

# CHICHESTER DISTRICT COUNCIL



## OPEN SPACE, SPORT & RECREATION FACILITIES STUDY

2013 - 2029

Executive Summary



## 1.0 Introduction

Chichester District Council are in the process of finalising their local plan up to 2029. As part of the evidence base, an open space, sport and recreation facilities study has been undertaken. To study follows guidance within the National Planning Policy Framework, and the key aim of the study is:

*‘to evaluate the quantity, quality and accessibility of open space and recreational land provision in Chichester District Council (excluding the South Downs National Park) and to recommend standards and effective mechanisms in order for appropriate provision to be secured to meet future needs.’*

The study has followed 5 key stages as follows:

- Step 1 - Identifying Local Needs
- Step 2 - Audit Local Provision
- Step 3 - Setting Provision Standards
- Step 4 - Application of Provision Standards
- Step 5 - Drafting Policies and Implementation Plan.

## 2.0 Identifying local needs

The study has included a robust local needs assessment to determine local priorities for open space, sport and recreation facilities. This included an extensive household survey which included 635 responses, as well as meetings and interviews with an extensive list of stakeholders, sports clubs and community organisations.

The findings of this research have underpinned the development of standards for the future provision of facilities, and informed priorities and policies that have been recommended within the study.

## 3.0 Audit of local provision

Information on the location of open space, sport and recreation facilities was drawn from various sources (local and national databases and primary research). Over 700 sites were identified, and selection criteria used to identify 420 sites within the final study analysis. All sites were visited and classified into agreed typology (see tables 1 and 2). The information was then used to undertake a qualitative, quantitative and accessibility assessment of current provision.

## 4.0 Setting provision standards

The evidence gathered through the local needs assessment, and the local provision analysis was used along with national benchmarks to develop a set of standards for the provision of open space, sport and recreation facilities. The standards proposed were subject to scrutiny and agreement through a working party of council members and officers. A summary of the standards recommended are provided below:

**Table 1** Quantity and Access standards for open space

Typology	Quantity standards		Access standard
	Main settlements & Housing Growth Areas	Parishes	
Allotments	0.40	0.30	480 metres or 10 minute walk time
Amenity Open Space	0.50	0.50	480 metres or 10 minutes walk
Natural/Semi-Natural Green Space	1.00	1.00	<ul style="list-style-type: none"> <li>960 metres or 20 minutes walk</li> </ul> Analysis will also include ANGSt
Parks, Sport and Recreation Grounds	1.60	1.60	600 metres or 12-13 minutes walk time
- Outdoor Sport			
- Outdoor Sport (LA)			
- Park and Recreation Ground			
Play Space	0.15	0.15	<ul style="list-style-type: none"> <li>Childs space: 480 metres or 10 minute walk</li> <li>Teenage space: 600 metres or 12-13 minute walk</li> </ul>
<b>Total</b>	<b>3.65</b>	<b>3.55</b>	

**Table 2** Quantity and Access standards for built facilities

Facility	Quantity Standard	Access Standard
<b>Sports Halls</b> Based on 4 x badminton court halls	0.2 courts per 1000 people; or, 0.05 halls per 1000 people	Within 20 minutes drive-time. Times apply to walking in urban areas.
<b>Swimming Pools</b> Based on 4 lane x 25m pools	9.026 sq.m per 1000 people; or 0.042 pools per 1000 people.	Within 20 minutes drive-time. Times apply to walking in urban areas.
<b>STPs</b> Based on full-size pitches	0.027 pitches per 1000 people	Within 20 minutes drive-time. Times apply to walking in urban areas.
<b>Health and Fitness</b> Based on individual stations	5 stations per 1000 people.	Within 20 minutes drive-time. Times apply to walking in urban areas.
<b>Small community halls</b>	1 venue for each settlement of 500 people. 1 further venue for each additional 2,500 people, but with flexibility of interpretation.	600 metres (15 minutes straight line walk time) as an ideal although 15 minutes drive-time might be acceptable in rural areas

## 5.0 Application of provision standards

The recommended provision standards have been used to assess the current and future requirements for open space, sport and recreation facilities. The analysis of the requirement for open space and built facilities is summarised below.

### 5.1 Open Space

Overall, the district was found to have a shortfall in the provision of all types of open space, with the exception of natural and semi-natural greenspace which is abundant throughout much of the district. Table 3, summarises the overall supply across the district:

*Table 3 Provision of open space*

<b>Typology</b>	<b>Existing supply (ha)</b>
Allotments	-16.32
Amenity Open Space	-12.09
Parks, Sport & Recreation Grounds	-21.57
Play Space	-9.53
Natural Green Space	11,566

### 5.2 Built facilities

The priorities are for new provision for an athletics track (University), for a full-size floodlit 3G all weather pitch (location subject to feasibility study), for a swimming pool (Manhood Peninsula), for a sports hall (one or two badminton court size) east of Chichester.

## 6.0 Policies and Implementation

This section of the report addresses four key areas related to the identification of strategic options for addressing needs/securing provision:

- 1) Existing provision to be protected;
- 2) Existing provision to be enhanced;
- 3) Opportunities for re-location/re-designation of open space;
- 4) Identification of areas for new provision.

### **1) Existing provision to be protected**

#### **Open Space Policies:**

- OS1** Whilst the district is blessed with an abundance of natural green space, beaches, harbour and woodland, provision for more formal recreation is lacking. Whilst some parishes and sub areas have sufficient local provision for certain typologies of open space, every area is deficient in some form of provision. Therefore, it is considered that all open space should be afforded protection unless like for like replacement can be provided.
- OS2** Sites which are critical to avoiding deficiencies in quality, quantity or access should be protected unless suitable alternative provision can be provided.
- OS3** Sites which have nature conservation, historical or cultural value should be afforded protection, even if there is an identified surplus in quality, quantity or access in that local area.
- OS4** There is an under supply of facilities for young people across the District. Loss of any existing provision should be avoided, unless alternative new provision can be provided.
- OS5** The importance of privately managed spaces (e.g. sports grounds) as a community facility has been highlighted in this study. Therefore it is recommended they should be afforded protection. Loss of these spaces could be considered if:
- there is an identified overall surplus of open space and surplus of that typology in the local area and locality,
  - alternative provision can be made or an acceptable mitigation package developed,
  - the development results in an over riding community benefit,
  - Sport England are consulted and satisfied with the proposals,
  - The playing pitch strategy identifies a surplus of provision.
- OS6** There is a significant supply of semi-natural greenspace across the district, it is unlikely any of this is 'surplus to requirement' as it is largely protected, however, it does offer opportunity to provide alternative provision, e.g. creation of natural play areas, BMX tracks and signed routeways where there is an existing under supply of these facilities. These opportunities would need to be considered on a site by site basis, due to the sensitivity of biodiversity on some sites.
- OS7** Future LDD's and Neighbourhood Plans should consider the opportunities for creating both utility and recreation routes for use by foot and bike in both urban and rural areas. Creative application of the amenity open space and the semi-natural green space components of the proposed overall standard in respect of new development should be explored.

#### **Built Facilities policies:**

- B1** Future provision of built sports and recreation facilities should be embraced within the hierarchy of facilities established for Chichester District including sub-regional specialist sports facilities, District-wide sports and leisure facilities, sub-area accessible recreation facilities and neighbourhood community halls for recreation activities.

- B2** The study has highlighted where sports facilities in some schools and colleges are able to provide community access within and outside time designated for educational purposes. Opportunities should be pursued to secure additional community use of sports facilities within education establishments.
- B3** Neighbourhood Plans should explore where additional provision of sport and recreation facilities is needed to meet current local and sub-area deficiencies and future needs in line with the District's housing development programme.
- B4** The Council should continue to and increasingly work in partnership with the education (schools, colleges, the University) and private sectors, and with neighbouring local authorities, in meeting the suggested local standards of built sports facility provision.

## **2) Existing provision to be enhanced**

### **Open Space Policies:**

- OS8** The study makes recommendations for improving the quality of open space across the district. However, a long term strategy for achieving improvements is required which could be delivered through a Greenspace Strategy, neighbourhood plans and be considered within the Community Infrastructure Levy (CIL).
- OS9** Priorities for improvement include the enhancement of the existing provision for children and young people and the improvement of sports pitches.
- OS10** Management plans should be developed for the main parks, sport and recreation grounds. These priorities could be considered in neighbourhood plans and by the local community.
- OS11** Contributions received through CIL should enable investment in all typologies of open space (with the exception of private golf courses).

### **Built Facilities policies:**

- B5** Enhanced access to and provision of community swimming facilities is identified for the south of Chichester sub-area. This is particularly aimed at young people, adults, and the elderly and should be embraced within neighbourhood plans.
- B6** The need and demand for a full-size, floodlit third generation (3G) all weather pitch within Chichester is highlighted in order to keep pace with technical specifications and recommendations of the Football Association, area and district leagues. A Leisure Strategy for Chichester District should embrace the needs and demand for quality and accessibility to the required surfaces of all weather pitches for hockey and for football.
- B7** Enhanced sports hall provision for sports and recreation activities is identified as a need within the Tangmere area to the east of Chichester.

## **3) Opportunities for re-location/re-designation of open space**

### **Open Space Policies:**

- OS12** Through the Neighbourhood Forum, develop a pilot project within one of the localities (for example linked to a major growth area) to develop a neighbourhood plan which incorporates green space planning.

### **Built Facilities policies:**

- B8** The re-provision of sports facilities in Midhurst by the District Council (now under way) will provide and secure important neighbourhood and sub-area built facility provision from 2014 for residents living within the more northern parishes of the District.
- B9** The study has particularly highlighted the need for the location of swimming pool provision on the Mannhood Peninsula and sports hall provision east of Chichester.

#### 4) Identification of areas for new provision

##### *Open Space Policies:*

**R13** New provision of open space may be required as part of new development in parishes or sub areas where there are existing deficiencies in quantity or access to open space and/or where the new development will result in deficiencies.

Where on site provision is required, it should be provided in line with the proposed open space standards. Where on site provision is deemed impractical, or not required, off site contributions will be required to meet the quantity, access and quality standards where possible.

**R14** CIL plays a crucial role in delivering open space, sport and recreation facilities through new development, and open space should be considered as a priority in the CIL.

**R15** The priorities for new provision are for children and young people, particularly young people's space.

##### *Built Facilities policies:*

**B10** The requirement for new provision is identified for athletics track (University), for a full-size floodlit 3G all weather pitch (location subject to feasibility study), for a swimming pool (Manhood Peninsula), for a sports hall (one or two badminton court size) east of Chichester.

**B11** A Leisure Strategy for the District should include a capital funding and development strategy including partnership arrangements with the education sector and application to appropriate funds administered through Sport England and national governing bodies of sport for example.

**B12** New provision of sport and community recreation facilities should be made commensurate with the requirements of new housing development as proposed within Chichester District.

## 7.0 Community Infrastructure Levy and Capital Investment

The analysis within the study has been used as the basis to determine contributions required through development through the Community Infrastructure Levy (CIL) and capital investment. A cost model has been developed which uses the recommended standards to calculate the amount of open space required per household, how much this would cost to provide and how this relates to a metre squared rate which can be applied to CIL. Table 4 summarises the requirements, which show that an average of £47.22 per square metre of new development will be required as a contribution for open space.

Table 4 CIL requirements for open space

Dwelling Size	Household Size	Open space contribution	Size of dwelling (square metres)	Contribution per metre square of new development
1 bed	1.5	£2,628	64.3	£40.87
2 bed	2.5	£4,380	71.2	£61.52
3 bed	2.5	£4,380	95.6	£45.82
4+ beds	2.8	£4,906	120.6	£40.68
<b>Average rate</b>				<b>£47.22</b>

Costs have also been calculated for the provision of built facilities, as shown in table 5:

Table 5 Costs of providing built facilities

Overall	South of District (identified sites)	Remainder (largely rural, unidentified sites)
Sports Halls: 1.6 courts (0.4 x 4-court halls)	1.184 courts/ 0.296 halls = <b>£1,088,000</b>	0.416 courts/ 0.104 halls = <b>£282,880</b>
Swimming Pools: 72.21 square metres (0.336 x 25 metre/4 lane pools)	53.43 square metres/ 0.248 pools = <b>£744,000</b>	18.77 square metres/ 0.087 pools = <b>£261,000</b>
STPs: 0.216 pitches	0.164 pitches = <b>£164,000</b>	0.056 pitches = <b>£56,000</b>
Health and Fitness: 40 stations	30.4 stations	9.6 stations
Community halls: dependent on location	See separate paragraphs	



