

**Epping Forest District Local Plan
Infrastructure Delivery Topic Paper:
Sports Infrastructure Addendum**

October 2019

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1. Introduction

Overview

- 1.1 Epping Forest District Council (EFDC) submitted the Epping Forest District Local Plan 2017 for examination in September 2018 (LPSV) (EB114). This sets out the strategy for meeting the District's housing and employment needs up to 2033. It includes the Council's vision and objectives for the District; policies to ensure high quality development; and proposals for the delivery of infrastructure to support this growth.
- 1.2 The Council commissioned the preparation of an Infrastructure Delivery Plan (IDP) (EB1101A/B), which forms part of the evidence base for the Local Plan. The purpose of the IDP is to set out the infrastructure that will be required to deliver the planned level of housing and employment growth in the District over the Plan period.
- 1.3 The IDP included consideration of sports infrastructure, within the District, which covers both indoor and outdoor facilities, and includes public and private services. Sports facilities refers to both indoor and outdoor facilities, including sports halls, studios, health and fitness suites, indoor swimming pools, tennis courts, athletics tracks and golf courses. It also includes playing pitches, such as football, cricket, rugby and hockey. Where the data was available, existing deficit and surplus capacity was built into the forecasting model. A range of stakeholders provided specialist advice and represented the interests of community sport, including Active Essex, Sport England, and the FA. Other stakeholders providing and managing sports infrastructure across the District, including local authorities, schools and sports clubs were also consulted.
- 1.4 To support the Local Plan examination and building on the IDP, EFDC prepared an Infrastructure Delivery Topic Paper (ED2/EB1101C). The purpose of the Topic Paper is to provide more information and certainty on infrastructure delivery, as well as a more general update on the work undertaken since the IDP was published. It includes a high-level framework for apportionment and pooling arrangements to be taken forward for key infrastructure.
- 1.5 This Sports Infrastructure Addendum builds on the Topic Paper, and responds to Sport England's request in the Statement of Common Ground (SOCG) (ED4) that the Council set out a methodology for the calculation of contributions to be secured through developer contributions for sports infrastructure in S106 agreements and, to guide development management decisions. Having identified the additional demand for sports facilities that will be arise as a result of the growth identified in the LPSV, the purposes of this addendum is to provide further detail on where and how these facilities will be delivered. The methodology is based on the recommendations set out in the Playing Pitch Strategy (PPS) (EB714) and Built Facilities Strategy (BFS) (EB713), and forms a key piece of evidence supporting the Local Plan and the determination of planning applications.

- 1.6 It is worth noting that, whilst this Addendum sets out the approach to delivering and apportioning sports infrastructure, further discussions and negotiations will be required through the production of strategic masterplans, concept frameworks and planning applications, which will determine specific pooling and delivery arrangements as further information becomes available.
- 1.7 This Addendum does not restrict EFDC from taking a different approach to apportionment and pooling in the future, so long as it is compliant with the prevailing Regulations.

Structure of this Topic Paper

- 1.8 The remainder of the Topic Paper is structured as follows:
 - Section 2 summarises the work undertaken on sports facilities to date;
 - Section 3 outlines the approach to apportionment for allocated sites within the LPSV; and
 - Section 4 sets out a methodology for calculating need for sports facilities arising from non-allocated (windfall) sites.

2. Overview of work undertaken to date

Summary of Sports Infrastructure Studies Undertaken

- 2.1 The Council has commissioned several studies in recent years to understand the existing provision of sports facilities, and the future need required in the light of the planned growth. In order to identify the provision of sports infrastructure needed to support planned growth up to 2033, a Playing Pitch Strategy (PPS) and Built Facilities Strategy (BFS) was completed in 2017. The studies assessed the capacity of current provision and gave recommendations as to what investment would be needed to address existing and forecast demand for sports facilities from the proposed LPSV policies and site allocations.
- 2.2 The studies identified future sports infrastructure projects and investment opportunities to be implemented to address the increase in demand for sports facilities. These projects were then reviewed and incorporated into the relevant sections of the IDP Schedule¹. This process included consideration as to whether the projects identified could be implemented through the planning process and were suitable for inclusion in the Schedule. Projects were also sourced from discussions with Essex County Council and Town and Parish Councils.
- 2.3 The provision for the Harlow sub-area that covers the Garden Town Communities allocated in the LPSV (Policy SP 5) is not covered in this document as the provision for these sites has been developed through the Garden Town Infrastructure Delivery Plan (ED34/EB1418).

Topic Paper Framework

- 2.4 The Infrastructure Delivery Topic Paper (ED2/EB1101C) sets out the following approach to apportionment in relation to Sports Infrastructure:
- A two-pronged approach will be taken to ensure the delivery of sports facilities through the planning process. For sites that are allocated in the LPSV, all relevant projects have been captured through the IDP.
 - The approach for allocated sites will be to review the projects included in the IDP against the allocated sites in each settlement and set out which sites will be expected to contribute to infrastructure provision, culminating in a framework for the apportionment and pooling of contributions to the projects.
 - For non-allocated sites, the Council is developing a standard methodology in partnership with Sport England for the calculation of developer contributions

¹ One project was not included as it was added to the Playing Pitch Strategy following the publication of the Infrastructure Delivery Plan. This project will be included when looking at allocated sites. The project is improvements to the facilities at Loughton Rugby Club to increase their capacity.

towards sports infrastructure to inform planning proposals and s106 agreements.

3. Approach to allocated sites

- 3.1 As set out in Section 3.9 of the Infrastructure Delivery Topic Paper, for sites allocated in the LPSV, all relevant projects have been captured through the IDP. The approach for allocated sites will therefore be to review the projects included in the IDP against the allocated sites in each settlement, and set out which sites will be expected to contribute towards infrastructure schemes.
- 3.2 Appendix A provides a summary of the sports infrastructure schemes identified within the IDP. This includes details of the intervention, anticipated delivery partners, phasing and in some cases costs. Table 1.1 summarises the sports infrastructure schemes identified within the IDP Part B Report (EB1101B). These schemes have been grouped by spatial sub-area, in line with the Playing Pitch Strategy, and categorised according to whether the scheme involves expanded, enhanced or new provision to meet planned growth.
- 3.3 The methodology below sets out the high-level steps required to determine where these facilities will be located, and to calculate developer contributions. Inevitably, further discussions and negotiations will be required through the production of strategic masterplans, concept frameworks and planning applications, which will determine specific delivery arrangements as further information becomes available.

i) Determine whether additional land is required to support delivery:

- 3.4 Table 1.1 identifies 4 new sports facilities within the District, along with 11 proposals involving expansion of existing facilities². This distinction will have implications for the likely land take required to deliver the scheme and have been summarised below:

² Interventions NWB17 and WAB29 from the IDP Sports Infrastructure Schemes (Appendix A) have been omitted from Table 1.1 as NWB17 is no longer a proposed scheme and WAB29 has been constructed

Playing Pitch Strategy Sub-area	Settlements	Potential sites for developer contributions	Facilities required to support growth	Existing Facilities	Expansion of Facilities	New Facilities
South	Loughton, Buckhurst Hill, Chigwell	LOU.R1 – LOU.R18 BUCK.R1 – BUCK.R3 CHIG.R1 – CHIG.R11	New non-turf pitch at Buckhurst Hill Cricket and Lacrosse Club			
			Four additional pitches at Buckhurst Hill Football Club			
			New non-turf crick pitch at Fives and Heronians Cricket Club			
			Refurbishment of ancillary facility at Debden Sports Club			
			Refurbish existing ancillary facility at Loughton Football Club			
			New non-turf cricket pitch at Loughton Cricket Club			
			Refurbish existing ancillary facility at Roding Playing Fields North, to allow for continued affiliated football use			
			Explore options for relocation of South Loughton Cricket Club			
			Improve quality of the two pitches at Loughton RFC to ensure capacity for future use.			
West	Waltham Abbey, Epping, Nazeing, Thornwood, Coopersale	WAL.R1 – WAL.R7 EPP.R1 – EPP.R11 THOR.R1 – THOR.R2 NAZE.R1 – NAZE.R4 COOP.R1	New non-turf cricket pitch at Epping Foresters Cricket Club			
			Increase access to a WR22 3G artificial grass pitch, either on the existing site of Epping Upper Clapton RFC or within an appropriate travel time			
			Replacement changing pavilion at Bumbles Green Leisure Centre			
			Replacement of existing ancillary facility at Nazeing Common with a fit for purpose pavilion			
			Refurbishment of ancillary facility at Capershots, Waltham Abbey to meet the needs of the home club			
			Extend the capacity of the Townmead Leisure Park through the provision of additional high quality grass pitches and pending the availability of suitable space, explore the development of a second 3G artificial grass pitch.			
East	North Weald Bassett, Ongar, Stapleford Abbots, Fyfield, High Ongar, Moreton	NWB.R1 – NWB.R5 ONG.R1 – ONG.R8 FYF.R1, HONG.R1, STAP.R1 – STAP.R3, RUR.R2	Sports facilities upgrade and additional facilities at Ongar Leisure Centre			
			Additional land to expand Jubilee Park to provide additional sports pitches.			
			Additional sports facilities/playing fields, including an outdoor bowling green in Theydon Bois			

Table 1.1: Sports Infrastructure Intervention by sub-area

ii) Identifying an appropriate site for the scheme:

- 3.5 The majority of proposed facilities set out in Table 1.1 do not require additional land take but rather seek the enhancement of existing provision to be incorporated within existing playing field sites. Some proposals may require additional land take, depending on the nature and design of the new or expanded provision. Where possible, for new provision of sports infrastructure, an appropriate and accessible location within the spatial sub-area should be identified to meet these needs,
- 3.6 The allocated sites within each sub-area are set out in Table 1.1. In determining which site allocations in the LPSV are the most appropriate location for new sports facilities, consultation will be required with landowners, developers, National Governing Bodies and local sports clubs. The exact location, layout and access of provision will be further refined through the masterplanning process to better understand land take requirements, and appropriate sites within the District.

iii) Costs:

- 3.7 For the purposes of this methodology, the following approach to scheme costs should be undertaken:
- Where cost estimates are already available through the IDP, these should be used as a starting point, and refined through consultation with relevant stakeholders as appropriate, including Sport England and other National Governing Bodies for new facilities, and the delivering body/bodies.
 - Where cost estimates are not available in the IDP, the starting point for costings should be calculated in line with latest Sport England guidance³: This will be refined in line with consultation with Sport England and other National Governing Bodies, where relevant.

iv) Apportionment of costs:

- 3.8 The delivery of sports infrastructure, both new provision and enhancement of existing provision, will be financed through developer contributions. Schemes will be matched to site allocations within the same spatial sub-area (in line with the PPS). Sites within the sub-area will be expected to contribute towards sports infrastructure. For many of the schemes, matching these to allocations will be on a settlement or group of settlements basis, although some schemes may relate to particular sites or masterplan areas only. This will need to take into account additional factors including timescales for contributions, payment triggers and timescales for delivery of the sports facilities.

³ <https://www.sportengland.org/media/13346/facility-costs-q2-18.pdf>

- 3.9 Developer contributions towards delivering sports infrastructure, both new provision and enhancement to existing facilities, will be apportioned in line with anticipated demand arising from the associated growth in the proposed allocation. Demand and costs can be quantified using the Sport England's Playing Pitch New Development Calculator, which is informed by data derived from the Playing Pitch Strategy and therefore based on local rather than national data.
- 3.10 The calculator sets out the demand for pitches for each sport. Developer contributions associated with meeting the demand for each sport will therefore be directed towards the appropriate project in the sub-area.

4. Approach to non-allocated sites

- 4.1 This section of the Addendum provides further detail on how sports requirements associated with non-allocated sites will be identified and delivered. These are sites that have not been specifically identified as allocations in the Local Plan process, and would normally comprise previously-developed sites that have unexpectedly become available.

The proposed methodology is set out below:

- 1) The EFDC Leisure Team will compile a list of priority projects for each spatial sub-area, that will be regularly updated, and informed by consultation with the Playing Pitch Strategy Steering Group, National Governing Bodies, Parish Councils and local clubs. The list will be 'live', updated with new schemes as and when they are identified by the Leisure Team or key stakeholders.
 - 2) For applications over ten units, the demand for new provision will be estimated in line with the Sport England's Playing Pitch New Development Calculator. The calculator will identify demand across a range of different sports and infrastructure types. Using the outputs of this calculator, it will be for the Leisure Team to identify the most appropriate scheme for delivery in each sub-area, in line with the priority list. The specific matching of windfall sites to schemes will be determined on a case-by-case, in line with local knowledge.
 - 3) An estimated cost will be allocated to the scheme, using the latest Sport England guidance² as a starting point. This cost estimate will be refined in line with consultation with Sport England, other National Governing Bodies and delivery bodies, where relevant.
- 4.2 Ongoing monitoring and review will form a key part of this process. The Leisure Team will review the priority list in line with local changes, new or emerging opportunities and as the delivery of schemes has progressed. The priority list will also be updated in line with findings from the Playing Pitch Steering Group, and other local knowledge of needs across the District.

APPENDIX A: IDP Sports Infrastructure Schemes

IDP Ref	Infrastructure Type	Sub-area	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Identified Funding	Funding Gap	Delivery Phasing	Notes	Baseline source
BUC14	Sports and Leisure [outdoor]	South	New non-turf pitch at Buckhurst Hill Cricket and Lacrosse Club	Desirable	EFDC / Developers / Buckhurst Hill CC / ECB / Essex CCB	Developer Contributions (S106) / Grant Funding / ECB Capital Grant Funding / Club Funding	Unknown		Unknown	2021-2026		Draft Playing Pitch Strategy
BUC15	Sports and Leisure [outdoor]	South	Four additional pitches at Buckhurst Hill Football Club	Desirable	EFDC / Developers / Buckhurst Hill FC / Football Foundation / Essex County FA	Developer Contributions (S106) / Grant Funding / Club Funding	Unknown		Unknown	2016-2021		Draft Playing Pitch Strategy
CHG22	Sports and Leisure [outdoor]	South	New 3G artificial grass pitch at Chigwell School	Desirable	EFDC / Developers / Essex County FA / Football Foundation / Chigwell School	Developer Contributions (S106) / Grant Funding / Club Funding / Chigwell School	£955,000		£955,000	2021-2026	Pitch to be developed in line with the FA Pitch Register requirements. If a development of this type is not possible at the school, the possibility of a full size 3G artificial grass pitch at Grange Farm should be explored.	Draft Playing Pitch Strategy
CHG23	Sports and Leisure [outdoor]	South	New non-turf cricket pitch at Fives and Heronians Cricket Club	Desirable	EFDC / Developers / Fives and Heronians CC / ECB / Essex CCB	Developer Contributions (S106) / Grant Funding / ECB Capital Grant Funding / Club Funding	Unknown		Unknown	2021-2026		Draft Playing Pitch Strategy
CHG24	Sports and Leisure [outdoor]	South	Expand the existing artificial grass pitch at Metropolitan Police (Chigwell Sports Club) site, and develop a full sized 3G artificial grass pitch	Desirable	EFDC / Developers / London Mayor's Office / Essex County FA / Football Foundation / Barkingside	Developer Contributions (S106) / Grant Funding / Club Funding	£955,000 (new pitch element only)		£955,000 (new pitch element only)	2026-2031	Intervention dependent on working with the London Mayor's Office to confirm a long-term community use agreement that will provide clubs with security of tenure.	Draft Playing Pitch Strategy

					Youth FC							
CHG25	Sports and Leisure [outdoor]	South	Potential refurbishment of existing ancillary facility at Abridge Village Hall	Desirable	EFDC / Developers / Abridge Parish Council / Football Foundation / Essex County FA	Developer Contributions (S106) / Grant Funding / Club Funding	Unknown		Unknown	2016-2021		Draft Playing Pitch Strategy
EPP49	Sports and Leisure [outdoor]	West	New non-turf cricket pitch at Epping Foresters Cricket Club	Desirable	EFDC / Developers / Epping Foresters CC / ECB / Essex CCB / Corporation of London	Developer Contributions (S106) / Grant Funding / ECB Capital Grant Funding / Club Funding	Unknown		Unknown	2021-2026		Draft Playing Pitch Strategy
EPP50	Sports and Leisure [outdoor]	West	Increase access to a WR22 3G artificial grass pitch, either on the existing site of Epping Upper Clapton RFC or within an appropriate travel time	Desirable	EFDC / Developers / Epping Upper Clapton RFC / RFU	Developer Contributions (S106) / Grant Funding / RFU / Club Funding	£955,000		£955,000	2021-2026		Draft Playing Pitch Strategy
LOU34	Sports and Leisure [outdoor]	South	Refurbish existing ancillary facility at Debden Sports Club to improve the overall quality of provision	Desirable	EFDC / Developers / Essex County FA / Football Foundation	Developer Contributions (S106) / Grant Funding / Club Funding	Unknown		Unknown	2016-2021	Pitch to be developed in line with the FA Pitch Register requirements.	Draft Playing Pitch Strategy
LOU35	Sports and Leisure [outdoor]	South	Refurbish existing ancillary facility at Loughton Football Club	Desirable	EFDC / Developers / Loughton Town Council / Loughton Football Club / Essex County FA / Football Foundation	Developer Contributions (S106) / Grant Funding / Club Funding	Unknown		Unknown	2021-2026	Pitch to be developed in line with the FA Pitch Register requirements.	Draft Playing Pitch Strategy

LOU36	Sports and Leisure [outdoor]	South	New non-turf cricket pitch at Loughton Cricket Club	Desirable	EFDC / Developers / Loughton CC / Loughton Town Council / Football Foundation	Developer Contributions (S106) / Grant Funding / Club Funding	Unknown		Unknown	2016-2021		Draft Playing Pitch Strategy
LOU37	Sports and Leisure [outdoor]	South	Refurbish existing ancillary facility at Roding Playing Fields North, to allow for continued affiliated football use	Desirable	EFDC / Developers / South Loughton CC / Loughton Town Council / Football Foundation	Developer Contributions (S106) / Grant Funding / Club Funding	Unknown		Unknown	2021-2026		Draft Playing Pitch Strategy
LOU38	Sports and Leisure [outdoor]	South	Explore options for relocation of South Loughton Cricket Club	Desirable	EFDC / Developers / South Loughton CC / Loughton Town Council / ECB / Essex CCB	Developer Contributions (S106) / Grant Funding / Club Funding	Unknown		Unknown	2026-2031		Draft Playing Pitch Strategy
LNA12	Sports and Leisure [outdoor]	West	Replacement changing pavilion at Bumbles Green Leisure Centre	Desirable	EFDC / Developers / Nazeing Parish Council / Football Foundation	Developer Contributions (S106) / Grant Funding / Club Funding	Unknown		Unknown	2021-2026		Draft Playing Pitch Strategy
LNA13	Sports and Leisure [outdoor]	West	Replacement of existing ancillary facility at Nazeing Common with a fit for purpose pavilion	Desirable	EFDC / Developers / Nazeing Common CC / ECB / Essex CCB	Developer Contributions (S106) / Grant Funding / Club Funding	Unknown		Unknown	2021-2026		Draft Playing Pitch Strategy

NWB17	Sports and Leisure [indoor]	East	New leisure centre	Essential	EFDC / Developers / Operators / Sport England	Developer Contributions (S106) / Operators / Grant Funding / Sport England	Dependent upon exact size and nature of scheme		Dependent upon exact size and nature of scheme	Unknown		Consultation with EFDC
ONG18	Sports and Leisure	East	Sports facilities upgrade and additional facilities at Ongar Leisure Centre	Essential	ECC/ Developers / Operators / Sport England	Developer Contributions (S106) / Operators / Sports England / Grant Funding	Dependent upon exact size and nature of scheme		Dependent upon exact size and nature of scheme	Unknown	The Council has committed to considering options to re-provide improved facilities to replace the existing leisure centre. This might include re-provision in an alternative location.	Ongar Town Council Proforma response
ONG19	Sports and Leisure	East	Additional land to expand Jubilee Park to provide additional sports pitches. Investment in a new clubhouse.	Desirable	ECC/ Developers / Operators / Sport England	Developer Contributions (S106) / Operators / Sports England / Grant Funding	Unknown - dependent upon scheme specifics		Unknown - dependent upon scheme specifics	Unknown		Ongar Town Council Proforma response
THB14	Sports and Leisure	East	Additional sports facilities/playing fields, including an outdoor bowling green	Desirable	EFDC / Developers / Sport England	Developer Contributions (S106) / Grant Funding/ Sport England	Unknown - dependent upon scheme specifics		Unknown - dependent upon scheme specifics	2016-2026		Theydon Bois Parish Council Proforma response
WAB29	Sports and Leisure	West	Health and fitness and swimming provision to be enhanced in Waltham Abbey (as part of the relocation to Hillhouse), with high quality water space of at least a six-lane 25m main pool and a fit-for-purpose learner pool	Desirable	EFDC / Developers / Operators / Sport England	Developer Contributions (S106) / Operators / Grant Funding / Sport England	Dependent upon exact nature of scheme		Dependent upon exact nature of scheme	Unknown		Draft Built Facilities Strategy

WAB39	Sports and Leisure	West	Refurbishment of ancillary facility at Capershotts, Waltham Abbey to meet the needs of the home club	Desirable	EFDC / Developers / Waltham Abbey FC / Essex County FA / Football Foundation	Developer Contributions (S106) / Grant Funding / Club Funding	Unknown		Unknown	2021-2026		Draft Playing Pitch Strategy
WAB31	Sports and Leisure	West	Extend the capacity of the Townmead Leisure Park through the provision of additional high quality grass pitches and pending the availability of suitable space, explore the development of a second 3G artificial grass pitch.	Desirable	EFDC / Developers / Waltham Abbey FC / Essex County FA / Football Foundation	Developer Contributions (S106) / Grant Funding / Club Funding	£955,000 (additional artificial grass pitch element only)		£955,000 (additional artificial grass pitch element only)	2016-2021		Draft Playing Pitch Strategy