

10 November 2023

Dear Gillian

Ref: W/23/02112/OUT– Planning application for the demolition of existing farmhouses, agricultural buildings and structures, the erection of a phased development of up to 300 dwellings (Use Class C3) and associated public open space, drainage, infrastructure and engineering works with all matters reserved except access.

SWDP39: Provision for Green Space and Outdoor Community Uses in New Development requires the delivery of a range of open space typologies, from qualifying residential development, to address the needs arising from the development.

The adopted policy sets a threshold of 6 dwellings, but subsequent to the re-instatement of the 2014 Ministerial Statement in non Designated Rural Areas the South Worcestershire Councils now apply a threshold of 11 dwellings. However in the Designated Rural Areas the threshold remains at 6 dwellings. Albeit for developments of 6 to 10 inclusive, only a financial contribution (via a S106 agreement) towards off-site provision will be sought in relation to the Market dwellings.

The projected increase in Wychavon's population as a result of proposed developments has clearly identified the need for increased formal sports provision. To address this, Wychavon District Council commissioned 'KPMG' to conduct a Playing Pitches and Open Spaces Strategy for Hereford and Worcestershire to look at sports facility provision, and need, in relation to population growth (published 2021). This is supported by the Sports Facilities Framework (2021), undertaken by the same consultants in relation to the 3 South Worcestershire Authorities (Malvern Hills, Worcester City and Wychavon) and elements of the PPG 17 survey undertaken by PMP in 2006.

For Wychavon the report clearly identifies a need for a range of additional facilities requirements, including sports hall provision (equivalent to 24 badminton courts) as well as additional swimming capacity, athletics facilities, pitch provision and identifying potential enhancements to existing sporting venues to cope for the increased demand for sporting opportunities pertinent to this, and other, proposed developments.

Built Sports Contribution

SWDP7 Infrastructure: In terms of the built sport facilities requirements I would highlight the standard guidance from Sport England in applying their Sports Facilities calculator. Based on the comments from Sport England, **I recommend that the off-site contribution of £202,119** would be appropriate in this instance to be used towards improvements to Sports and Leisure facilities at Pershore High School

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Formal Sport Contribution

SWDP39 Table 10 sets out area standards for a range of open space typologies, although not for formal pitches. But SWDP39 C is clear in the requirement for formal pitches, with the amount/cost being looked at on a case by case basis using the most up-to-date available evidence. The South Worcestershire Councils consider the 2015 '6 Acre Standard' (1.2 hectares of pitch provision per 1,000 residents (423 homes) as an appropriate evidence basis for calculating the on-site provision or off-site financial contributions.

As the application site is not capable of accommodating the required amount of on-site, an off-site contribution towards formal pitches is required from this development calculated on the following basis:

Worked Example – for information only

Purchase cost (1.2 x £20,000)	£24,000
Natural Turf Pitch provision	£100,000*
Pitch Maintenance (5% of capital cost per annum, 20 years)	£100,000
Pavilion Provision (2 changing rooms)	£275,000*
Pavilion Maintenance (5% of capital cost per annum, 20 years)	£275,000

Example Total: £774,000

* Sport England Facility Costs February 2016

The contribution refers to the 179 market dwellings (based on 40% being affordable housing and one existing dwelling to be demolished) are apportioned as detailed below:

Each 1 Bed Unit = £1,546
Each 2 Bed Unit = £2,322
Each 3 Bed Unit = £3,096
Each 4 or 4+ Bed Unit = £3,870

As there is no housing mix the contribution expected for Formal Sport will be between £276,734 and £692,730

The developer contribution amount towards off-site Public Open Space Formal Sport is considered to meet the CIL Regulation 122 tests and is consistent with the published CIL Regulation 123 List, since it secures infrastructure directly related to the development and necessary to make it acceptable in planning terms. The contribution from this proposed development will go towards improvements to Evesham Sports Club.

Yours sincerely,

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