

- Quantified evidence of the additional demand on facilities or infrastructure which are likely to arise from the proposed development
- Details of existing facilities or infrastructure, and up to date, quantified evidence of the extent to which they are able or unable to meet those additional demands
- The methodology for calculating any financial contribution which is shown to be necessary to improve existing facilities or infrastructure, or provide new facilities or infrastructure, to meet additional demand
- Details of the facilities or infrastructure on which any financial contribution will be spent.

Appendix 2

For illustrative purposes a hypothetical example is provided below of an approach to meeting the needs that may be generated from a development by way of planning obligations. The example seeks to demonstrate the information required to meet the Reg 122 tests and uses Sport England's sports facility calculator and draft playing pitch calculator.

Example: A development proposing 700 new homes

The Local Authority (LA) has an up to date Sport Facility Strategy (SFS) and Playing Pitch Strategy (PPS) and no sporting provision is included in the LA's CIL Reg 123 list. Information in the strategies indicates that in terms of meeting the needs from the new development the priorities are swimming pool provision and youth football pitches. This is due to the pressures on existing provision for these facility types within the catchment of the development. The LA has discussed use of the draft playing pitch calculator with Sport England and it has been agreed that it is appropriate for it to be used.

1. Estimate the population of a new development using development specific figures or the average household size for the area.

700 new homes in the LA area is estimated to generate a population of 1,694 people (using the average household size for the area of 2.42).

2. Estimate the need that may be generated from the population of the new development.

Swimming: Selecting the area of interest within the sports facility calculator and entering the population of 1,694 suggests the development will generate a need for 113 visits to a swimming pool per week in the peak period (vpwpp). This equates to a need for 19 square metres (sqm) of water space. The findings of the SFS suggest that participation in swimming is estimated to remain stable in the foreseeable future so no increase in demand is factored in.

Youth football: The total number of 10-15yrs olds in the LA area (the youth football age groups), along with the number of 10-15yr olds that it takes to generate one youth team in the area (the team generation rate) is entered into the draft playing pitch calculator. This information is taken from the LAs PPS. The specific LA is then selected in the draft calculator and the total population for the LA area is entered. Then, by entering the population of 1,694, the draft calculator uses the PPS information to suggest that the development will generate a need for 1.8 match equivalent sessions for youth football.

The PPS indicates that participation in youth football is forecasted to increase by 7% by the time the development is complete. A 7% increase in demand is entered into the draft calculator which increases the number of projected match equivalent session to 1.95. The PPS suggests this play would need to be accommodated during the peak period for junior play therefore suggesting the development would generate a need for 2 youth pitches.

3. Determine whether the need identified can be met by existing provision

Swimming: The LA's SFS suggests that there is little spare capacity at publicly available swimming pools within the LA area. What little spare capacity does exist is outside of a reasonable catchment of the proposed development.

Youth football: The LA's PPS is clear that the current youth football pitches that are available to the community within the catchment of the development are already being overplayed. There are a couple of adult pitch sites with a small amount of spare capacity but it is not practical for them to accommodate the projected additional youth play.

4. Establish the best way of meeting the identified need and the specific works required.

Swimming: A key action in the LA's SFS is replacing the current main swimming pool in the town where the development is located with a new pool with greater capacity. The pool requires replacing due to its age and the need to cater for increased demand in the area, including from housing growth. The strategy provides a clear timescale for the delivery of the replacement pool.

Youth football: Rather than developing any new playing pitch sites in the area the recommendations in the PPS focus on enhancing existing provision to maximise its capacity. The PPS indicates that part of an existing nearby playing field site is rarely used due to it being of poor quality and prone to waterlogging. The PPS includes an action to undertake drainage works to this land which has the potential to accommodate four new youth football pitches.

5. Establish the associated cost of undertaking the specific works

Swimming: Based on Sport England's latest costings the sports facility calculator estimates that the cost of providing for the identified need of 19sqm of water space is £362,995.

Youth football: Sport England's draft pitch calculator provides an indication of the capital costs of providing for the two new youth pitches along with per annum lifecycle costs. However, due to the particular nature of the area of land proposed for drainage works the LA has sought locally specific costings. As the new development is estimated to generate a need for two pitches half of the estimated local costs for the work to develop the four new pitches, and appropriate long term maintenance, are apportioned to the new development.

6. Outcome

The LA seeks to secure, by way of planning obligations, off-site contributions for:

- a. Swimming pool provision of £381,102 towards the cost of the replacement pool.
- b. Youth football pitches of £X [half of the cost of the drainage works to the named site] and a per annum maintenance contribution of £X for X years.

The LA have put forward realistic plans for how they anticipate securing the remaining funds for the proposed playing pitch works and a timescale for delivery. However, to cater for any unforeseen circumstances a clause is proposed to enable provision for alternative playing pitch works which meet the Reg 122 tests to be agreed in writing between the relevant parties. No such clause is proposed for the swimming pool provision due to the lack of alternative options for meeting the identified need.