing, sand dressing, spiking, aeration, drain rodding. The figure is 50% of the annual costs as it assumes the clubs/owners already have a pitch maintenance cost

	but not at the standard to maintain a high quality pitch – includes VAT
Sports pitch ancillary accommodation	Costs are: professional fees such as architect and planning fees, scheme of work including, all materials, construction costs, project management costs and contingency – includes VAT

Costs will be revised annually using the Retail Price Index measure of inflation

15. WHAT ABOUT MAINTENANCE OF PROVISION?

Developers will be expected to make provision for the maintenance of sport, open spaces and built sports facilities by a local organisation, club or residents group. This relates to the both on site and off site provision as well as new or improved provision and will be for a minimum period of 10years. Maintenance costs will not be required for Sports halls, Swimming pools, Clubhouses as it is expected that these would generate income from users to cover ongoing maintenance costs.

EXAMPLE

Example of how the formula is calculated for Youth/Teenage provision: Youth Teenage provision includes the following mix of provision: Skatepark, MUGA, with lighting, Youth Shelter with Bluetooth, iPlay system, Climbing Boulder, BMX/Pump Track. This requires an area 3000m² (0.3Ha). Costs are a combination of Sport England Cost Calculations for provision, actual costs of previous recent delivered projects such as Skipton Pump Track as well as brochure costs from suppliers such as the iPlay and POD youth shelter. The capital and installation cost are £372,000. Maintenance costs covering 10years would be £10 per m² (£30,000) based upon existing known maintenance costs for play provision. This would give a total cost of £402,000 to provide this facility, which would serve 12,000 people based upon our adopted standard (0.25ha Youth provision = 2.5m² per person). To generate the cost per m² the formula divides the total cost by the size of area: £402,000 / 3000m² = £134 per m². Taking the example above of a 25 unit development a contribution of £18,500 would be required to meet the local need (£134 per m² X 138m²). NB – if within the catchment of the development there is already some of the above

provision such as a skatepark, then the costs of this can be removed from the equation.

16. HOW WILL THE COUNCIL SECURE PROVISION?

Provision, improvement and maintenance of sport, open space and built sports facilities will be secured through an appropriate mechanism, for example S106 Agreement, Unilateral Undertaking, condition or through CIL if appropriate. If CDC agree to introduce a CIL charging schedule, large projects such as replacement of Settle Pool may be included within CIL list. Prior to any adoption of a CIL charging schedule, the Council will continue to secure developer contributions towards off site open space provision through S106 Agreements. The Council will require all agreements relating to a financial contribution to be inflation adjusted based upon the Retail Price Index or another similar inflation measure. The adjustment will be from the date of the agreement being signed to the date by which the payment is due, referred to as trigger point. The Council has a separate account set up for each planning gain financial contribution. The Council also has a Section 106 register that includes all relevant planning gain contributions relating to open space. The monies cannot be used for the funding of project or schemes other than for the public open space or sport facilities as set out in the agreement and within catchment of the development. Monies will be safeguarded until there is an agreed scheme in place for the use of the funds or until there are sufficient funds to undertake the necessary works. Agreed schemes must have a minimum security of tenure of ten years, at the time of spending. If the funds remain unspent ten years after the completion of the development, they will normally be repaid to the applicant.

17. FURTHER INFORMATION

Planning Policy Team: 01756 706472

Sports Development: 01756706391

Arts Development: 01756 706408