

SUPPLEMENTARY PLANNING GUIDANCE
Sport and Leisure Facilities

Contents

Section	Contents	Page Number
	Statement of Consultation	2
1.0	Preface	3
2.0	Introduction	4
3.0	Planning Framework	5
4.0	Aylesbury Vale Cultural Facilities Audit and Needs Assessment	7
5.0	Determining the need for Sport and Leisure Facility Provision	8
6.0	Additional Information	12
7.0	Companion Documents	13
 Appendices		
Appendix 1	Extract of Sport and Leisure Facility Policies from AVDLP	i
Appendix 2	Matrix of Sport and Leisure Facility Provision Standards in Aylesbury Vale	iv
Appendix 3	Flow Chart for Operating the Sport and Leisure Facilities SPG	vi
Appendix 4	Glossary of Terms	vii
Appendix 5	Settlement Clusters Map	viii
Appendix 6	Aylesbury Community Areas Map	ix

Statement of Consultation

- i. The public consultation period ran from Monday 17th May 2004 to Monday 21st June 2004. Public notices advertising the consultation appeared in the Bucks Herald, the Milton Keynes Citizen, the Leighton Buzzard Observer and the Buckingham and Winslow Advertiser during the week commencing the 17th May 2004. During the public consultation period, copies of the draft SPG were available to view at the Council's Customer Service Centre, Aylesbury, at the Buckingham and Winslow Area Offices, and at all libraries in the District. The SPG was also available on the Council's website.
- ii. Over 320 individuals and organisations were consulted on the draft SPG. Those asked to comment included; AVDC Members, District Parish Clerks, Heads of Service at AVDC, Buckinghamshire County Council, House Builders and various specialist Sport and Leisure organisations.
- iii. During the consultation period, 17 representations were received. These can be summarised as:
 - 8 offering general support
 - 8 suggesting the draft SPG should be modified in some way
 - 1 no comment
- iv. The Cabinet Member for Planned Development agreed the Council's response to these representations, and approved the amendments to the SPG. **The SPG was adopted on the 2nd August 2004.**

1.0 Preface

- 1.1 PPG12 (Development Plans, 1999) states that supplementary planning guidance (SPG) may be taken into account as a material consideration as long as it is consistent with national and regional planning guidance, as well as policies set out within the Aylesbury Vale District Local Plan (AVDLP).
- 1.2 In interpreting and placing more detail on national and local planning policy advice, this SPG sets out the context for the provision, adoption and maintenance of sport and leisure facilities in new developments in Aylesbury Vale District. The SPG specifies:
 - The overall standards for the provision of sport and leisure facilities in the District;
 - The methodology for determining the requirement of sport and leisure facilities;
 - The requirement for developers to provide and maintain sport and leisure facilities;
 - The requirement to make commuted payment for the provision and maintenance of such facilities off site;
 - The methodology for calculating the scale of financial contributions relating to sport and leisure facilities.
- 1.3 For the purposes of this SPG, the term sport and leisure facilities includes all categories of such facilities, from the very local to town based and up to district-wide based, that may be required as part of new residential development.
- 1.4 This SPG has been produced in accordance with PPG17 (Planning for Open Space, Sport & Recreation, 2002) which requires local authorities to prepare local standards for sport and leisure facilities based on local assessments. The results of this assessment and other accompanying technical documents are set out in companion documents detailed in Section 7.0 of this SPG.

2.0 Introduction

2.1 Sport and leisure facilities are important elements in the environment and character of settlements. Government advice stresses the importance of retaining such facilities in cities, towns and villages, and the need for new facilities in conjunction with new housing development. Good quality sport and leisure facilities can make a significant contribution to local attractiveness, the health and well-being of residents and to the development of the local economy.

Council Key Aims and Outcomes

2.2 The Council has adopted a number of key aims and outcomes to guide its work, and central to this is “making Aylesbury Vale the best possible place to live and work”. In relation to sport and leisure facilities, these are as follows:

Key Aim – Local Communities To achieve safe, active, healthy communities and provide accessible services	
Outcome	How Sport and Leisure Facility Guidance Contributes
A reduction in the factors that diminish the health of individuals, and an increase in those that promote it.	<ul style="list-style-type: none"> • Ensure new developments make proper provision for new open space and other leisure requirements; • Resist the loss of existing open space or leisure provisions.
Ensuring that everyone has the opportunity to live in a decent and safe home.	<ul style="list-style-type: none"> • Ensure new housing developments provide a good quality environment for their future occupiers.
Key Aim – The Local Environment To manage the built and natural environment of a growing district in a sustainable way	
Outcome	How Sport and Leisure Facility Guidance Contributes
Public areas that are well maintained and enhanced.	<ul style="list-style-type: none"> • Through planning obligation agreements and developer contributions, ensure that new developments provide public facilities required; • Where the Council take them over, ensure developer makes a financial contribution that will allow continued maintenance.
Key Aim – The Local Economy To develop and promote the local economy and establish Aylesbury Vale as a vibrant economic centre	
Outcome	How Sport and Leisure Facility Guidance Contributes
Encouraging infrastructure which supports the local economy	<ul style="list-style-type: none"> • Provision of leisure facilities which will encourage new businesses to relocate to Aylesbury Vale and to make the area attractive to their employees.

3.0 Planning Framework

National Planning Framework

- 3.1 PPG17 (2002) sets out government policy on open space, sport and recreation provision. It recognises that sport and leisure facilities are fundamental to achieving broader government objectives including urban renaissance, rural renewal, social inclusion and community cohesion, health and well being and sustainable development.
- 3.2 PPG17 states that local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sport and recreation facilities. PPG17 establishes the principle that where deficits in provision exist, planning conditions or obligations may be used to secure contribution towards reducing or eliminating the deficit.
- 3.3 The local assessment should be used to set locally derived standards for the provision of open space, sport and recreational facilities. Setting these local standards based on an assessment of existing facilities will form the basis for redressing quantitative and qualitative deficiencies through the planning process. This will include considering different approaches required by the increased emphasis on urban brownfield sites.

Regional Planning Guidance

- 3.4 Regional Planning Guidance for the South East published in March 2001 (RPG 9) states that the pattern of development should be less dispersed with more sustainable patterns of activity, allowing home, work, leisure, green spaces, cultural facilities and community services to be in closer proximity. Policy Q2 includes the criterion that development plans should maximise the positive contribution which trees, other planting and open spaces can make to urban areas in terms of their recreational, nature conservation and wider environmental and social benefits.
- 3.5 The Draft Milton Keynes & South Midlands Sub-Regional Strategy identifies Aylesbury Vale for continued significant growth for the period 2001- 2016. Draft Policy 3 includes a requirement for "...the provision of high quality, and well managed strategic and local open space."

Local Planning Framework

- 3.6 A fundamental principle of Aylesbury Vale District Local Plan (January 2004) is that all new developments should provide for any additional demands for use of outdoor play space that the development creates, or, pays a proportionate sum for the facilities to be provided elsewhere locally. Appendix 1 sets out the full text of relevant policies from AVDLP.

Aylesbury Vale Local Cultural Strategy

- 3.7 The objective of the strategy is that everyone in the District must be able to access a range of locally based participative cultural activities. There are three key elements to this strategy: the provision of facilities; the establishment of activities at those facilities; and employment of coaches/teachers at the facilities to organise the activities. The AVDLP policies and this SPG primarily aim to work towards achieving the first part of the strategy; however, the application of this SPG may bring further benefits.

4.0 The Aylesbury Vale Cultural Facilities Audit and Needs Assessment

- 4.1 To accord with PPG17 (2002), an audit and assessment of sport and leisure facilities in Aylesbury Vale was carried out in 2003/2004. This identified quantitative and qualitative deficiencies in provision. The Audit covered:
- Community and village halls
 - Parks and 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
- 4.2 The findings are contained in a companion document to this SPG, hereafter referred to as the Audit. It is available from Aylesbury Vale District Council (contact details are in section 6.0 of this document).
- 4.3 A matrix of recommended sport and leisure facility provision for different sizes of settlement has been produced to inform levels of provision in new developments. This is based on a combination of consultation with local parishes, reference to national and local standards and guidance, and professional judgement. The Sport England Facilities Planning Model was also used as a basis to calculate higher order need i.e. sports pitches and other district-wide facilities. The matrix is shown in Appendix 2, and contains minimum standards for provision of each category of sport and leisure facility, for each size of settlement and cluster. In interpreting this matrix, it should be noted that larger settlements in providing higher level facilities also have to provide the full range of more locally based facilities.
- 4.4 A cluster approach has been taken to analysing the results of the Audit. Each of the District's parishes and towns have been placed into an appropriate cluster, defined as 'a mix of parishes within the same geographical area, where shared use of community facilities is a possibility'. Due to its size, the Aylesbury urban area is considered separately, and is divided up into smaller Community Areas. For the purposes of this SPG, the term cluster refers to all parish clusters and the Aylesbury Community Areas. Maps of the clusters are shown in Appendices 5 and 6.
- 4.5 The results from the Audit were compared against the minimum standards of provision detailed in Appendix 2, giving an overall grading for each cluster against the standards. The results of this technical assessment are given in the Audit companion document.

5.0 Determining the need for Sport and Leisure Facility Provision

- 5.1 This SPG will be applied to all proposals involving 4 or more units of residential development including conversions. Applicants should ensure inclusion of sufficient information to allow proper assessment. This must include the number, size and type of all dwellings proposed, and those to be lost.
- 5.2 The level of sport and leisure facility provision will be directly related in scale and kind to the need generated by the proposed development and local circumstances which may include making up local deficiencies.
- 5.3 Sport and leisure facility provision must be made by the developer on or off-site, or by means of a developer contribution to the council. The provision, retention and, if applicable, maintenance of sport and leisure facilities provided through the development will be secured via legal agreements.
- 5.4 The flow chart in Appendix 3 shows how this SPG operates.

Stages in determining requirements are as follows:

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

- 5.5 All developments of 4 or more units will create a requirement for provision of sport and leisure facilities. Proposals for less than 4 dwellings will not be required to make any contribution towards sport and leisure facilities.

STAGE 2 how to calculate sport and leisure facility requirement

- 5.6 The Ready Reckoner that accompanies this SPG sets out the cost calculations for each cluster in terms of the required contribution towards sport/leisure facilities for each dwelling, based on the number of bedrooms of each dwelling. The costs for each cluster include the costs directly arising from that development, together with a proportionate contribution to meeting any local deficiency. This figure includes a 10 year maintenance contribution where appropriate. The Ready Reckoner document will be updated routinely, and is available from Aylesbury Vale District Council.
- 5.7 The Technical Guidance that accompanies this SPG contains guidance on size, types and maintenance requirements for certain categories of sport and leisure facilities. These standards should be fully complied with in all developments.

STAGE 3 how to decide if sport and leisure facility provision should be on or off-site

- 5.8 The sport/leisure requirement will be provided by:
- a) full provision on-site; or
 - b) part on-site and part off-site provision, either by the developer or by developer contribution; or
 - c) full off-site provision either by the developer or by developer contribution.
- 5.9 In developments of 4-49 dwellings, off-site provision will normally be most appropriate. This is because small developments will only require small levels of sport/leisure facility provision. In such cases, on-site provision is unlikely to be appropriate in terms of functionality and not making best use of housing land. The exception to this is the provision of amenity green space which is a requirement in all developments. Amenity green space has an essential function in contributing to the quality of urban design. It may also perform an informal play area role. However, such areas do not have a formal leisure function and as such will not be adopted by the Council. It will be the responsibility of the developer to secure the future maintenance of such areas. This will be controlled through a planning condition and/or obligation agreement.
- 5.10 Wherever possible in developments of 50 or more dwellings, locally based facility provision should be made on-site, taking account of site circumstances and any other material considerations. In all but the largest schemes, higher order facilities, such as swimming pools and entertainment complexes will normally be provided off-site by means of developer contribution. Table 1 below gives an indicative guide to provision on or off-site.
- 5.11 In assessing whether on-site provision is appropriate, the following factors will be considered:
- whether the site can physically accommodate the sport and leisure facilities;
 - whether the amount of sport/leisure facilities to be provided creates a viable level of provision in terms of construction, use, and maintenance;
 - whether the development is part of a larger area to be comprehensively developed, in which case it may be more appropriately located in an area not within the site;
 - the requirements set out in relevant planning brief; and
 - whether the site is sufficiently close to an existing, safely accessible sport/leisure facility or other land which could more beneficially be extended, improved or converted to provide the required facility.
- 5.12 In all cases where on-site provision is deemed most appropriate, it should form an integral and integrated element of the development.
- 5.13 The table below gives an indicative guide to requirement of on or off-site provision. It will be applied in connection with the factors contained in paragraph 5.11.

Table 1 – 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					

STAGE 4 – can/should the required sport and leisure facilities be provided by the developer on another site in the cluster?

- 5.14 This determination is based on individual site circumstances and the information contained within Appendix 2 and the companion Ready Reckoner document.

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

- 5.15 Where on-site provision is required, it is necessary to relate this requirement to each individual development proposal. Standards set out in Appendix 2 indicate the level of provision required for each size of proposed development.
- 5.16 These standards have been derived from an assessment of current best practice provision in Aylesbury Vale, linked to wider national policies and a professional evaluation of local issues. Full details of how these standards have been arrived at are contained in the Audit companion document. Definitions of each category of sport and leisure facilities are contained in Appendix 2.

STAGE 6 – use of planning obligation agreements to secure sport/leisure facility contributions and/or provision, retention and maintenance

Planning Obligation Agreements

- 5.17 In order to secure the sport and leisure facility provision requirement as a direct result of 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 of developer contributions (as set out for in the Local Government Act 2003). In all cases of commuted payments, if the finance has not been used to achieve sport and leisure provision within a period of 10 years from its receipt, then the monies will be repaid.

Performance Bonds

- 5.18 Where a developer is to provide facilities on or off-site and maintain for an agreed period of time, the legal agreement will include provision for a performance bond covering the estimated costs. Estimated costs will include all expenses associated with the provision, maintenance and administration of the sport/leisure facilities. The estimated costs are based on the average cost per square metre for playing pitches or open space provision.

Maintenance and Adoption

- 5.19 Based on advice contained within Circular 1/97, developers are required to make provision for the maintenance of sport and leisure facilities they supply and retain on or off-site. In cases where the developer wishes to transfer ownership and future maintenance to the Council (or other body such as Town or Parish Council), the developer will normally be required to maintain the approved sport and leisure facilities to the Council's satisfaction for a minimum of 24 months following completion. After this time, subject to the satisfactory condition of the facility which will be determined by the Council, the land ownership will be transferred to the Council (or other body) free of charge, plus any legal costs (as set out in the planning obligation agreement) and subject to the payment of a sum to cover future maintenance. The Technical Guidance companion document sets out the process to be followed for this.
- 5.20 Where it is determined that provision is to be made for maintenance by means of a developer contribution, the amount due will be calculated using the costing figures provided in the Ready Reckoner companion document.

Calculation and Payment of Developer Contributions

- 5.21 Where it is determined that the sport and leisure facility requirement should be provided off-site by means of a developer contribution, the amount due will also be calculated using the costing figures provided in the Ready Reckoner companion document. The Council will make a charge for the administration

and monitoring of the legal agreement. It is envisaged that 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.

6.0 Additional information

6.1 For more information, or to order further copies of this SPG or companion documents, please contact:

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

or Cultural Team (Leisure)
Aylesbury Vale District Council
66 High Street
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.

7.0 Companion Documents to this SPG:

1. 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

2. Ready Reckoner of Requirements

- Flows from the Audit
- Identifies requirements per dwelling
- Sets out costs for financial contributions
- Updated routinely for inflation
- Updated routinely for changed provision

3. Technical Specification / Good Practice Guidance

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

4. Spending / Implementation Priorities

- Framework for applying contributions to priorities

**EXTRACT OF SPORT AND LEISURE FACILITY POLICIES FROM
AYLESBURY VALE DISTRICT LOCAL PLAN
(ADOPTED JANUARY 2004)**

Recreation and Leisure

GP.74 The council will protect the open recreational, sporting and amenity spaces, and leisure facilities of the district from development that would result in the loss of a facility for which there is a local need or demand.

All planning proposals should make adequate provision for open space and leisure needs associated with the development concerned.

Protection of Existing Open Space

GP.85 In dealing with applications for development involving the loss or reduction of public and private open space the Council will have regard to its recreational, conservation, wildlife, historical and amenity value and the desirability of protecting those aspects of its enjoyment.

Proposals for building on playing fields will only be permitted where there is sufficient existing community recreation and amenity land to meet local needs, or where appropriate new or enhancement of existing sport and recreation facilities would be provided.

In granting permission involving the loss of facilities for which there is a local need or demand, the Council will impose conditions or seek planning obligations, including financial contributions, to secure alternative relevant recreational arrangements.

PLAY SPACE PROVISION FOR NEW RESIDENTIAL DEVELOPMENT

Outdoor Play Space

GP.86 New housing proposals should include sufficient outdoor play space to meet requirements associated with the development.

In considering applications the Council will seek provision for the needs of occupiers of the dwellings, based ordinarily on a standard of 2.43 hectares outdoor play space per 1000 population, and the provision of and accessibility to existing open space in the locality.

In granting permission the Council will use conditions or planning obligations to regulate the scale, distribution and management of outdoor play space and related facilities and equipment.

GP.87 Housing schemes designed for family occupation should make suitable provision for equipped play areas for childrens' use, located safely and with due regard for residential amenity.

Sports fields for organised play and games should be not less than 0.9 hectares in area and planned to enable full use to be made of the playing surfaces.

In dealing with applications for residential development the Council will have regard to these considerations and its published standards for the size, layout and equipping of outdoor play spaces.

Funds Provided in Lieu of Providing Outdoor Play Space

GP.88 Where planning agreements or undertakings are sealed in order to secure outdoor play spaces or facilities associated with residential development, but such provision either is not practicable on site or is better made elsewhere, the Council will accept monetary payments in lieu of their provision by parties to the obligation.

The recreational benefits to be obtained or provided by the Council by virtue of the obligation will be directly relevant to the development permitted and the needs of its occupiers, and fairly and reasonably related to its scale and kind.

Access, Location and Design of Outdoor Playing Space

GP.89 Planning proposals that include outdoor playing areas should incorporate complementary landscaping and provide for the retention of trees and hedges, consistent with the recreational function. In considering such development the Council will protect and improve rights of way through and connected with the open space.

PROVISION OF INDOOR FACILITIES

GP.90 In considering applications for residential development the Council will have regard to the need for the provision of indoor sports facilities arising from the proposal. Conditions will be imposed on permissions, or planning obligations sought in order to secure appropriate indoor recreation amenities, or financial contributions thereto, reasonably related to the scale and kind of housing proposed.

PROVISION OF AMENITY AREAS

GP.91 The design of new housing and other building proposals should include suitable informal amenity open spaces appropriate to the character of occupation of the development, especially in the case of sites adjoining open water or watercourses or where protection may be given to or advantage taken of nature conservation interests.

In granting permission for proposals including informal open space the Council will impose conditions, or seek obligations, to secure the provision and management of the amenity.

COMMUNITY FACILITIES AND SERVICES

GP.93 The Council will resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need.

In considering applications for alternative development or uses the Council will have regard to the viability of the existing use, the presence of alternative local facilities and the community benefits of the proposed use. Where permission includes building conversions, conditions will be imposed so as not to exclude later resumption of a community use.

GP.94 In considering applications for residential development the Council will have regard to the need for the provision of community facilities arising from the proposal. Conditions will be imposed on permissions, or planning obligations sought in order to secure appropriate community facilities, or financial contributions thereto, reasonably related to the scale and kind of housing proposed.

MATRIX OF SPORT AND LEISURE FACILITY PROVISION STANDARDS IN AYLESBURY VALE

Settlement / Development Size	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	CHI	CC1	0	0	HI1	0	0
Rural Parish 3 (1,000-3,000)	PO3	EP3	YS1	SB1	MU1	0	PP2	CHI	CC2	0	0	HI1	0	0
Cluster	0	0	0	SB1	MU1	0	PP3	CHI	CC3a and b	0	0	HI1	0	0
Secondary Settlement (Buckingham, Winslow, Wendover, Haddenham)	PO4	EP4	YS2	SB1	MU2	ST1	PP4	CHI	CC3a and b	SC1	SW1	HI2	EC1	AC1
Aylesbury Community Area	PO4	EP4	YS2	SB1	MU2	0	PP4	CHI	CC2	SC1	SW1	0	EC1	0
Aylesbury	PO5	0	YS3	SB2	0	ST2	PP4	CHI	0	SC1	SW1	HI3	EC2	AC1

0 No provision required at this level; facilities will be provided elsewhere

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 ha, in areas of housing more than 300-400m away from main open space

PO4 Central public open space of approximately 10-20 ha. 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

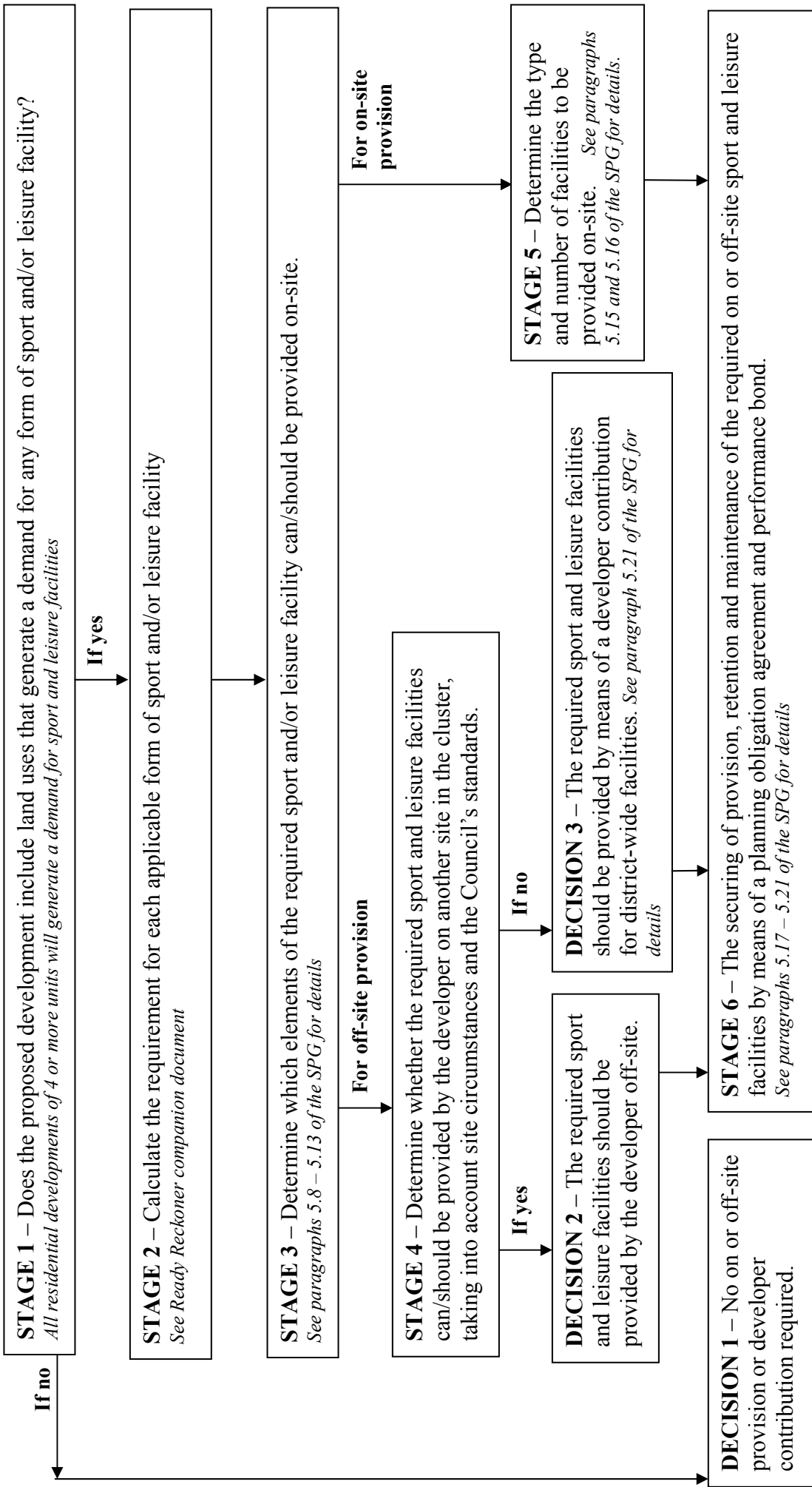
EP2 NEAP level equipped play provision on central main open space

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
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	<i>Minimum</i> 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 <i>Pavilions and Clubhouses</i>
CC1	Small community centre with main hall <100m ² with foyer, small meeting room, adequate storage, kitchen, toilet facilities and parking
CC2	Medium sized community centre <250m ² , 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 <i>Village and Community Halls</i> plus fitness room to Cultural Strategy recommended standard
CC3b	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 <i>Village and Community Halls</i>
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 wetroom & kiln.

FLOW CHART FOR OPERATING THE SPORT AND LEISURE FACILITIES SPG



GLOSSARY OF TERMS

This is a technical document, and as such, has to contain a certain amount of technical language.

The following explanations are not legal definitions, but are intended to help with interpretation of the document.

PPG	Planning Policy Guidance
RPG	Regional Planning Guidance
AVDLP	Aylesbury Vale District Local Plan
SPG	Supplementary Planning Guidance
Sport and leisure facilities	All categories of sport and leisure facilities that may be required as part of new residential development
Local assessment	Audit carried out assessing the quality and quantity of current sport and leisure provision
Facilities Planning Model	Sport England model used to calculate demand for district-wide facilities such as swimming pools and sports centres
Cluster	Parishes within the same geographical area, where shared use of community facilities is a possibility
Ready Reckoner	Companion document that sets out cost calculations for each cluster
Technical Guidance Documents	Companion documents that give information on size, types and maintenance requirements for certain categories of sport and leisure facilities
Material considerations	Issues taken into account when making decisions about planning applications
Planning Obligation Agreements	Refers to a legal agreement generally as a result of the grant of planning permission, which in this case is used to secure the provision of or contributions towards sport and leisure facilities
Developer contribution	Payments made in lieu of, in this case, sport and leisure facility provision

Appendix 6

Aylesbury Vale Sports and Cultural Facilities Survey: Aylesbury Community Areas

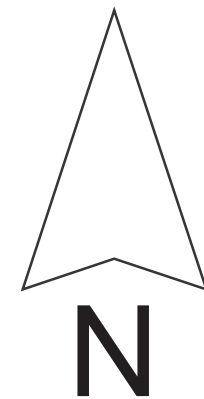


Cluster Boundaries

Edlesborough
2752

Main Cluster Settlement
and Cluster Population

Scale: 1:30,000
*when printed on A3 paper



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