

ANGMERING LAND SOUTH OF WATER LANE A/99/17/OUT POOLS, SPORTS HALLS AND 3G PITCHES

1. BACKGROUND

- 1.1 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.
- 1.2 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."
- 1.3 In particular, increasing the leisure provision or quality of facilities will improve the physical and mental wellbeing of residents in order to deliver its wellbeing objectives, 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

2. INDOOR SPORT AND LEISURE FACILITIES STRATEGY 2016 – 2026

- 2.1 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 Arun 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 in consultation with Arun District Council, Sport England, national governing bodies of sport, local sports clubs and other key stakeholders.
- 2.2 The KKP report tested a number of population growth scenarios based on different housing requirements for Arun, ranging from 650 dpa to 1000 dpa. However, the Local Plan (2011 – 2031) identifies that the housing requirement for Arun is an average of 1,000 dwellings per annum (dpa) over the Local Plan period. We have therefore provided updated facility requirements based on this housing growth.
- 2.3 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
 - Learner pool with moveable floor
 - 85 station health & fitness suite
 - Studio x 2
 - Cycling studio

3. SPORT ENGLAND'S FACILITIES CALCULATOR (SFC)

- 3.1 The following calculations are based on Sport England's Facilities Calculator (SFC). This model 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?"

- 3.2 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 current facilities that the SFC can be used for include swimming pools, sports halls and 3G pitches.
- 3.3 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 lane pool 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.
- 3.4 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.

Sports halls

- 3.5 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 1 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.
- 3.6 The Sports Facilities Strategy stated that both Littlehampton Swimming & Sports Centre & Arun Leisure Centre require significant investment to bring them up to modern standards. The changing facilities at both leisure centres were assessed as below average quality.

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

Year	Total New Dwellings (1000 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	6.53	1.65
Increase to 2036	20,000	2.5	50,000	13.19	3.30

Swimming pools

- 3.7 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 2.

Figure 2: Sports Facilities Calculator for swimming pools, applied to the Local Plan housing growth (1000 dpa)

Year	Total New Dwellings (1000 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

- 3.8 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.
- 3.9 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.

Health & fitness suites

- 3.10 There are a range of health and fitness providers across the whole District, however, these facilities are somewhat disparate in nature. The main issues relate to whether facilities are accessible and/or affordable to, the whole community.
- 3.11 Research undertaken for the KKP Assessment Report identified 11 health and fitness suites with a total of 553 fitness stations.
- 3.12 The SFC cannot currently be used for health and fitness suites, therefore to identify the quantitative adequacy of provision a demand calculation was applied. This was based upon the assumption that 'UK penetration rates' will increase slightly in the future. Population increases were also factored in to enable a calculation of whether current supply will meet future demand. Figure 3 shows the current and future demand for health and fitness suites in Arun.

Figure 3: UK penetration rates for health and fitness suites in Arun (ONS data)

	Current	Future (2026)	Future (2036)
Adult Population	154,414	172,959	187,221
UK Penetration Rate	12%	13%	14%
No. of potential members	18,530	22,485	26,211
Visits per week per member	1.75	1.75	1.75
No. of visits per week	32,427	39,348	45,869
% of visits in peak time	65%	65%	65%
Visits per week in the peak period	21,078	25,576	29,815
Average no. of members per station	25	25	25
Stations required	843	1,023	1,193

- 3.13 The calculations in Figure 3 are based on ONS data and averages that are accepted in the leisure industry.
- 3.14 According to UK penetration rates there is a current need for 843 stations across Arun. This is expected to grow to 1,023 by 2026 and to 1,193 by 2036.
- 3.15 When comparing the number of community accessible stations currently available (553) there appears to be a deficit of 290 stations in the District. This is likely to rise to 470 in 2026 and 640 in 2036.
- 3.16 It is not uncommon for the private sector to fill such gaps with a range of health and fitness stations (as is already evidenced to a degree in Arun). The key issue is that while some of these may be budget operators it does not necessarily make them accessible to harder to reach groups and people from areas of (relative) disadvantage (as cost is only one factor which may hinder usage). Development of the new, fully accessible Leisure Centre in Littlehampton will help towards addressing the current deficit and increase the number of fitness stations from 55 to 85. The Sports Facilities Strategy states that alongside improvements to changing rooms, increasing the size and scale of the health and fitness offer will enhance the overall customer experience.

4. PLAYING PITCH & OUTDOOR SPORTS STRATEGY AND ACTION PLAN (2016 – 2021)

- 4.1 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.
- 4.2 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.
- 4.3 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

- 4.4 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.
- 4.5 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.
- 4.6 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.
- 4.7 The findings of the reports show that all three full size 3G pitches are operating at or close to capacity during the peak period.
- 4.8 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 a relatively low figure when compared to other local authorities, however, it still suggests 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.
- 4.9 Full size 3G pitches are 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 of these numbers it is therefore estimated that 42 teams can be accommodated on one full size 3G pitch for training. 3G pitches offer a durable, safe, year round playing surface, able to withstand intensive use and all weather conditions.
- 4.10 There are 174 teams currently playing in Arun, including teams that play within 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), which means a shortfall of two pitches.
- 4.11 Figure 4 considers the current number of full size 3G pitches required if every team was to remain training within the respective analysis area that they play in.

Figure 4: 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

- 4.12 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. PROPOSAL

- 5.1 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.
- 5.2 The proposed housing developments at Angmering are for a total of 175 houses. Using an average of 2.5 people per household this represents a population increase of approximately 438. 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 Sport England Facilities Calculator.
- 5.3 The Sport England Facilities Calculator (SFC) has been used to quantify developer contributions required from the Angmering housing development. 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 Council and West Sussex.
- 5.4 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. Using the Sport England Facilities Calculator the contribution figures requested for application A/99/17/OUT are based on the BCIS data for May 2017 and are shown in Figure 5 below.

Figure 5: Summary of proposed Angmering Housing Development Contributions Using Sport England Calculator and BCIS Data for May 2017

	Swimming Pools	Sports Halls	3G Pitches	Total
Angmering Land South of Water Lane A/99/17/OUT	£85,336	£77,743	£11,596	£174,675

- 5.5 Appendix B shows the detail provided by the Sport England Facilities Calculator for May 2017. 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.
- 5.6 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.
- 5.7 Appendix C shows the 10 minute and 15 minute drive time catchments for Littlehampton Leisure Centre and the location of the Angmering housing development site. Littlehampton Leisure Centre has a 15 minute catchment population of 162,671, and a 10 minute catchment population of 66,792.
- 5.8 The drive time catchment map shows that the Angmering housing development is within the 10 minute drive time of Littlehampton Leisure Centre and therefore within the drive time Sport England suggests users will travel to access leisure facilities.

- 5.9 The contributions for swimming pools and sports halls will go towards increasing the capacity of the Littlehampton Leisure Centre, to meet the increased demand from the new housing development at Angmering.
- 5.10 The swimming pools contribution will be put towards increasing the capacity of swimming pool changing facilities including providing village change spaces as part of the new Leisure Centre in Littlehampton. Larger wet side changing rooms, including the provision of a changing village will increase capacity, functionality and overall customer experience.
- 5.11 The sports halls contributions will be put towards increasing the number of health & fitness stations and increasing the gym changing facilities as part of the new larger Leisure Centre in Littlehampton. Expansion of the health and fitness offer and gym changing rooms will increase capacity and improve overall customer experience.
- 5.12 The 3G pitch contributions will go towards the provision of a new 3G pitch facility to reduce the deficiency highlighted in the PPS. The 3G pitch will be located within the East Analysis Area, and within the catchment area for the Angmering housing development. The contributions will specifically go towards funding a new 3G pitch surface and base layer at a new facility.

6. COMPLIANCE WITH NATIONAL POLICY AND CIL REGULATIONS

- 6.1 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.

- 6.2 There is significant evidence that the above proposal complies with CIL Regulation 122.

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

- 6.3 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 decrease the large deprivation inequalities existing within the District (as shown in Appendix D). However, due to the number of new houses being brought forward by the Angmering development, there is a need to expand and improve the leisure services so that facilities can cope with the additional demand.
- 6.4 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."
- 6.5 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."*
- 6.6 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.
- 6.7 Furthermore, Policy HWB SP1 of the Arun District Local Plan 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 should be given 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."

- 6.8 It is therefore a requirement, outlined in Arun's Local Plan, that new housing developments contribute to sport facilities.
- 6.9 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.
- 6.10 A financial contribution towards leisure infrastructure is therefore essential to make the Angmering developments acceptable in planning terms.

b) Directly related to the development

- 6.11 The proposed housing developments at Angmering for a total of 175 dwellings will create additional demand for and pressure on existing leisure facilities. The population growth generated by the development will result in increased demands for leisure facilities, which the current provision cannot support (as shown by the Indoor Sports Facilities Strategy).
- 6.12 The contributions outlined towards increasing the capacity of the existing facilities and provision of a 3G pitch have been specifically identified as necessary to deal with the increase in leisure demand the new housing development in Angmering will generate.

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

- 6.13 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.
- 6.14 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.
- 6.15 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.
- 6.16 As shown in Appendix B, the SFC provides further detail to support the figures. The contributions outlined for the Angmering development are specific to the scale of the housing development.
- 6.17 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.
- 6.18 The contributions outlined are therefore related in scale and kind to the proposed Angmering housing developments.

7. CONCLUSION

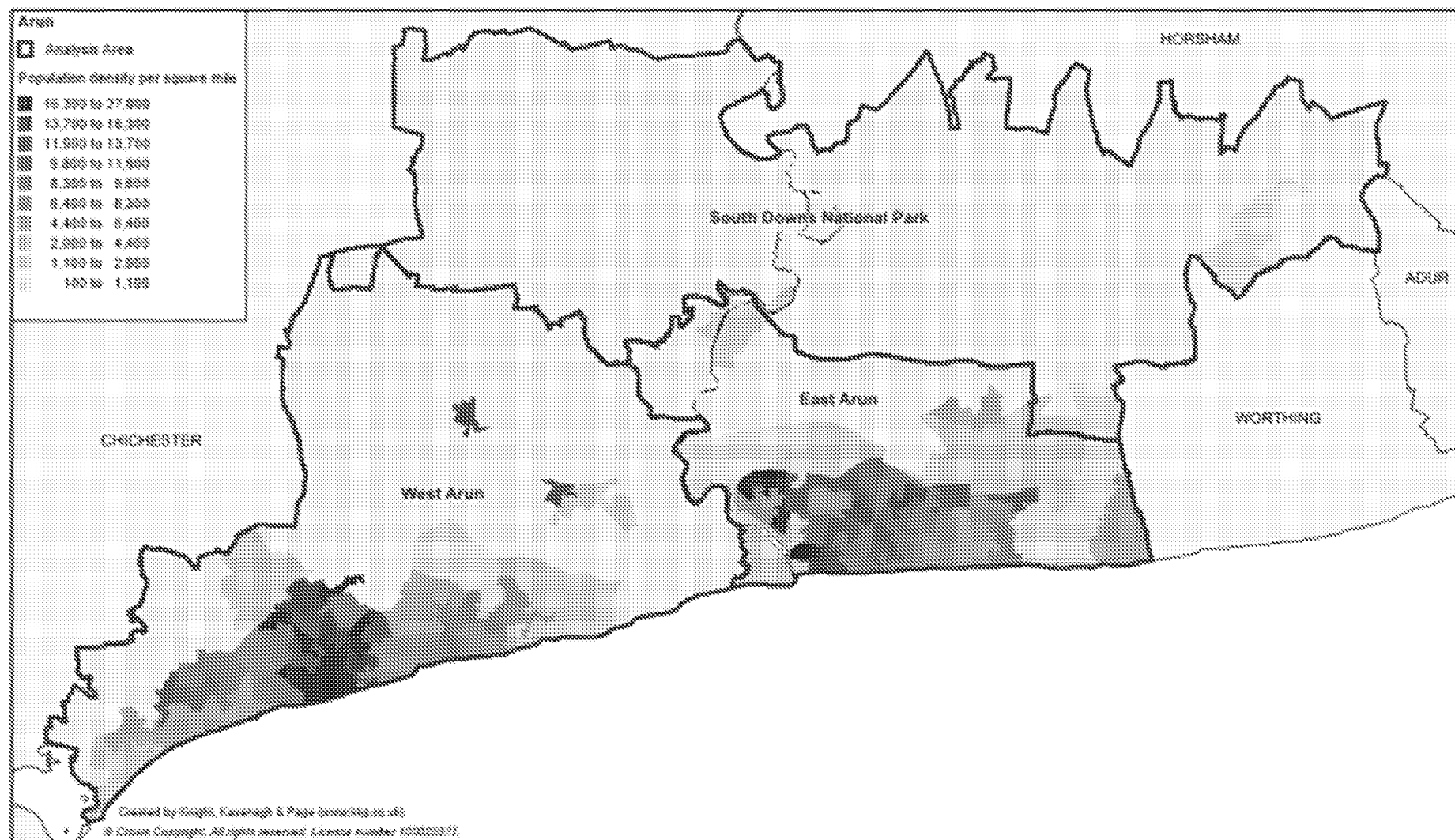
- 7.1 The housing development in Angmering will increase the population of Arun by approximately 438. This increase in population will put a strain on the existing leisure services, which are currently operating at or near to capacity. Contributions will be required to a level at least commensurate with the additional population generated by the development.
- 7.2 The Council is therefore seeking contributions for the housing development at Angmering. A summary of these contributions using the Sport England Calculator and based on BCIS data for May 2017 is shown in Figure 6.

Figure 6: Summary of proposed Angmering Housing Development Contributions Using Sport England Calculator and BCIS Data for May 2017

	Swimming Pools	Sports Halls	3G Pitches	Total
Angmering Land South of Water Lane A/99/17/OUT	£85,336	£77,743	£11,596	£174,675

- 7.3 The swimming pools contribution will be put towards increasing the capacity of swimming pool changing facilities including providing village change spaces as part of the new Leisure Centre in Littlehampton. Larger wet side changing rooms, including provision of a changing village will increase capacity, functionality and overall customer experience.
- 7.4 The sports halls contributions will be put towards increasing the number of health & fitness stations and increasing the gym changing facilities as part of the new larger Leisure Centre in Littlehampton. Increasing the health and fitness offer and gym changing rooms will help towards addressing the current deficit and improve overall customer experience.
- 7.5 The 3G pitch contributions will go towards the provision of a new 3G pitch facility to reduce the deficiency highlighted in the PPS. The 3G pitch will be located within the East Analysis Area, and within the catchment area for the Angmering housing development. The contributions will specifically go towards funding a new 3G pitch surface and base layer at a new facility.
- 7.6 There is a direct correlation between the quality of leisure centre buildings and the ability of the services to attract and retain customers. Therefore, provision of a new larger leisure centre in Littlehampton including an increase in the number of health & fitness stations and the expansion and reconfiguration of the changing rooms will increase capacity, improve the overall user experience and increase a user's propensity to participate in physical activity. This approach promotes the health and wellbeing of the local community and is in line with Arun's Local Plan to "promote strong, well-integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all."
- 7.7 Improving the leisure provision in Arun also 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 wellbeing.
- 7.8 Contributions towards increasing the 3G pitch provision will help to reduce the two pitch undersupply in the district and provide improved training and match facilities for clubs in the district.
- 7.9 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 developments acceptable in planning terms, directly related to the proposed Angmering developments and fairly and reasonably related in scale and kind to the development.
- 7.10 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.

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



APPENDIX B: Sport England Facilities Calculator Applied to the Angmering Housing Development

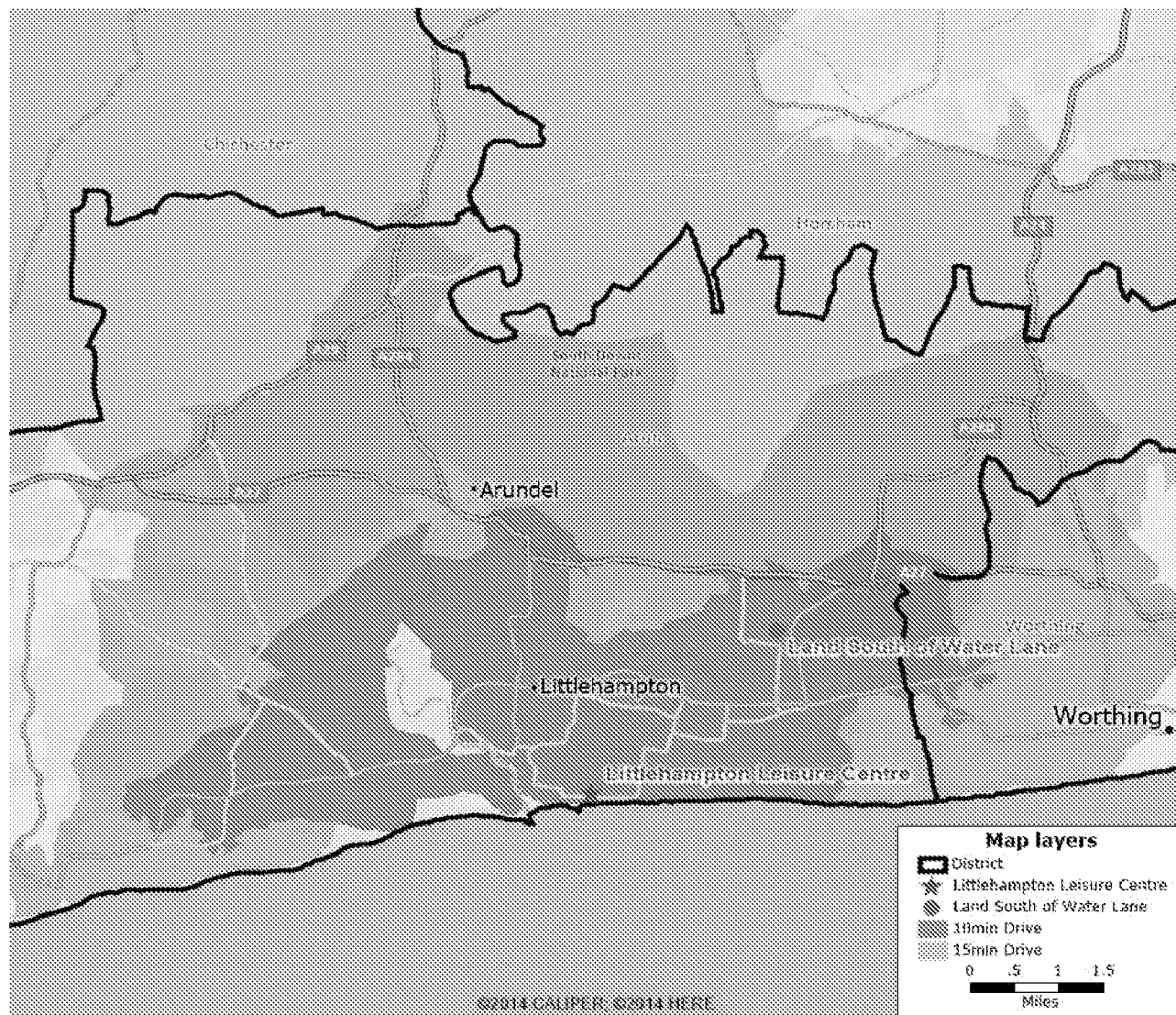
Angmering Land South of Water Lane: Population increase 438

BCIS Data: May 2017

Sports Halls	
Courts	0.11
Halls	0.03
Vpwpp	25
Cost	£77,743
Swimming Pools	
Square meters	4.37
Lanes	0.08
Pools	0.02
Vpwpp	26
Cost	£85,336
3G Pitches	
Pitches	0.01
Vpwpp	8
Cost (3G)	£11,596

Vpwpp = visits per week in the peak period

APPENDIX C: Map showing the 10 minute and 15 minute drive time catchments from Littlehampton Leisure Centre with the proposed Angmering housing development



APPENDIX D: Map showing deprivation in Arun based on national comparisons, using national quintiles of the Index of Deprivation 2015. The darkest coloured areas are some of the most deprived neighbourhoods in England.

