



Arun District Council

CIL Compliancy Report
Angmering Strategic Housing Allocations

12th September 2018



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1. Why are we asking for a contribution?

1. INTRODUCTION

- 1.1 Arun District Council's Local Plan requires that an annual average housing requirement of at least 1,000 new homes per annum are built for the District. In order to meet this target, the strategic housing allocation for Angmering North has been identified as 800, and Angmering South and East as 250. This will contribute towards the delivery of meeting Arun's housing need.
- 1.2 The Council is requesting financial contributions from the housing developers in order to meet the needs of the additional population generated by the new housing developments. Evidence shows there is already an undersupply of leisure services within the District. The new housing developments will increase this undersupply and put pressure on the existing services.
- 1.3 This report aims to indicate the financial contribution appropriate for the size of residential developments, based on the calculations for identifying the need for sports halls, 3G pitches and swimming pools. The sports halls and 3G pitches contributions are required to help towards funding a Sports and Community Hub in Angmering which is proposed to be equipped with a full size 3G pitch and flexible hall space. Swimming pools contribution will be put towards swimming provision at the local Littlehampton Leisure Centre. It is proposed that the Sports and Community Hub is to be located on Palmer Road Recreation Ground and will serve the local community and reduce the leisure deficiency. Littlehampton Leisure Centre will replace Littlehampton Swimming & Sports Centre and significantly increase and improve the leisure facilities.

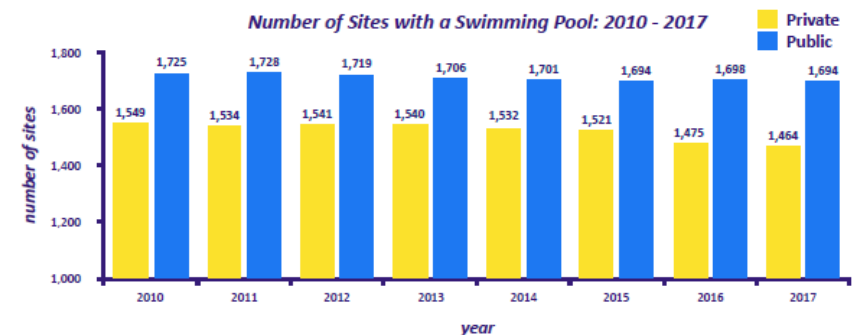
2. CONTEXT

- 2.1 Publically funded accessible leisure facilities are an important part of the community. Commercial operators support the delivery of leisure facilities in Arun, however, wet and dry community leisure facilities are less commercially viable, and commercial operators struggle to offer these facilities at affordable prices. In particular, the demand for swimming is unlikely to be met by the private sector alone, without the support of the

public sector. Figure 1 shows that the public sector provide significantly more swimming pools than the private sector.

- 2.2 One of the main reasons local authorities provide leisure centres is to support those in most need, supporting the health and wellbeing of the district by providing access to activities which offer value for money and encourage participation. While many private operators deliver wet and dry centres, membership fees are typically higher due to the high operational costs of running and maintaining swimming facilities. Without public sector leisure facilities, individuals may be discouraged or unable to take part in activities such as swimming or indeed learn to swim which will impact on the district's health and wellbeing outcomes.
- 2.3 Due to the higher operational costs of swimming facilities, and often low return, commercial operators frequently supply dry side only facilities where the main focus is health and fitness suites.
- 2.4 Local authorities are able to reduce the unmet demand of leisure facilities such as swimming pools, sports halls and 3G pitches through subsidising facilities and strategically planning leisure centres to offer a range of facilities but still maximising return.

Figure 1: Analysis of public and private sector sites with a swimming pool, between 2010 and 2017



Source: The Leisure Database Company, State of the Fitness Industry report 2017

1. Why are we asking for a contribution?

3. LOCAL PLAN

- 3.1 The development of new leisure centres, or refurbished current facilities to serve the district will help achieve the Council's Local Plan vision for the District that "by 2031, Arun will be a safer, more inclusive, vibrant and attractive place to live, work and visit. Arun's residents will be healthier and better educated, with reduced inequalities between the most and least affluent."
- 3.2 In particular, increasing the leisure provision or quality of facilities will improve the physical and mental wellbeing of residents in order to deliver the wellbeing objectives within the Council's Leisure and Cultural Strategy 2013 - 2028, including:
- Encourage Arun residents to take part in regular physical activity, to benefit their health and well-being and for their enjoyment
 - Encourage, in particular, young adults to take up sport that they might enjoy for the rest of their lives, in line with government policy
 - Improve the quality and accessibility of leisure and cultural facilities so that residents have the potential for greater pleasure and benefit from their leisure time
 - Enable lower income residents to access high quality leisure and cultural facilities
- 3.3 One of Arun's main challenges is around health and wellbeing, and primarily the inactivity levels of its residents and the impact this creates. Arun performs below national and regional activity targets in participation; on average 33.9% of adults in Arun participate in at least 1 x 30 minutes moderate intensity sport per week, compared to the national and regional averages of 35.8% and 37.7% respectively. This negatively impacts the district, for example an annual cost to the NHS of physical inactivity in Arun is estimated at 2.9million; which is 7.5% above the national average and 26.3%¹ above the regional average. Given that Arun has an ageing and increasing population, this has the potential to increase further.

¹ Indoor Sports and Leisure Facilities Strategy 2016 – 2026, KKP (2016)

- 3.4 There is a strong relationship between physical inactivity and health and wellbeing challenges. It is therefore important for residents to be able to access high quality places to play sport and be physically active. A positive experience in a leisure facility will increase the likelihood that residents will participate regularly.

4. INDOOR SPORT AND LEISURE FACILITIES STRATEGY 2016 - 2026

- 4.1 In 2016 Arun District Council commissioned a ten-year Sports Facilities Strategy for 2016 – 2026 for the District, covering the period up to 2037. The Strategy recommendations are drawn from the Assessment Report, researched and prepared initially between February and June 2016 by Knight Kavanagh and Page Ltd (KKP). The focus of the Strategy was to provide a clear direction to all local partners so that they could plan and develop a modern, efficient and sustainable range of Community based Sports and Leisure facilities. The Strategy was put together in accordance with Sport England's ANOG (Assessing Needs and Opportunities for Indoor and Outdoor Sports Facilities), guidance and consultation with Arun District Council, Sport England, national governing bodies of sport, local sports clubs and key stakeholders.
- 4.2 The report tested a number of population growth scenarios based on different housing requirements for Arun, ranging from 650 dwellings per annum (dpa) to 1000 dpa. However, the Local Plan (2011 – 2031) identifies that the housing requirement for Arun is an average of 1,000 dpa over the local plan period. We have therefore provided facility requirements based on this housing growth.
- 4.3 The report takes into consideration the new facility that will be provided at Littlehampton in 2019, to replace Littlehampton Swimming & Sports Centre. The final facility mix is confirmed to include:
- 4 court sports hall
 - 8 lane 25m swimming pool

1. Why are we asking for a contribution?

- Learner pool with moveable floor
- 85 station health & fitness suite
- Studio x 2
- Cycling studio

Sport England's Facilities Calculator (SFC)

- 4.4 The following calculations are based on Sport England's Facilities Calculator (SFC). This was created to assist local planning authorities to quantify how much additional demand for the key community sports facilities is generated by populations of new growth, development and regeneration areas. It helps to answer questions such as, "How much additional demand for swimming will the population of a new development area generate?" and "What would the cost be to meet this new demand at today's values?"
- 4.5 The SFC is designed to estimate the needs of discrete populations for sports facilities (such as sports halls and swimming pools) created by a new residential development. The SFC can be applied to swimming pools, sports halls and artificial turf pitches.
- 4.6 The SFC uses information that Sport England has gathered on who uses facilities and applies the population profile of the local area. This ensures that the calculations are sensitive to the people who actually live there. The SFC then turns this estimation of demand (visits per week) into the equivalent amount of facility which is needed to meet these visits each week. For swimming pools it uses square metres of water, lanes and 25m, four lanes pool units. For halls, it uses the number of badminton courts and four court hall units. For halls, it uses the number of badminton courts and four court hall units as a guide for the additional area required to meet the increase in demand.
- 4.7 The SFC will give a target total for the number of facilities that are needed to meet a population's sports facility needs. This is based on the local population, national participation rates and the national average for facility usage.

Key findings:

- 4.8 The Indoor Sports and Leisure Facilities Strategy assessment of sports halls evaluates the supply and demand of sports/activity hall space in the District. This will help define the facility mix for the Sports & Community Hub.

Sports halls

- 4.9 As highlighted in the Sports Facilities Strategy the key indoor sports halls are located in the main population areas, with varying quality. They are well used by the community, which may limit options to increase participation. Sports halls in the district are operating near to capacity, offering little scope to expand. Figure 2 shows that there will be a need for additional sports hall space of 13 courts by 2036, based on housing growth of 1,000 dpa.

Figure 2: Sports Facilities Calculator for sports halls, applied to the Local Plan Housing growth (1,000dpa)

Year	Total New Dwellings (1,000 dpa)	Household size	Total new population from housing	Estimated requirement for courts	Estimated requirement for halls
Increase to 2026	10,000	2.5	25,000	6.59	1.65
Increase to 2036	20,000	2.5	50,000	13.19	3.30

- 4.10 The Strategy identifies new community buildings as opportunities to add to the overall provision for sports halls. Where new community buildings are planned, the Sports Facility Strategy states that consideration should be given to the inclusion of sports hall space.
- 4.11 Sports halls in Arun are being used to capacity and there is little scope to expand. There is therefore a clear demand for additional sports halls in the District. A new sports/activity hall at Angmering Sports & Community Hub would help reduce the deficiency and meet the needs of the District and in particular the local community in Angmering.

1. Why are we asking for a contribution?

Swimming pools

- 4.12 The District offers a full range of swimming opportunities, with learner and main pools available. However, current supply of water space is unable to meet the demand that is generated by the current population of Arun. Publically accessible swimming pools are well used in Arun and as such the Facility Planning Model, a computer model developed by Sport England to assess strategic provision, identified a current shortfall of 350m² of water space. With housing growth of 1,000 dpa, there will be a need for additional community accessible water space equivalent to 9 lanes (25m) by 2036, as shown in Figure 3.

Figure 3: Sports Facilities Calculator for swimming pools, applied to the Local Plan housing growth (1,000 dpa)

Year	Total New Dwellings (1,000 dpa)	Household size	Total new population from housing	Estimated requirement for lanes	Estimated requirement for pools
Increase to 2026	10,000	2.5	25,000	4.65	1.16
Increase to 2036	20,000	2.5	50,000	9.30	2.33

- 4.13 Pools are generally only servicing Arun residents, with almost 95% of currently used capacity from within Arun. However, 18% of demand is exported to other local authorities, suggesting that there is insufficient capacity within Arun to satisfy all of the demand.
- 4.14 As part of the user experience for swimmers, the condition of ancillary facilities such as changing rooms can impact on the overall propensity to swim. KKP's report included an assessment of changing provision as the quality of provision can play a significant role in influencing and attracting users (especially the elderly, women and some BME communities). In the Sports Facilities Strategy the changing rooms at both Littlehampton Swimming and Sports Centre and Arun Leisure Centre were assessed as below average and as such it was recommended that improvements are made at both sites. The development of a new leisure centre at Littlehampton allows the opportunity to increase the size of both the pool

and the changing rooms, including providing a wet side village change. The new Leisure Centre for Littlehampton will provide increased capacity, functionality and improve the overall customer experience.

5. PLAYING PITCH & OUTDOOR SPORTS STRATEGY AND ACTION PLAN (2016 - 2021)

- 5.1 In 2016 a Playing Pitch Strategy (PPS) was completed for the Council by KKP. The PPS provides a strategic framework for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities between 2016 and 2021.
- 5.2 The rationale for undertaking a PPS study was to identify current levels of provision within Arun across the public, education, voluntary and commercial sectors, and to compare this with current, and likely future levels of demand. The primary purpose of the PPS was therefore to provide a strategic framework which ensures that the provision of outdoor sports facilities meets the local needs of existing and future residents.
- 5.3 The strategy provides an evidence base for planning decisions and funding bids, and background evidence to support the Local Plan policies in relation to formal recreation.

3G Pitches

- 5.4 The PPS produced by KKP includes findings and recommendations for 3G pitch provision. The study split the District into analysis areas, as shown in Appendix A to allow for a more localised assessment of provision and examination of playing pitch supply and demand at a local level.
- 5.5 There are three full size 3G pitches within Arun, all of which are available to the community and floodlit. Arena Sports Centre (The Regis School) and Arun Leisure Centre are FA approved to host competitive matches. Arun Leisure Centre is also World Rugby compliant and is used by Bognor Regis RUFC to accommodate training demand. Figure 4 shows a summary of the full size 3G pitches in Arun.

1. Why are we asking for a contribution?

Figure 4: Full size 3G pitches in Arun

Site ID	Site name	Analysis area	Pitch type	Size (metres)	Year provided/ resurfaced	Quality	FA tested
3	Arena Sports Centre (The Regis School)	West	Short pile 3G	92 x 55	2011	Good	Yes
22	Arun Leisure Centre	West	Medium pile 3G	92 x 55	2013	Poor	Yes
29	Littlehampton Academy	East	Medium pile 3G	90 x 55	2012	Good	No

5.6 In addition, there are numerous smaller sized 3G pitches located at the Arena Sports Centre (The Regis School) and Waterworld (Butlins), as well as indoor 3G pitches located at Arun Sports Arena. These pitches are not suitable for match play but can be used to accommodate some training demand, small-sided commercial leagues and social use.

5.7 The findings of the reports show that all three full size 3G pitches are operating at or close to capacity during the peak period.

5.8 As part of the report, football clubs were consulted to analyse club demand. Of clubs in Arun that responded to the consultation, 37% report that they require additional training facilities, of which, 90% specifically mentioned demand for 3G pitches. This is relatively low when compared to other local authorities, however, it still indicates a significant amount of unmet demand. Many clubs currently access sand-based pitches or indoor sports halls, whilst others do access 3G pitches but do so at undesirable times.

5.9 Full size 3G pitches can be divided into thirds or into quarters for training purposes meaning they can accommodate either three or four teams per hour and either 36 or 48 teams per week (during the peak training period). Based on an average it is therefore estimated that 42 teams can be accommodated on one full size 3G pitch for training. 3G pitches can therefore accommodate a large proportion of local teams. They offer a durable, safe, year-round playing surface, able to withstand intensive use and all kinds of weather.

5.10 There are 174 teams currently playing in Arun, including teams that play within the South Downs National Park. This means there is a demand for four pitches (rounded down from 4.1). When considering future demand (based on population increases and future demand expressed by clubs), there is a demand for five pitches (rounded up from 4.9), a shortfall of two pitches.

5.11 Figure 5 considers the current requirement for full size 3G pitches assuming every team was to remain training within the respective analysis area that they play in.

Figure 5: Current demand for 3G pitches in Arun by analysis area (42 teams per pitch)

Analysis area	Current number of teams	3G requirement	Current number of 3G pitches	Potential shortfall
East	74	2	1	1
West	93	3	2	1
South Downs National Park	7	-	-	-
Arun	174	5	3	2

5.12 The report concludes that in order to satisfy current and future demand, there is a need for five full size 3G pitches, three in the West Analysis Area and two in the East Analysis Area. This means a current shortfall of one full size pitch within both analysis areas.

5.13 Therefore there is demand for an additional full size 3G pitch in the east of Arun, which Angmering could accommodate at Palmer Road Recreation Ground.

Strategic Recommendations

5.14 The strategic recommendations for the Playing Pitch Strategy were developed via the combination of information gathered during consultation, site visits and analysis which culminated in the production of an assessment report, as well as key drivers identified for the Strategy.

5.15 In order to rectify identified inadequacies and meet identified shortfalls as outlined in the Assessment Report, the Strategy recommends adopting a

1. Why are we asking for a contribution?

hub site approach. The hub site approach should be the overarching aim for delivery and, where possible, the District should move towards this model.

- 5.16 The identification of sites is based on their strategic importance in a District-wide context i.e. they accommodate the majority of demand or the recommended action has the greatest impact on addressing shortfalls identified either on a sport by sport basis or across the District as a whole.
- 5.17 A Sports and Community Hub located on Palmer Road Recreation Ground has the ability to reduce current and future shortfalls of 3G pitches across the District. The site can also significantly increase the provision of natural turf football pitches and therefore meets the criteria of a strategic hub site.

2. What is the basis of calculations for future demand?

6. HOUSING DEVELOPMENTS

- 6.1 The strategic housing allocation for Angmering North has been identified as 800, and Angmering South and East as 250.
- 6.2 The housing developments proposed for Angmering are outlined in Figure 6.

Figure 6: Housing Developments in Angmering

Location	Units	Estimated Population Increase
Angmering North		
Land South of Water Lane	175	437.5
Land North of Water Lane	525	1312.5
Dappers Lane - Permimmon Homes	100	250
Angmering South and East		
Strategic Housing Allocation	250	625
Other		
Land off Arundel Road	200	500
TOTAL	1,250	3,125

- 6.3 Planning applications have already been received and approved for Angmering South & East and Land South of Water Lane for a total of 425 homes. Therefore these are not included in the financial contributions.
- 6.4 Land off Arundel Road site does not form part of the strategic housing allocation site, however, the development will still be required to provide financial contributions.
- 6.5 Using an average of 2.5 people per household, the total estimated population increase from developments in Angmering is 3,125.

- 6.6 Figure 7 shows the location of the strategic housing allocation in Angmering in addition to the housing development off Arundel Road. Palmer Road Recreation Ground is also plotted on the map.

Figure 7: Map to show the strategic housing location in Angmering and Land off Arundel Road and Palmer Road Recreation Ground



- 6.7 The strategic housing allocation in Angmering, along with additional developments that fall outside of this allocation, are likely to increase the population by a total of 3,125. However, this is an indicative figure and the population increase could be higher once all the housing applications are received. If housing numbers increase the actual sums requested will be adjusted to reflect this. Given the existing undersupply of leisure facilities outlined by the Indoor Sport and Leisure Facilities Strategy and PPS, the increased population will put additional pressure on the current facilities. It is therefore essential the Council receives contributions for the developments in Angmering. This will allow the Council to deliver valuable leisure facilities that benefit the District's health needs and achieve the Council's Local Plan vision.

3. How will the contribution be used?

7. PROPOSAL

- 7.1 The Local Plan (Policy HWB SP1) states that “All development should be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular, regard shall be had to providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe well promoted, walking and cycling routes. All new housing, regardless of size, and if viable, new commercial development is required to make provision for and/or contribute to indoor and outdoor sports, recreation and leisure facilities.” Contributions will be required to a level at least commensurate with the additional population generated by each development.
- 7.2 The proposed housing developments at Angmering are for a total of 1,250 houses. Using an average of 2.5 people per household this represents a population increase of approximately 3,125. Given the existing undersupply of leisure facilities outlined by the Indoor Sport and Leisure Facilities Strategy and PPS, the increased population will put additional pressure on the current facilities. It is therefore essential the Council receives contributions for the developments in Angmering. This will allow the Council to deliver valuable leisure facilities that benefit the District's health needs and achieve the Council's Local Plan vision. The Council is seeking contributions for the new housing developments in Angmering in line with the SFC.
- 7.3 The Sport England Facilities Calculator has been used to quantify developer contributions required from the Angmering housing developments. The Sport England Facilities Calculator generates a cost figure for any housing development, using the estimated additional population generated by the new housing development. The calculation is unique to the district as it uses local weightings for Arun District and West Sussex.
- 7.4 The SFC automatically applies the Building Cost Information Service's (BCIS) Pricing Adjustment Factors to the facility costs. Facility capital

costs are updated on an annual basis in conjunction with information provided by the BCIS and other quantity surveyors.

- 7.5 Using the Sport England Facilities Calculator, the Council is seeking the contributions outlined in Figure 8. These calculations are based on the most up-to-date data from Sport England; facility costs are based on BCIS data from May 2018, and the building costs are from Q2 2018. However, contribution figures may change if applications for development sites are received after the Sport England Calculator is updated and/or if the housing numbers increase or decrease for an application. In each case the contribution figures will be adjusted accordingly.
- 7.6 The per person contributions are outlined in Figure 9, and total £399. Using an average of 2.5 people per household, this equates to a total household contribution of £998.
- 7.7 Other non-strategic housing developments within a 10 minute drive time catchment may be required to provide contributions in the future.

Figure 8: Summary of proposed Angmering housing development contributions

	Sports Halls	3G Pitches	Swimming Pools	TOTAL
Land North of Water Lane (525 x 2.5 = 1,313)	£235,777	£34,695	£253,882	£524,354
Dappers Lane - Persimmon Homes (100 x 2.5 = 250)	£44,893	£6,606	£48,340	£99,839
Land off Arundel Road (200 x 2.5 = 500)	£89,786	£13,212	£96,680	£199,678
TOTAL	£370,456	£54,513	£398,902	£823,871

Figure 9: Per person contribution for leisure facilities in Arun

3. How will the contribution be used?

Facility	Per person contribution
Sports Halls	£180
3G Pitches	£26
Swimming Pools	£193
TOTAL	£399

7.8 Appendix B shows the detail provided by the Sport England Facilities Calculator. This includes the quantity of facility required to meet the increased population, the visits per week in the peak period (vpwpp) the increased population will generate, and the relative cost of the additional facility.

7.9 Access to facilities is perhaps the most important determinant of the adequacy of provision of facilities. Research has shown the majority of residents will travel up to 15 minutes by car to access leisure facilities. For example, Sport England surveys have found that 75-80% of the users of sports halls come from within a 15 minute drive time.

7.10 Figure 11 shows the drive time catchments from Littlehampton Leisure Centre and the location of the proposed housing developments in Angmering. The map shows the housing developments are well within the drive time Sport England suggests users travel to access leisure facilities.

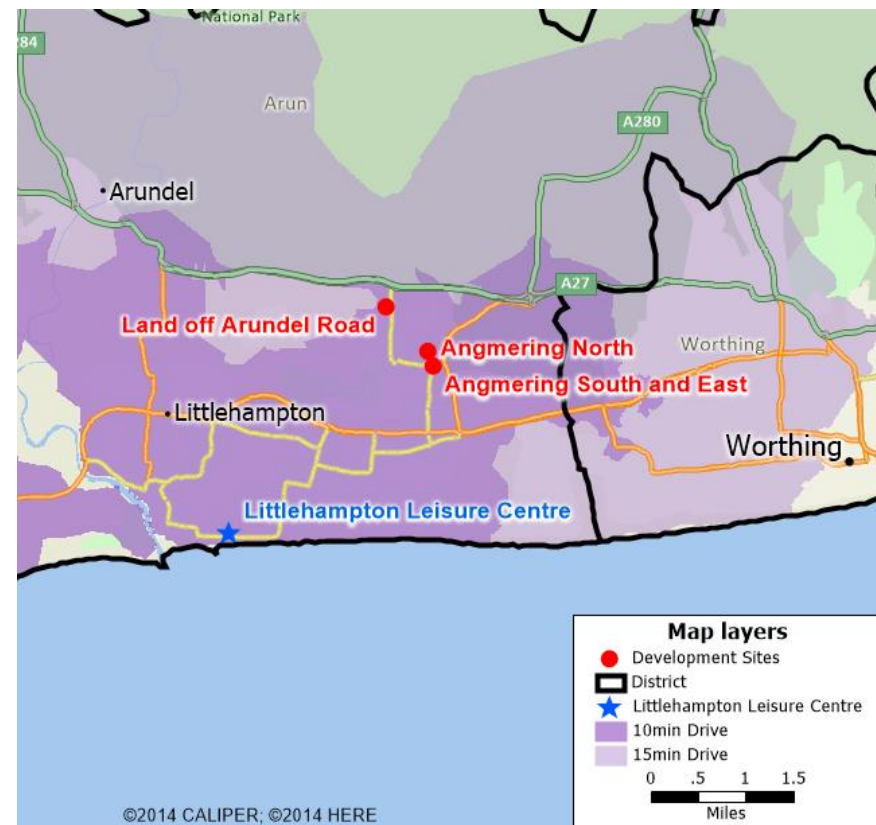
7.11 Figure 10 shows the approximate drive times from the housing developments to Palmer Road Recreation Ground. Each housing development is well within a close proximity to the proposed Sports and Community Hub and can be accessed via car or by foot.

Figure 10: Approximate drive times to Palmer Road Recreation Ground

Development	Approx. drive time to Palmer Rd Recreation Ground
Land North of Water Lane	5 mins
Dappers Lane - Persimmon Homes	6 mins
Land off Arundel Road	2 mins

7.12 The sports halls contributions will be put towards providing the flexible hall space at the proposed Sports and Community Hub at Palmer Road in Angmering. A new sports/activity hall will help reduce the deficiency and meet the needs of the District and in particular the local community in Angmering.

Figure 11: Map to show the 10 and 15 minute drive time catchments from Littlehampton Leisure Centre and the location of the proposed housing developments in Angmering



3. How will the contribution be used?

- 7.13 The 3G pitch contributions will go towards the provision of a new 3G pitch facility at the proposed Sports and Community Hub in Angmering and will help to reduce the deficiency highlighted in the PPS. Due to the pooling restrictions for Sec 106 Agreements the contributions from two of the developments will specifically go towards funding a new 3G pitch surface and base layer. The contributions from the other development will go towards funding the fencing and lighting at a new facility.
- 7.14 The swimming pools contribution will be put towards increasing the capacity of the swimming pool and wet side changing facilities as part of the new Leisure Centre in Littlehampton. Due to the pooling restrictions for Sec 106 Agreements the contributions from two of the developments will specifically go towards increasing the capacity of wet side changing facilities including providing village change spaces. Larger wet side changing rooms, including the provision of a changing village will increase capacity, functionality and overall customer experience. The contributions from the other development will be put towards provision of a larger learner pool with moveable floor. This will increase the capacity of swimming pool space allowing for a more flexible use of the learner pool to meet the needs of the local community.

8. COMPLIANCE WITH NATIONAL POLICY AND CIL REGULATIONS

- 8.1 Regulation 122 in the CIL regulations 2010 introduced into law three tests for planning obligations in respect of development that is capable of being charged CIL. Obligations should be:
- a) Necessary to make the development acceptable in planning terms
 - b) Directly related to the development
 - c) Fairly and reasonably related in scale and kind to the development.
- 8.2 There is significant evidence that the above proposal complies with CIL Regulation 122.

a) Necessary to make the proposed development acceptable in planning terms

- 8.3 The Council aims to provide the district with accessible, high quality leisure facilities to enhance the quality of life of residents in the District, improve health and wellbeing, and reduce any deprivation inequalities existing within the District. However, due to the significant numbers of new housing being brought forward by the Angmering developments, there is a need to supplement the leisure services so that facilities can cope with the additional demand.
- 8.4 Arun's Indoor Sport Facilities Strategy (2016 – 2026) states, "it is imperative that facilities are protected through local planning policy and that there is investment in the long term maintenance and refurbishment of facilities in order that they are fit for purpose throughout the lifetime of this Strategy. Where possible, periodic enhancements to existing facilities should be made to reflect local demand and user expectations."
- 8.5 Paragraph 7 of the National Planning Policy Framework (NPPF) identifies three dimensions to sustainable development. These dimensions give rise to the need for the planning system to perform a number of roles; economic, social and environmental. Paragraph 7 goes on to state that the social role of sustainability is:
- "Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflects the community's needs and supports its health, social and cultural well-being."*
- 8.6 Developer contributions are therefore necessary to ensure development is in line with the wider objectives of sustainable development as set out in national and local planning policy.
- 8.7 Furthermore, Policy HWB SP1 of the Arun District Local Plan states that:

3. How will the contribution be used?

“All development should be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular, regard shall be had to providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe well promoted, walking and cycling routes.”

8.8 It is therefore a requirement, outlined in Arun's Local Plan that new housing developments contribute to sport facilities.

8.9 Unless contributions from new developments are secured, then the current deficit in leisure provision will inevitably increase causing significant pressure on leisure facilities. Paragraph 7 of the NPPF highlights, planning systems need to perform a social role by ensuring local services are accessible, reflect the community's need and support the health of residents. A negative experience in a leisure facility will decrease the likelihood that residents will participate regularly, and therefore adversely impact health in the District and oppose the NPPF.

8.10 A financial contribution towards leisure infrastructure is therefore essential to make the Angmering developments acceptable in planning terms.

b) Directly related to the development

8.11 The proposed housing developments at Angmering for at least 1,250 dwellings will create additional demand for and pressure on existing leisure facilities. The population growth generated by the developments will result in increased demands for leisure facilities, which the current provision cannot support (as shown in the Indoor Sports Facilities Strategy).

8.12 The contributions outlined for a Sports and Community Hub in Angmering and for swimming pools at Littlehampton Leisure Centre have been specifically identified as necessary to deal with the increase in leisure demand the new housing developments in Angmering will generate. The close proximity between the proposed hub and housing developments

further reinforces the likely use of the sports and community hub by new residents of the proposed housing developments.

c) Fairly and reasonably related in scale and kind to the proposed development

8.13 The proposed contributions have been calculated to help meet the proportionate increase in leisure demand, to enable the District to maintain its current level of provision.

8.14 The contributions have been calculated using Sport England's SFC tool which is widely accepted in the leisure industry as the accurate method to quantify additional demand for key community sports facilities generated by new population growths.

8.15 The SFC was first developed by Sport England to help estimate the facility needs of new communities in the Eastern Quarry Development, Dartford and the Milton Keynes future growth areas. Due to its success and practicality, it is regularly used to help local authorities in infrastructure planning, S106 and Supplementary Planning Documents.

8.16 As shown in Appendix B, the SFC provides further detail to support the figures. The contributions outlined for the Angmering developments are specific to the scale of each housing development and shown previously in Figure 8.

8.17 The SFC uses information that Sport England has gathered on who uses certain facilities and applies this to the specific population profile of an area. This ensures that the calculations are sensitive to and reflect the needs of the local population who live within the area. The contributions requested are considered to be specific to the District and relate directly to the scale of development proposed to meet the additional demand generated by the increase in population.

8.18 The contributions outlined are therefore related in scale and kind to the proposed Angmering housing developments.

4. Conclusion

9. CONCLUSION

- 9.1 The strategic housing allocation in Angmering (as shown in Figure 6) will increase the population of Arun by approximately 2,625. Including the development outside of the strategic allocation, Land off Arundel Road, the total population increase in Angmering is estimated to be 3,125. This increase in population will put a strain on the existing leisure services, which are currently operating at or near to capacity. Contributions will be required to a level at least commensurate with the additional population generated by the developments.
- 9.2 The Council is therefore seeking contributions for the housing development at Angmering totalling £823,871. A summary of these contributions based on using the Sport England Calculator and BCIS data from May 2018 is shown in Figure 12.

Figure 12: Summary of proposed Angmering housing development contributions

	Sports Halls	3G Pitches	Swimming Pools	TOTAL
Land North of Water Lane (525 x 2.5 = 1,313)	£235,777	£34,695	£253,882	£524,354
Persimmon Homes (100 x 2.5 = 250)	£44,893	£6,606	£48,340	£99,839
Land off Arundel Road (200 x 2.5 = 500)	£89,786	£13,212	£96,680	£199,678
TOTAL	£370,456	£54,513	£398,902	£823,871

- 9.3 The per person contribution totals to £399. Using an average of 2.5 people per household, this equates to household contribution of £998.
- 9.4 The sports hall contributions will be put towards providing the flexible hall space at a Sports and Community Hub at Palmer Road in Angmering. A

new sports/activity hall will help reduce the deficiency and meet the needs of the District and in particular the local community in Angmering.

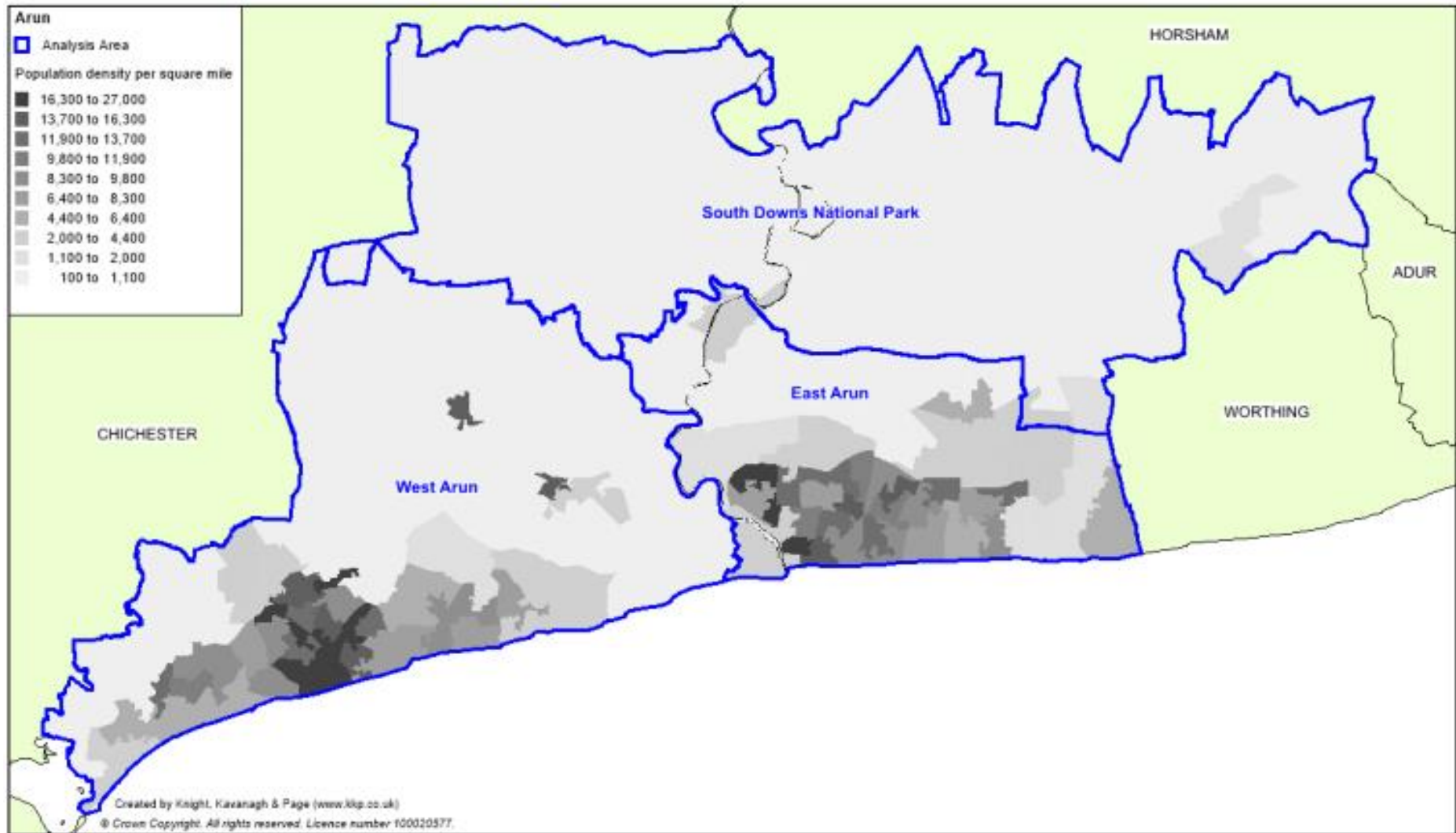
- 9.5 The 3G pitch contributions will go towards the provision of a new 3G pitch facility at the proposed Sports and Community Hub in Angmering and will help to reduce the deficiency highlighted in the PPS. Due to the pooling restrictions for Sec 106 Agreements the contributions from two of the developments will specifically go towards funding a new 3G pitch surface and base layer. The contributions from the other development will go towards funding the fencing and lighting at a new facility.
- 9.6 The swimming pools contribution will be put towards increasing the capacity of the swimming pool and wet side changing facilities as part of the new Leisure Centre in Littlehampton. Due to the pooling restrictions for Sec 106 Agreements the contributions from two of the developments will specifically go towards increasing the capacity of wet side changing facilities including providing village change spaces. Larger wet side changing rooms, including the provision of a changing village will increase capacity, functionality and overall customer experience. The contributions from the other development will be put towards provision of a larger learner pool with moveable floor. This will increase the capacity of swimming pool space allowing for a more flexible use of the learner pool to meet the needs of the local community.
- 9.7 Improving the leisure provision in Arun aligns with the National Planning Policy Framework (paragraph 7) by improving the accessibility and quality of leisure services which reflects the community's needs and supports its health, social and cultural well-being.
- 9.8 There is significant evidence to show that the contributions requested comply with CIL Regulation 122. The evidence set out earlier in this report shows that the requested contributions are necessary to make the proposed development acceptable in planning terms, directly related to the proposed Angmering developments and fairly and reasonably related in scale and kind to the developments.

4. Conclusion

- 9.9 To conclude, the Council is seeking financial contributions for the housing developments in Angmering, and is confident the evidence provided substantiates the request for financial contributions, which will support leisure facilities in the District and meet the needs of the local community.

5. Appendices

APPENDIX A: Analysis area map used by KKP in the Playing Pitch Strategy report (2016)



5. Appendices

APPENDIX B: Sport England Facilities Calculator applied to the Angmering housing developments (BCIS Data May 2018)

Land North of Water Lane: Population increase 1,313

Sports Halls	
Courts	0.35
Halls	0.09
vpwpp	76
Cost	£235,777

3G Pitches	
Pitches	0.03
vpwpp	24
Cost (3G)	£34,695

Swimming Pools	
Lanes	0.24
Pools	0.06
vpwpp	78
Cost	£253,882

Dappers Lane - Persimmon Homes: Population increase 250

Sports Halls	
Courts	0.07
Halls	0.02
vpwpp	14
Cost	£44,893

3G Pitches	
Pitches	0.01
vpwpp	4
Cost (3G)	£6,606

Swimming Pools	
Lanes	0.05
Pools	0.01
vpwpp	15
Cost	£48,340

Land off Arundel Road: Population increase 500

Sports Halls	
Courts	0.13
Halls	0.03
vpwpp	29
Cost	£89,786

3G Pitches	
Pitches	0.01
vpwpp	9
Cost (3G)	£13,212

Swimming Pools	
Lanes	0.09
Pools	0.02
vpwpp	30
Cost	£96,680

* Vpwpp = visits per week in the peak period