AYLESBURY VALE
DISTRICT COUNCIL

Aylesbury Vale District Council

Sport and Leisure Facilities SPG
Companion Document:
READY RECKONER

August 2005

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1 Introduction

1.1 This 'ready reckoner' provides the link between the Leisure Facilities Audit and the planning policy context set out in national planning policy, the Aylesbury Vale District Local Plan, and the Supplementary Planning Guidance for Sport & Leisure Facilities that accompanies the Plan. It identifies which facilities a development needs to provide on-site, and provides the basis for the calculation of the contribution towards the provision of off-site community and leisure facilities to be made by each new development.

1.2 Under these proposals, each new property will be required to pay a set figure based upon the property size (defined by number of bedrooms). This method has been chosen as it can be related to the number of occupants within a property, based upon the current average household size for Aylesbury Vale (2.56, according to the results of the 2001 Census). Figures will be regularly reviewed including taking account of inflation and changes in costs of grounds maintenance.

Planning Policy Context

1.3 The planning policy context is defined through:

- PPG17: Planning for Open Space, Sport and Recreation
- Aylesbury Vale District Local Plan (AVDLP)
- Supplementary Planning Guidance (SPG): Sport And Leisure Facilities

1.4 Overall, the planning policy context requires development to contribute to community and leisure facilities to address any existing deficiency and to meet the needs arising from the new development.

1.5 The District Council's standards for the provision of community and leisure facilities will be applied to all applications (of four properties or above) for new residential development which result in a net gain in residential units. This includes conversions, changes of use, renewal of expired planning permission (at the time of submission), flats, bedsits, sheltered housing, affordable housing and agricultural workers' dwellings.

1.6 Replacement dwellings, extensions, nursing homes and residential annexes will not be subject to the policy.

Leisure Facilities Audit

1.7 The initial Leisure Facilities Audit was undertaken between October 2003 and June 2004. It identified the optimum leisure and cultural provision for Aylesbury Vale, and identified areas of shortfall on a community basis.

1.8 PPG17 (2002): Planning for Open Space, Sport and Recreation identifies the need for local authorities to undertake a robust and comprehensive assessment

of community needs. The Aylesbury Vale audit met the needs of this guidance by undertaking both a qualitative and quantitative assessment incorporating:

- Community & Village Halls
- Parks & Open Spaces
- Playgrounds
- Playing Pitches and Pavilions
- Other outdoor sports facilities
- Indoor sports centres and swimming pools
- Arts and entertainment facilities
- Facilities for young people

1.9 This assessment built upon the findings of the Local Cultural Strategy and included wide ranging community involvement including questionnaires to clubs and organisations assessing current and future needs, site visits to community and village halls and qualitative assessments of parks, open spaces and equipped play facilities. The assessment also incorporated the findings of the Sport England Facilities Demand Estimator and meetings with governing bodies and neighbouring local authorities.

1.10 From the audit, a matrix of recommended sport and leisure facility provision for different sizes of settlement has been produced (see Appendix 1). The matrix establishes the Aylesbury Vale sport and leisure standards which supersede the NPFA standards set out in the Aylesbury Vale District Local Plan (AVDLP). The audit is intended as a living document to reflect ongoing changes in provision, but will be fully updated every two years in response to the significant levels of housing growth planned for the district. The ready reckoner will be updated appropriately.

2 The Aylesbury Vale Model

2.1 The Aylesbury Vale Model provides the basis for the calculation of the contribution towards the provision of both on and off-site community and leisure facilities to be made by each new development with a residential component. The contribution to be made is calculated in two parts:

1) Provision to accommodate the need generated by the new development
2) Provision to address the existing shortfall in the District

These are each addressed in more detail below.

1) Provision to accommodate the need generated by the new development

2.2 For the new development to meet its own needs, it must provide community and leisure facilities in the same ratio as in the rest of the District, assuming that all need was met. This ratio is calculated by dividing the total cost of the leisure and cultural provision needed if the District was to be ‘at full strength’ (according to the Leisure Facilities Audit) by the total population. This gives the per capita cost for the new development of providing these facilities.

Total cost of model leisure & cultural provision in Aylesbury Vale (see Appendix 2)	£171,356,562
Population of Aylesbury Vale 2004 (Based upon 2001 Census Figures)	165,748
Model cost per head of leisure & cultural provision for population of Aylesbury Vale	£1,033

2) Provision to address the existing shortfall in the District

2.3 The District's leisure and cultural provision is not 'at full strength' however: the Audit identified deficiencies. National planning policy, set out in PPG17, provides local authorities with the opportunity to address these shortfalls in provision. The second part of the ready reckoner calculation identifies the sum required from each development to contribute to addressing the shortfall.

2.4 The Leisure Facilities Audit identified the model provision for the District as costing £171,356,562. The actual provision is only £111,861,164, however, leaving a shortfall of £59,495,408. For new development to meet its own proportion of the deficit, this would entail an additional amount of £342 per new resident.

Total cost 1) + 2) = £1,375

2.5 Thus the cost of the leisure and cultural facilities required by each new resident of the Vale is £1,375. This provision will be met either as a financial contribution or, on larger schemes, by some provision on-site and a financial contribution towards off-site facilities (see Stage 3 below).

3 The Ready Reckoner Calculations

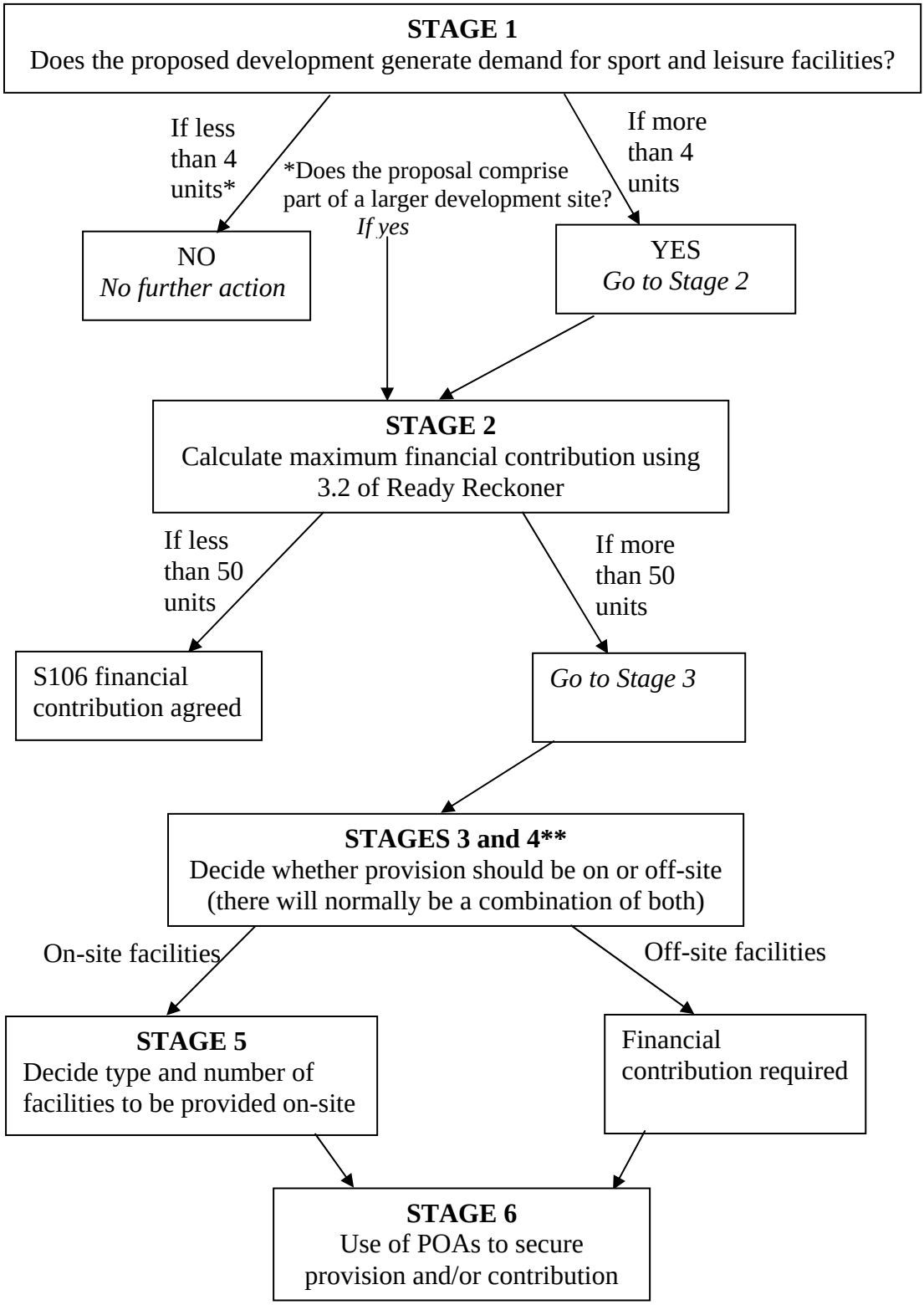
3.1 The overall contribution to be required from new developments will therefore include both the model cost per head and a contribution to meet the current shortfall in provision (both of these figures will be reviewed on a regular basis to take into account ongoing development and improvements in facilities). This has been summarised in the following 'ready reckoner', in order to assist the planning process, and provide clarity and certainty for developers.

3.2 Based upon the current average household size for Aylesbury Vale of 2.56, and the profile of the current housing stock, the following overall contributions will be sought for each of the property sizes listed:

Table 1 – Financial contribution for each property size

	1) Need	**+**	**2) Shortfall**		
Contribution per new resident	£1,033	+	£342	=	**£1,375**
Property Size					**Contribution**
1 bedroom	1x resident				£1,375
2 bedroom	1.8 residents				£2,475
3 bedroom	2.4 residents				£3,300
4+ bedrooms	3.5 residents				£4,812

3.3 Below is a flow chart that illustrates the stages in determining provision. These stages are identified in the Sport and Leisure SPG.



** NB – Exceptionally, some or all of this provision could be provided off-site through commuted payments (see paragraph 3.12). This is identified as Stage 4 in the Sport and Leisure SPG.

3.4 The stages in determining the requirement of sport and leisure facilities are described below:

STAGE 1
How to determine if a development has a sport and leisure facility requirement

Rationale

3.5 The Council acknowledges that all new dwellings will generate demand for sport and leisure facilities, but it has been necessary to set a threshold of 4 or more dwellings as it is uneconomic to demand contributions that fall below a certain monetary value.

How it works

3.6 All developments of 4 or more residential units (including conversions) will create a requirement for provision of sport and leisure facilities. For developments of under 4 units there is no requirement. Where a development proposal comprises only part of a larger site that could be developed, and which in totality is likely to create 4 or more dwellings, the stage 2 calculation must be carried out.

STAGE 2
How to calculate sport and leisure facility requirement

Rationale

3.7 The per-dwelling cost calculations set out in paragraph 3.2 on page 4 include the following two elements:

1) Provision to accommodate the need generated by the new development;
2) Provision to address the existing shortfall in the District.

3.8 The per-dwelling cost is based on the findings of the comprehensive Audit that assessed the leisure and cultural provision in the District in qualitative and quantitative terms. The total cost of leisure and cultural provision needed if the District was to be at 'full strength' was divided by the total population. This gives the per capita cost for new development to provide these facilities. The shortfall contribution is calculated by dividing the total cost of making up the shortfall by the projected population increase (4.86%) to 2011.

How it works

3.9 The figures in Table 1 (on page 4) should be used to calculate the maximum financial contribution required. For this calculation to be carried out, information relating to the number of dwellings and the mix of dwelling types should be provided with every application. Where information on the mix of dwelling types is not provided, the assumption will be that each dwelling has 4 bedrooms, meaning that the maximum possible contribution will be calculated.

3.10 The total number of each size of dwelling proposed is then multiplied by the per-dwelling financial contribution set out in Table 1.

Example

3.11 A proposal for 50 dwellings that comprises 5 one-bedroom dwellings; 10 two-bedroom dwellings; 25 three-bedroom dwellings; and 10 four-bedroom dwellings is received. The following calculation is carried out to give the total possible financial contribution:

5 x 1 bedroom dwellings (£1,375 each) = £6,875
10 x 2 bedroom dwellings (£2,475 each) = £24,750
25 x 3 bedroom dwellings (£3,300 each) = £82,500
10 x 4 bedroom dwellings (£4,812 each) = £48,120
TOTAL = £162,245

STAGES 3 and 4
How to decide if sport and leisure facility provision should be on or off-site

Rationale

3.12 Table 2 (an extract from the SPG) below provides an indicative guide to the leisure facilities which would normally be required on-site for different sizes of development. Where facilities are provided on-site by the developer, a proportionate reduction is made to the overall contribution requirement as calculated in stage 2. Exceptionally, specific local conditions may mean that an additional financial contribution may be sought instead of on-site provision, for example if the new development is being located adjacent to an existing equipped play area.

How it works

3.13 Using Table 2 (on page 8), identify the facilities which should be provided on-site. This should normally only be applied for developments in excess of 49 dwellings; smaller developments should provide a cash contribution only for off-site facilities unless exceptional local circumstances such as a major physical barrier such as a main road or railway line prevent ease of access to local community facilities. Exceptionally, liaison with Leisure Services may conclude there would significant local advantages for the on-site requirement to be provided off-site, for example where a development is located adjacent to an existing park. The Sport and Leisure SPG facilitates such an exception in **Stage 4** of the process.

Table 2 – Indicative Guide to On or Off-Site Provision

Number of dwellings proposed	4-15	16-49	50-99	100-199	200-299	>300*
Amenity Green Space	✓	✓	✓	✓	✓	✓
Public Open Space	£	£	✓	✓	✓	✓
Equipped Play Facilities	£	£	✓	✓	✓	✓
Youth Shelter/Meeting Area	£	£	£	✓	✓	✓
Skateboard Facility	£	£	£	£	£	✓
MUGA (multi-use games area)	£	£	£	£	£	✓
Floodlit STP (synthetic turf pitch)	£	£	£	£	£	£
Playing Pitches	£	£	£	£	£	✓
Changing Pavilion	£	£	£	£	£	✓
Community Centre	£	£	£	£	£	✓
Dry Sports Centre	£	£	£	£	£	£
Swimming Pool	£	£	£	£	£	£
Heritage and Interpretation	£	£	£	✓	✓	✓
Entertainment Complex	£	£	£	£	£	£
Arts Centre	£	£	£	£	£	£
✓ **On-site provision will normally be required** £ **Contribution towards off-site provision will normally be required**						

***** *Developments of 300+ dwellings would normally be the subject of a development brief which would specify the detailed sport and leisure requirements.*

3.14 Table 3 below provides a guide to the likely value of on-site and off-site provision for most developments, based on reducing contributions to reflect what is provided by the development on-site.

Table 3 – Value of on and off-off site contributions

Development Size	On-Site Contribution	Off-Site Contribution	Off-Site Contribution per Resident	Reduction
50-99 Dwellings	14.1%	85.9%	£1181	£194
100-299 Dwellings	14.6%	85.4%	£1174	£201
300+ Dwellings	51.2%	48.8%	£671	£704

Example A – All Off-Site Provision

3.15 A proposal for 30 properties is received comprising 20 x 3 bedroom units and 10 x 4 bedroom units. As this development is for less than 50 units a financial

contribution only is required. (20 x £3,300 + 10 x £4,812) = £114,120 off-site contribution. No on-site provision will be required.

Example B – Some On-Site Provision

3.16 A proposal for 80 properties is received comprising 40 x 3 bedroom units and 40 x 4 bedroom units. For a development of this size the public open space and equipped play facilities would normally be provided on-site whilst a financial contribution for all other facilities should be provided off-site. The overall financial contribution for this development would be (40 x £3,300 + 40 x £4,812) = £324,480 less 14.1% for the on-site provision = £278,728.

STAGE 5
Determining the type and number of facilities to be provided on-site

Rationale

3.17 Where on-site provision is required, it is necessary to relate this requirement to each individual development proposal.

How it works

3.18 Where the Stage 3 assessment has been carried out as set out above, and it has been determined that certain facilities should be provided on-site, it will be necessary to consult the following information (note that requirements for public open space are set out in the section below):

- Table 2 to determine what facilities would normally be required on or off-site;
- Appendix 1 to find standards for the individual cluster; *and*
- Technical Specification / Good Practice Guidance document to determine the exact number, size and specification of each required facility. This should take place in liaison with Leisure Services (contact details are at the end of this document).

Public Open Space Requirement

3.19 The District Council's open space standard of 2.47 ha per 1000 population, which equates to 24.7m^2 per resident, is based on advice in PPG17 (Planning for Open Space, Sport and Recreation), Circular 1/97, and the findings of the Leisure Audit (AVDC, 2004).

3.20 The population of any development should be assessed by applying the guidelines provided in Table 1 of this document:-

Table 4 – Public Open Space Requirement per dwelling

Property Size	Number of Residents	Multiply by 24.7		M^2 per dwelling
1 bedroom	1	x 24.7	=	24.7m^2
2 bedroom	1.8	x 24.7	=	44.46m^2

3 bedroom	2.4	x 24.7	=	59.28m^2
4+ bedrooms	3.5	x 24.7	=	86.45m^2

Example

3.21 20 x 1 bedroom properties = 20 residents = 494m^2
15 x 2 bedroom properties = 27 residents = 667m^2
15 x 3 bedroom properties = 36 residents = 890m^2
5 x 4 bedroom properties = 17.5 residents = 432m^2

Total 100.5 residents x 24.7m^2 = 2,482 m^2 = 0.25 ha

STAGE 6
Use of planning obligation agreements (POAs) to secure sport/leisure facility contributions and/or provision, retention and maintenance

3.22 A fundamental purpose of AVDLP is to secure implementation of the Plan's proposals in a co-ordinated and comprehensive manner. As such, in order to secure the sport and leisure facility requirement as a direct result of the new development, the developer will be required to enter into a planning obligation agreement. The Council will also make a charge to cover costs relating to administration and monitoring for developer contributions.

3.23 Where a developer is to provide facilities on or off-site and maintain them for an agreed period of time, the legal agreement will include provision for a performance bond covering the estimated costs.

3.24 Developers are required to make provision for the maintenance of sport and leisure facilities they supply and retain on or off-site. More details regarding performance bonds and maintenance and adoption are contained in paragraphs 5.18 and 5.19 of the Sport and Leisure SPG. Maintenance costs are built into the figures given in paragraph 3.2 of this document.

3.25 Developer contributions received in each cluster will be pooled to maximise their local community benefit and best meet local deficiencies in provision. They will be spent within that cluster, or contribute to district-wide facilities.

CONTACT DETAILS

Forward Plans (Planning)	**or**	**Cultural Team (Leisure)**
Aylesbury Vale District Council		Aylesbury Vale District Council 66 High Street 66 High Street
AYLESBURY Bucks HP20 1SD Tel: 01296 585439 Fax: 01296 398665 E-mail: avdlp@aylesburyvaledc.gov.uk		AYLESBURY Bucks HP20 1SD Tel: 01296 585184 Fax: 01296 585672 E-mail: leisure@aylesburyvaledc.gov.uk

Or visit our web site at www.aylesburyvaledc.gov.uk.

Other companion documents include:

Audit

Aylesbury Vale District Cultural Facilities Audit and Needs Assessment

- Identifies current levels of provision
- Establishes local standards
- Identifies deficiencies
- Identifies clusters and hierarchy of provision

Technical Specification / Good Practice Guidance

- Sets out requirements in technical specification terms
- Covers facilities likely to be constructed by developers themselves

MATRIX OF SPORT, LEISURE AND CULTURAL FACILITY PROVISION STANDARDS IN AYLESBURY VALE

Geographical Level	Public Open Space	Equipped Play Facilities	Youth Shelter / Meeting Area	Skateboard Facility	MUGA	Floodlit STP	Playing Pitches	Changing Pavilion	Community Centre	Dry Sports Centre	Swimming Pool	Heritage and Interpretation	Entertainment Complex	Arts Centre
Hamlet (under 100)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Parish 1 (100-300)	PO1	EP1	0	0	0	0	0	0	0	0	0	0	0	0
Rural Parish 2 (300-1,000)	PO2	EP2	YS1	0	0	0	PP1	CH1	CC1	0	0	HI1	0	0
Rural Parish 3 (1,000-3,000)	PO3	EP3	YS1	SB1	MU1	0	PP2	CH1	CC2	0	0	HI1	0	0
Cluster	0	0	0	SB1	MU1	0	PP3	CH1	CC3a and b	0	0	HI1	0	0
Secondary Settlement (Buckingham, Winslow, Wendover, Haddenham)	PO4	EP4	YS2	SB1	MU2	ST1	PP4	CH1	CC3a and b	SC1	SW1	HI2	EC1	AC1
Primary Settlement Community Area	PO4	EP4	YS2	SB1	MU2	0	PP4	CH1	CC2	SC1	SW1	0	EC1	0
Primary Settlement	PO5	0	YS3	SB2	0	ST2	PP4	CH1	0	SC1	SW1	HI3	EC2	AC1

0 No provision required
PO1 Central public open space approximately 0.25 - 1 ha. if an equipped play area is provided
PO2 Central public open space of approximately 2 - 4 ha. providing natural and amenity areas with 50% non sports space.
PO3 Main open space of approximately 4 to 8 ha providing amenity and natural areas with 50% non sports space. Local open space, min. 0.25 hectares, in areas of housing more than 300-400m away from main open space
PO4 Central public open space of approximately 10-20 hectares. Local open space of around 2 ha providing amenity and natural land within 400m of all homes. Immediately local open space of 0.25 - 1 ha in housing within 300m of homes.
PO5 Informal boundary areas providing for informal recreation, local play needs and buffering. Green linear routes within the built areas.
EP1 LEAP level equipped play provision on central open space, where appropriate to local circumstances
EP2 NEAP level equipped play provision on central main open space
EP3 NEAP level equipped play provision on central main open space. LEAP level provision in areas of housing more than 300m-400m from main open space
EP4 NEAP+ level equipped play provision in main park. NEAP provision in each local park. Further equipped play provision where appropriate to local circumstances
YS1 Tubular frame youth shelter manufactured to British Safety Standards one in Main Open Space
YS2 Tubular frame youth shelter & minimum of 9m x 9m hard surface, basketball/football goal unit in each Local Park
YS3 Tubular frame youth shelter & minimum court set up of 20m x 20m with 2 basketball & football goal unit one in each District Park
SB1 Skateboard facility with ramps and pipes as defined through consultation with local young people minimum 2 quarter pipes
SB2 Floodlit skateboard facility with ramps and pipes as defined through consultation with local young people minimum equipment levels to include fun box, quarter pipe, half pipe & grind rail
MU1 One Type 4 floodlit MUGA (unless local circumstances dictate other type) to accommodate five a side football in central main open space to Sport England and SAPCA recommended standards *A Guide to the Design, Specification.*
MU2 One MUGA as defined in MU1 in main park and each local park, providing location and demographics permit
ST1 Half Full Size Football/Hockey floodlit STP to guidance provided in A Guide to the Design, Specification and Construction of Multi Use Games Areas
ST2 *Minimum* one Full Size STP per 60,000 population, accessible and available for public use as specified in guidance quoted in ST1
PP1 One adult full size pitch - sport according to identified need at the time
PP2 One adult and one youth pitch with space for mini soccer/rugby according to sports need
PP3 Minimum as PP2 with floodlit grass training area
PP4 Provision as identified in Aylesbury Vale Playing Pitch Strategy
CH1 Pavilion/Clubhouse to standards for relevant pitch provision as set out in Sport England Design Guidance Note *Pavilions and Clubhouses*

CC1	Small community centre with main hall<100m2 with foyer, small meeting room, adequate storage, kitchen, toilet facilities & parking
CC2	Medium sized community centre <250m2, as CC1 with addition of meeting room(s), and stage
CC3a	Minimum 18m x 10m main hall and ancillary facilities suitable for sporting activities to standards set in Sport England Design Guidance Note *Village and Community Halls* plus fitness room to Cultural Strategy recommended
Standard.	Minimum 18m x 10m main hall with fixed or demountable stage and ancillary facilities suitable for arts and performance activities to standards set in Sport England Design Guidance Note Village and Community Halls.
SC1	Dry sports centre to meet identified Sport England Facility Planning Model deficiencies, designed to Sport England Design Guidance
SW1	Swimming Pool Provision to meet identified Sport England Facility Planning Model deficiencies, designed to Sport England Design Guidance
HI1	Community information point to include interpretation relating to local history & heritage
HI2	Community information point to include interpretation relating to local history & heritage, parish map & visitor guide
HI3	Nationally Accredited Museum recording settlement history, library link to centre for local studies, visitor guide and town map.
EC1	Community Hall / Theatre with stage & capacity for 200 people - should preferably be located within community school
EC2	Multi purpose auditorium with capacity for 1200 , secondary theatre with capacity of 200
AC1	Minimum of 4 arts workshop areas including wet room & kiln.

Sport & Leisure Facility Costs 2004

Appendix 2

Geographical Level	Public Open Space	Equipped Play Facilities	Youth Shelter & meeting Area	Skateboard & Youth Facilities	MUGA	Floodlit STP	Playing pitches	Changing pavilion	Community Centre	Dry Sports Centre	Swimming pool	Heritage & Interpret.	Ent. Complex	Arts Centre	Total	Number of Units	Total Cost
Hamlet (under 100)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
Rural Parish 1(100-300)	£16,600	£45,000	0	0	0	0	0	0	0	0	0	0	0	0	£61,600	27	£1,663,200
Rural Parish 2 (300-1000)	£132,800	£80,000	£6,000	0	0	0	£90,140	£182,088	£300,000	0	0	£4,000	0	0	£795,028	45	£35,776,260
Rural Parish 3 (1000-3000)	£265,600	£80,000	£6,000	£30,000	£59,400	0	£135,210	£273,132	£450,000	0	0	£4,000	0	0	£1,303,342	20	£26,066,840
Cluster With Rural Parish 2	£0	£0	£0	£0	£0	£0	£67,750	£91,044	£300,000	0	0	£0	0	0	£458,794	7	£3,211,558
Cluster With Rural Parish 3	0	0	0	£0	£0	0	£22,680	£0	£150,000	£0	0	£0	0	0	£172,680.00	22	£3,798,960
Secondary Settlement	£664,000	£140,000	£42,000	£30,000	£59,400	£220,000	£540,840	£546,264	£600,000	£734,000	£3,045,600	£15,000	£2,500,000	£400,000	£9,537,104	4	£38,148,416
Aylesbury Community Area	£664,000	£140,000	£42,000	£30,000	£59,400	0	0	0	£450,000	£734,000	0	£0	0	0	£2,119,400	8	£16,955,200
Aylesbury	£200,000	0	£60,000	£90,000	0	£440,000	£2,704,200	£2,185,056	0	£2,936,000	£16,570,872	£150,000	£20,000,000	£400,000	£45,736,128	1	£45,736,128
Total Cost	£19,904,200	£8,095,000	£954,000	£1,050,000	£1,900,800	£1,320,000	£12,601,270	£18,664,020	£33,900,000	£11,744,000	£28,753,272	£470,000	£30,000,000	£2,000,000			£171,356,562
Cost Per Head (Based upon 2001 Census Figures	£120.09	£48.84	£5.76	£6.33	£11.47	£7.96	£76.03	£112.60	£204.53	£70.85	£173.48	£2.84	£181.00	£12.07			