



Epping Forest District Council Playing Pitch Strategy

Appendix G – Applying the PPS

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4 global Consulting Terms of Reference

It is not possible to guarantee the fulfilment of any estimates or forecasts contained within this report, although they have been conscientiously prepared on the basis of our research and information made available to us at the time of the study.

The author(s) will not be held liable to any party for any direct or indirect losses, financial or otherwise, associated with any contents of this report. We have relied on a number of areas of information provided by the client and have not undertaken additional independent verification of this data.

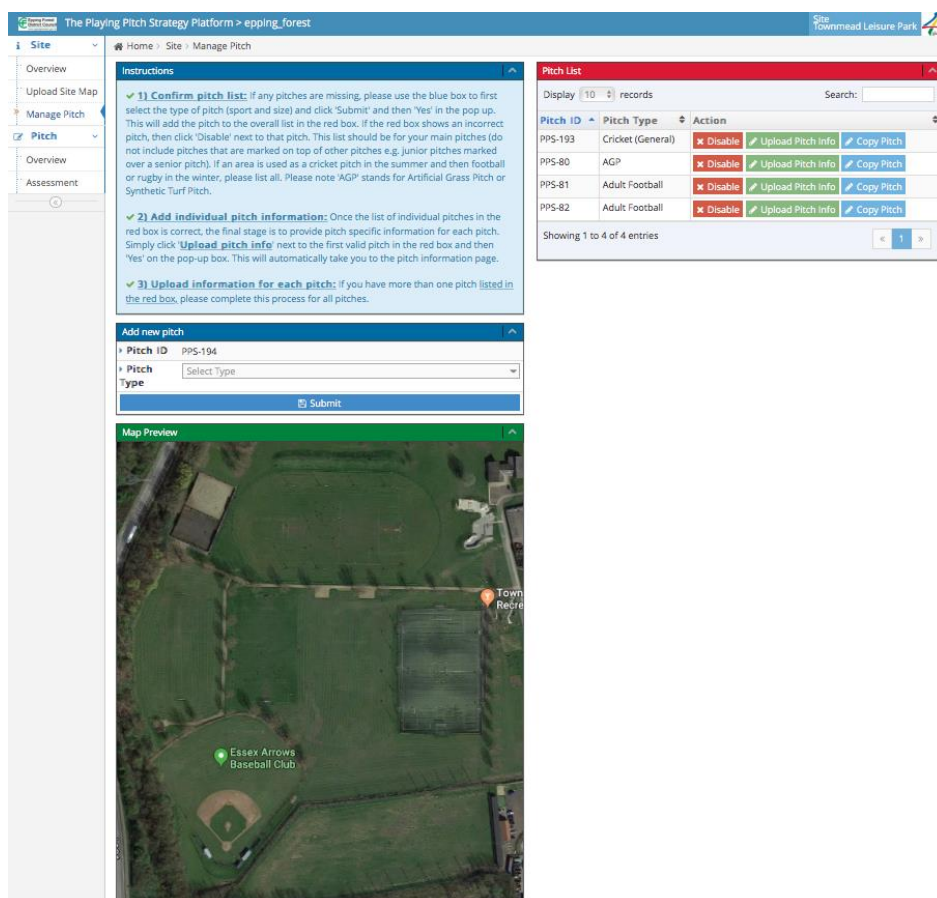
1 Delivering the Playing Pitch Strategy

- 1.1.1 To facilitate the development of sport and physical activity across Epping Forest District, it is advised that the Steering Group, set up as part of the Playing Pitch Strategy project, continues to work together to deliver the recommendations defined as part of this strategy.
- 1.1.2 The success of a PPS will be determined by how it is used. It is recommended that the delivery of the strategy is led by the Council, with close support by the steering group that has been developed as part of this project. Further guidance is provided in Sport England’s PPS Guidance in the form of the Stage E commentary and associated checklist. Further detail on how a PPS can be used is included in Technical Appendix G – Applying the Playing Pitch Strategy.

1.2 Keeping the PPS relevant and up-to-date

- 1.2.1 To ensure that the Playing Pitch Strategy stays relevant and continues to support stakeholders in the delivery of sport and physical activity facility investment and development, an annual review should be undertaken. This review, which if undertaken regularly will have a greatly reduced scope than the full PPS, will allow the steering group to review progress against the PPS recommendations and action plan. The review will also identify any emerging issues and apply any lessons learnt through recent development or investment projects.
- 1.2.2 Through the development of the PPS, data has been stored and analysed on the 4 global Playing Pitch Strategy Platform, which has up to date supply and demand data for pitch sports across the District. This data is available to Epping Forest District Council and it is recommended that this is used as the starting point for future strategy refresh projects.

Figure 9.1 Epping Forest District Council Playing Pitch Platform



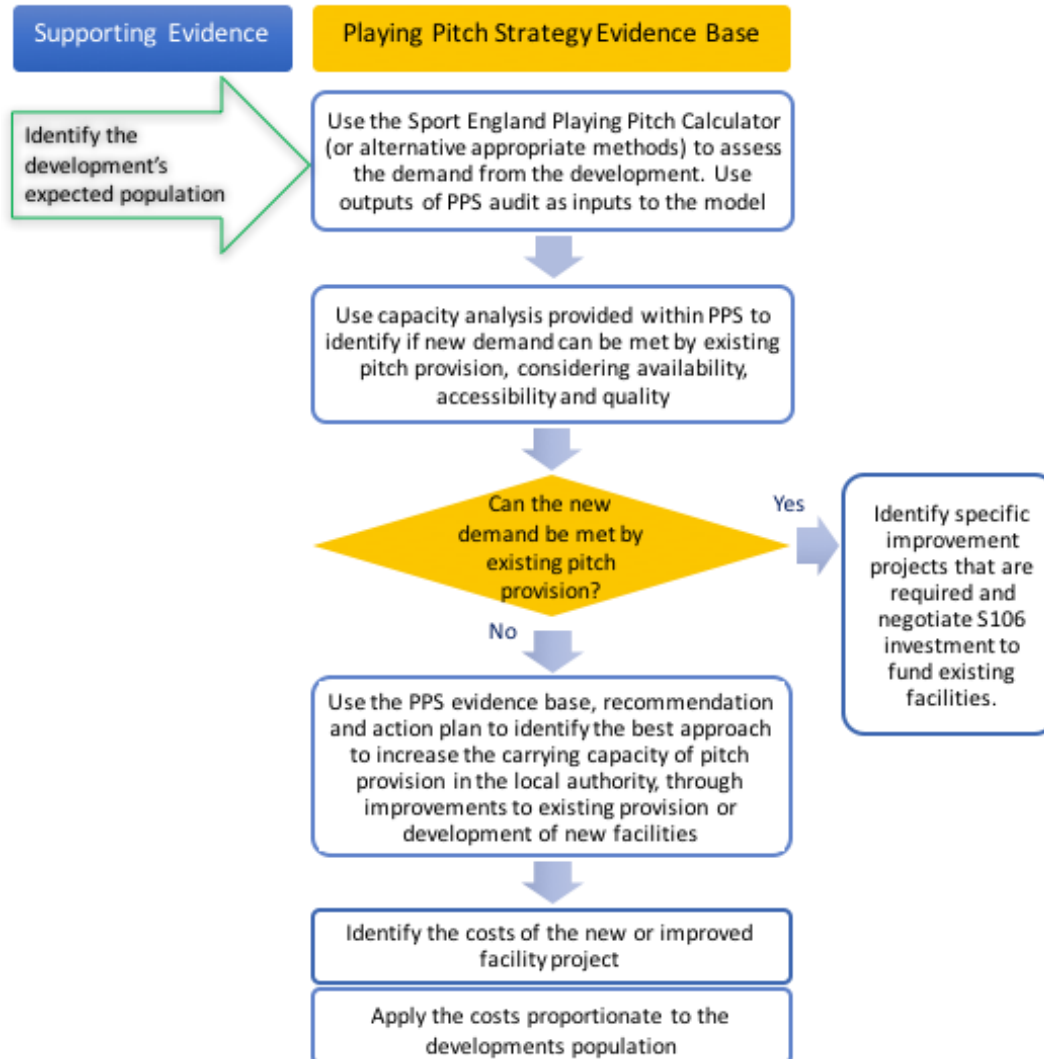
- 1.2.3 In the short term, it is advised that EFDC set up an implementation group (which should be a continuation of steering group set up as part of the PPS), to co-ordinate preparation of a short-term action plan, as well as undertaking further sub-regional needs assessment for major cross-boundary development projects. The PPS has identified, on a site by site and sub-area level, the needs for pitch and ancillary provision across Epping Forest District. Where the current level of supply does not meet the current or future needs of residents for specific sports, pitch typologies and ancillaries have been identified as requiring further capacity to meet demand.
- 1.2.4 In order to provide this additional capacity, guidance has been provided as to whether the steering group and partner organisations should look to;
- Enhance existing pitches to increase their capacity and ensure adequate maintenance to maintain the higher use, and/or
 - Secure greater community access to sites and undertake necessary works to allow for such use to occur, and/or
 - Provide new playing pitches on new sites (natural or artificial grass pitches).
- 1.2.5 Where the third option has been recommended, further guidance is available from Sport England and National Governing Bodies to advise on the best course of action for local authorities and delivery organisations.

1.3 **Securing additional or improved pitch provision through development**

- 1.3.1 In addition to the specific site by site recommendations identified throughout needs assessment, it is also key that the strategy provides a clear approach to securing playing pitch provision in the case new development, or utilising planning gain and Section 106 (S106) contributions to improve the quantity or accessibility of existing provision¹.
- 1.3.2 It is important to note that for any contribution secured through S106, a clear and tailored approach is required, to demonstrate how the contribution will be used to benefit residents. Specifically, the Playing Pitch Strategy's evidence base and action plan should be used to justify the need arising from the specific development and how these are to be met.
- 1.3.3 The graphic overleaf and associated commentary identifies the stages that should be followed, when utilising the Playing Pitch Strategy to secure additional or improved pitch provision through development.

¹ Please see Sport England's CIL & Planning Obligations Advice note for further detail on recommended approaches to this matter. See the Sport England website and Appendix K of this report.

Figure 1.1 Securing additional or improved pitch provision through development

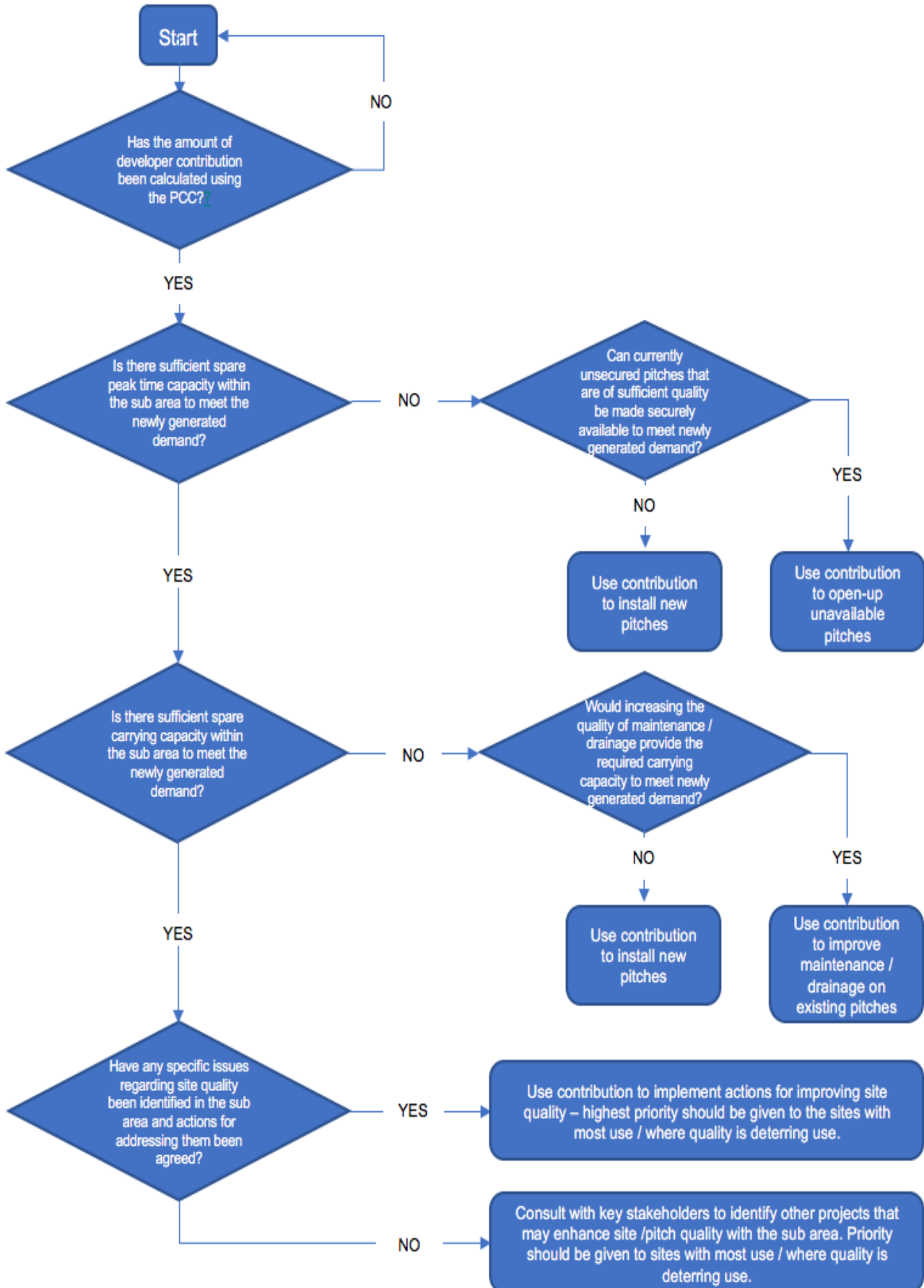


1.3.4 Although the population of a single development may not in itself generate the demand for a full pitch, it will still generate additional demand which should be quantified and be met. An example of how the Playing Pitch New Development Calculator can be used to calculate the need for new pitch provision arising from new development is included within the scenario testing section of this strategy.

CALCULATION WHETHER NEW DEMAND CAN BE MET BY EXISTING PITCH PROVISION

- 1.3.5 A key element of the process diagram shown in figure 1.1 the yellow decision triangle, which asks whether new demand can be met by existing pitch provision.
- 1.3.6 To make this decision, the calculations that have been undertaken as part of the PPS process should be used to determine whether the existing pitch capacity is sufficient to accommodate new demand, driven by a greater population.
- 1.3.7 Figure 1.2 overleaf shows the process that should be followed, using data captured as part of the PPS, in order to make this judgement.

Figure 1.2 – Can new demand be met by existing provision?



SECURING ADDITIONAL OR IMPROVED PITCH PROVISION THROUGH DEVELOPMENT

- 1.3.8 In addition to the new or improved pitch provision that is identified in line with the process demonstrated above, the cost for maintenance of new facilities should also be sought for both on-site and off-site provision. For example, where 3G facilities are installed, the carpet will require replacement (approximately every 10 years depending on level of usage and maintenance) and costs towards a sinking fund should also be sought.
- 1.3.9 Given the close working relationships between EFDC, East Herts Council and Harlow Council, especially through the Harlow Garden Town Project, there will be instance where financial contributions should be made on a cross-boundary basis, which will be dependent on the most appropriate way of meeting the needs of residents across the three local authorities. This may include developer contributions from within Epping Forest District funding provision in adjacent local authorities. This is likely to be particular relevant for the Harlow Garden Town project, as it may be pragmatic for facilities that meet the needs of Epping Forest District residents to be developed in the neighbouring Harlow local authority. In this case, cross-boundary contribution will allow high quality facilities to be developed in the locations that meet the greatest need, regardless of local authority area boundary.
- 1.3.10 Where a pitch or pitches are required on-site, this may include requiring delivery through a planning policy and a masterplan approach for the whole area. This can ensure that enough suitable land is planned from the outset and provided at no cost. This is particularly important where there is a need for a large land-take associated with pitches.
- 1.3.11 Planning policy should seek to ensure that where sites are developed in phases or through multiple applications, and where the pitch provision is required on-site, that this provision is co-ordinated and delivered by the landowners/developers. In some circumstances, a single site for pitches serving all the development or all its phases can be required.
- 1.3.12 The timing and delivery of the pitches and related changing and parking facilities should be considered in relation to development phasing to achieve a balance between ensuring provision is in place in time to meet the needs of the residents, avoiding pressure being placed on existing facilities, and the financial viability of the development.
- 1.3.13 Where there are separate developments in close proximity that taken together generate a need for a whole pitch, contributions need to be made towards new provision or improving, existing pitches. For new pitches, the planning policy therefore also needs to identify where that pitch and related changing and parking facilities are to be located, how sufficient land is to be secured, and (where known) the individual developments that need to contribute to it. This also applies to where there is a need for a larger strategic site serving a large catchment. This may require the developers to provide the land on-site or for the local planning authority to identify the land through the Local Plan process.

SECURING APPROPRIATE LAND PROVISION FROM NEW DEVELOPMENT

- 1.3.14 Suitable land needs to be provided by developments, in line with the guidelines below;
- Where the investment need is for a new pitch and related changing and parking facilities to meet the demand directly generated by the population of the new development(s), then the developer is expected to meet all these costs. These include provision, maintenance and land costs
 - Where the demand is for the majority (50% or more) of a pitch and related changing and parking facilities, that is to be provided on site, suitable land will be provided by the developer at no cost, as well as the population-related proportion of the cost of the pitch
 - Where the demand is for less than 50% of a pitch and related changing and

parking facilities, that is to be provided on-site, then suitable land needs to be planned into the development, however only a proportionate amount of this land will be provided for free and the remainder will need to be funded from other sources (e.g. from pooled contributions from other developments, from grants or other sources)

- Where the land cannot be provided for on-site because of proven master-planning constraints, financial viability or other relevant reasons, then the local authority may negotiate an appropriate alternative contribution, where this is S106 compliant.

IDENTIFYING THE APPROPRIATE PROVISION FOR CONTRIBUTION

1.3.15 As identified in the policy context for this document, the Council will secure developer contributions where appropriate towards future sports infrastructure to support future development in accordance with Local Plan policies and the Infrastructure Delivery Plan. Developer contributions will primarily be sought through S106 agreements, but other funding sources may also be secured where possible. The Council will continue to work with partners and infrastructure providers in order to secure improvements to sport infrastructure to meet the future needs of the District.

1.3.16 In the case of S106 contributions, the following should be noted;

- No more than five contributions may be pooled towards the provision of any single infrastructure project or type of infrastructure
- Section 106 contributions must be directly related to the development in question, however the impact of any development can affect the wider community. This means that S106 contributions can be used to deliver improvements to facilities that are located some distance away from the development, such as a local town centre or major sports facility hub site
- Development that is funded through S106 contribution should be focussed on specific projects, identified through the strategic needs assessments (such as this Playing Pitch Strategy) that have been issued by the Council.

CALCULATING CONTRIBUTIONS

1.3.17 To calculate the scale of a developer's financial contributions for the provision of pitches and related facilities, the following should be used;

- Sport England's Playing Pitch New Development Calculator should be used to assess pitch and related facilities arising from specific developments. This can be supported and evidenced by Sport England's latest facility costs for pitches and related facilities, as well as detailed feasibility work and support from qualified cost consultants
- The cost of maintenance and sinking funds, where justified, should be calculated using Sport England or NGB advice and supporting documents, however local knowledge and previous costs from similar maintenance contracts should be considered. Maintenance and sinking costs can also be provided by Sport England's 'Lifecycle Costs' (2017) however where specific and robust knowledge is available it is recommended that this is used
- Where a land cost is justified this cost will be based on the local market cost for the relevant sport/leisure land use. There may also be a need to add the cost of other local and site-specific costs (e.g. abnormal ground conditions, site access needs etc.)
- All costs should date related and inflation needs to be taken into account (e.g. if a facility is to be delivered in 3 years' time the planning condition must apply an

appropriate inflation index).

- 1.3.18 If the PPNCD is to be used, the Council should ensure that the most recent template is used, as financial data changes regularly. Further support is available from Sport England as required.
- 1.3.19 The scenario testing section of this report provides an example of how contributions can be calculated for new developments, using the significant Epping Forest District associated with the Harlow Garden Town project as a case study.

End