Public Open Space, Outdoor Sport and Recreation (Provision and Maintenance) Infrastructure Delivery Plan Topic Paper

1.0 Introduction

1.1 This paper considers the provision and maintenance of Public Open Space (POS) associated with new development, including informal recreational open space (IROS), outdoor sport facilities (OSF), provision for Children & Young People (PCYP), allotments and natural and semi-natural open space (NSN). It excludes the provision of indoor sports facilities and strategic scale green infrastructure and nature recovery.

- Informal Recreational Open Space (IROS): Includes parks/public gardens, amenity green space and green corridors – these provide for informal recreation and access.
- Outdoor Sports Facilities (OSF): Includes all naturally or artificially surfaced outdoor sports facilities e.g. playing pitches for team sports, netball and tennis courts, bowling greens, full sized Multi Use Games Areas (MUGAs).
- Provision for Children Young People (PCYP): All equipped children's play areas, including provision for young people e.g. skate parks, youth shelters.
- Allotments: An area of allotment plots used for the purpose of producing fruit, vegetables or flowers for personal use.
- Natural & Semi-Natural green space (NSN): Areas of green space where the primary purpose is one of wildlife and biodiversity conservation and value.

1.2 Sustainable Urban Drainage (SuDs) is not considered usable POS for purpose of meeting policy requirements (see below), so is treated as additional to these requirements.

2.0 Policy Framework

2.1 The National Planning Policy Framework (NPPF) paragraph 98 states that *"Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change."* The South Gloucestershire Core Strategy (adopted Dec 2013) - policy CS24 (appendix 1), requires a range of public open space, sport and recreation facilities to be provided to support new developments and create sustainable communities (see above) in accordance with the NPPF.

2.2 Core Strategy policy CS24's provision standards were established through the South Gloucestershire Council Open Space Audit 2010. The Audit established these standards by using:

- An analysis of existing national, local standards and practices.

- The results of a comprehensive consultation process with stakeholders and local householders.
- Benchmarking of comparable standards used by other local authorities.
- The results of the mapping and audit of existing provision.

2.3 The mapping of existing provision is updated on a quarterly basis and is used to provide an up-to-date assessment to establish whether existing provision in terms of quantity, quality and accessibility is adequate to meet the needs of future residents from new residential development.

2.4 CS24 is applied to major development of 10 or more dwellings. Where the evidence has established a shortfall in the quantity, quality and/or accessibility of existing provision in the surrounding locality, the Council requires a range of public open space, sport and recreation facilities to be provided in accordance with the appropriate local standards set out in CS24. *Note, Table 1 below provides a summary of the quantity provision standards set out in the Core Strategy.*

Table 1. CS24 – Appendix 5 – Green Infrastructure, sport and recreation standards

Category of Open Space	**Requirement** - Minimum figures, hectares/1,000 population	**Accessibility Standard**
Informal recreational open space	1.4	12.5min walk / 600m
Natural and Semi-Natural green space	1.5	15 min walk / 720m
Outdoor Sports facilities	1.6	20 min walk / 1000m to playing pitches 22 min drive time to synthetic pitches, athletics track and golf courses
Provision for Children and Young People	0.25 (this may be located within the informal recreational open space)	10 min walk / 480m to Children's play space 15 min walk / 720m to Young People's provision
Allotments	0.2	15 min walk / 720m

Total:	**4.7** (On the basis that provision for children and young people can be located within the informal recreational open space).	

2.5 Core Strategy policy CS24 requires provision to be delivered on site unless it is demonstrated that partial or full off-site provision or enhancement creates a more acceptable solution.

2.6 Where provision with the minimum policy standards is not provided on site, the financial amounts requested towards the provision and/or enhancement of off-site open space and future maintenance are calculated directly in accordance with the policy requirement to mitigate the effect of the proposed development on existing public open space.

2.7 Average costs are set out below in tables 2 and 3. A full breakdown of costs can be provided on request. All costs are 2024/2025 figures and are subject to indexation using the Updating Percentages published by the Building Cost Information Service (BCIS) for the Schedule of Rates for Grounds Maintenance 1987. Inflationary uplifts are applied annually after the April index figure is published.

2.8 **Capital Cost of Provision:** Average capital costs for the provision of the different types of open space are shown in Table 2 below; these exclude the cost of any land purchase that may be required:

Table 2. Average capital costs per square metre

Type of open space	Outdoor Sports facilities	Provision for Children and Young People	Natural and Semi Natural Green Space	Informal Recreation Open Space	Allotments
Average capital cost per square metre	£73.9159	£247.6755	£20.5967	£37.1678	£13.3208

2.9 Capital costs are based on a range of industry costs for the provision of open space facilities, and the maintenance costs are routinely tested through APSE (Association for Public Sector Excellence). They are therefore considered reasonable and fully justified to ensure standards of the appropriate national bodies are met e.g. Sport England, national sporting governing bodies, Fields in Trust, National Society of Allotment & Leisure Gardeners and material relating to the Green Flag quality award scheme.

2.10 The costs reflect the type of spaces and facilities that the Council would expect to see delivered and are based on examples from other new developments, which have taken place within South Gloucestershire.

2.11 **Maintenance Cost:**
Where additional open space has been provided or existing provision enhanced to cater for the increased demand arising from development, the developer will be required to pay a contribution towards fifteen years of future maintenance. The average costs of maintaining the different types of open space provision are shown in Table 3 below.

Table 3. Average maintenance costs per square metre

Type of open space	Outdoor Sports facilities	Provision for Children and Young People	Natural and Semi Natural Green Space	Informal Recreation Open Space	Allotments
Average Maintenance Cost per square metre for 15 years	£22.3719	£260.4327	£34.1678	£65.5149	£17.2833

2.12 The use of average maintenance costs based on typical landscapes has limitations; as such they need to be adjusted to take account of more unique designs and features. Upon this basis the figures set out can only be used as a guide. These figures do not include specialist features such as surface water infrastructure, toilets, teen shelters, bandstands and other features which can be included in conjunction with open space provision. The maintenance cost of such features/provision will need to be assessed separately.

2.13 The costs are not intended to influence the type of design that may be achieved on any given location; they must be developed to reflect site specific consideration and informed through the planning process. The design assessment for Public Open Space provision needs to be made on a site-by-site basis and in accordance with the adopted standards and national policy requirements.

2.14 **On-site open space maintenance:** Core Strategy policy CS24 also seeks appropriate arrangements are put in place to secure the satisfactory future maintenance of any open spaces and outdoor recreation facilities (for sport, recreation and play) that are provided in conjunction with new development. Where these are provided on site the Council may be willing to negotiate their adoption and future maintenance providing that the developer meets the cost associated with future maintenance and

all fees associated with land transfers. If the applicant proposes private management of POS and surface water infrastructure the Council includes provisions in s106 legal agreements that seek to ensure suitable in-perpetuity arrangements for operation, management and maintenance of all the public open spaces, ancillary open space and surface water infrastructure (SWI within POS that is not adoptable by a statutory undertaker). The Council has no statutory responsibility nor legal basis to insist on either approach although would prefer to models that are democratically accountable, community owned and / or enable resident control and oversight of the management entity.

2.15 The Council charges a fee (£81.13per 100sq.m. plus £781.20 core service fee) to inspect the open spaces to ensure their compliance with the approved plans prior to transfer to a private management entity or other body. The on-site inspection fee is the 2024/2025 figure. The fee is subject to annual inflationary uplifts (uplifted annually after the April index figure is published).

3.0 **Delivery**

3.1 The Council is responsible for over 11,000 areas of green space, POS is though managed by a range of organisations, and in respect of new development has in recent years been increasingly by private management entities/management companies. Management companies can also range in their set-up and operation model, from very simple private entities funded purely by resident charges to complex stewardship models with social enterprise or charitable status and funded by a range of sources including resident charges, endowment funds and income from assets.

Table 4: Management models for different types of POS

Type of open space	Examples of ownership with on-going responsibility for management & maintenance
Informal recreational open space	South Gloucestershire Council Town & Parish Councils Private management entities/companies
Natural and Semi-Natural green space	South Gloucestershire Council Town & Parish Councils Private management entities/companies
Outdoor Sports facilities	South Gloucestershire Council (only at Page Park) Town & Parish Councils Private management entities/companies Schools Sports Clubs
Provision for Children and Young People	South Gloucestershire Council Town & Parish Councils Private management entities/companies
Allotments	South Gloucestershire Council Town & Parish Councils

	Private management entities/companies

4.0 **Funding**

4.1 Funding for the provision and maintenance of POS is complex and varied. It typically is derived from a range of sources, including council tax, parish precepts, grants, s106, Community Infrastructure Levy (CIL), resident charges and income from the use/hire of assets. New POS associated with new development when provided on-site is delivered 'in-kind' (by the developer). If it is not possible to deliver on-site due to site constraints or it would be preferable to improve a nearby open space then a financial contribution is agreed based on the costs in table 2 & 3 above, via a section 106 agreement.

4.2 The decision whether contributions to invest in off-site OSF are a more acceptable proposal than on-site OSF will take account of timing for delivery of developments, ability of existing facilities to meet demand from new development, pooling of contributions necessary to deliver improvement projects and the triggers necessary to enable funds to be spent in a timely manner. Off-site contributions towards OSF will be allocated via the Council's process[1].

4.3 Capital costs associated with the delivery of POS are not usually considered prohibitive, such that they threaten the viability of a scheme, but long-term maintenance needs to be carefully considered. The use of private management companies has implications for new residents in the form of monthly management charges, therefore all other options should be explored first, including Council, Parish & Town Council & Community groups. The Council has no powers to prescribe any particular approach to POS management.

5.0 **Current and Planned Assets**

5.1 The total amount of publicly accessible open space (POS) per 1,000 population in South Gloucestershire, according to our records, is shown in table 5 below. It shows the results from the Open Space Audit 2010 (based on South Gloucestershire 2007 population mid-year estimates) and the quantities available in 2022/23 (based on South Gloucestershire 2021 census population). The population estimate for South Gloucestershire from Census 2021 is approx. 290,400 which represents a 10% increase compared to the population recorded in 2011 of 262,800.

Table 5. Publicly accessible open space per 1,000 residents in South Gloucestershire

	Policy CS24 Standard (minimum) per 1,000 residents	Quantity per 1,000 residents (2010 Audit)	Quantity per 1,000 residents (2022/23)
Informal Recreational Open Space	1.4ha	1.36ha	1.46ha

[1] Section 106 funding for outdoor sports and facilities for children and young people | BETA - South Gloucestershire Council (southglos.gov.uk)

Natural and Semi-Natural green space	1.5ha	1.69ha	4.61ha
Outdoor Sports Facilities	1.6ha	1.19ha	1.22ha
Provision for Children and Young People	0.25ha	0.059ha	0.066ha
Allotments	0.2ha	0.13ha	0.14ha

5.2 Table 5 shows that:

- **Informal Recreational Open Space**

  Provision has increased and is now slightly more than the minimum standard. However, it is not evenly distributed throughout South Gloucestershire.

- **Natural and Semi-natural Green Space**

  The 2010 figure was calculated on sites located within the urban analysis areas (East Fringe of the Bristol Urban Area, North Fringe of the Bristol Urban Area, Yate/Chipping Sodbury and Thornbury, excluding Sodbury Common). The overall provision was 5.71ha per 1,000 population. Although the current supply level across South Gloucestershire is now significantly above the recommended standard, this figure now also includes all N&SN green space within the authority's area (i.e. includes N&SN located in rural areas and Sodbury Common). Like IROS, Natural and Semi-natural greenspace is not evenly distributed across the authority's area. While the level of supply is high in its rural areas, it is significantly lower in urban areas in the district.

- **Outdoor Sports Facilities**

  The current quantity of outdoor sport facilities, although improved, is still below the recommended provision standard of a minimum of 1.6ha per 1000 population. An emerging Playing Pitch Strategy and Action Plan based on an assessment conducted in 2021 of existing sport facilities in the district and priorities highlighted by community sport clubs and sport governing bodies is nearing completion. It highlights shortfalls in grass pitches for football, cricket and rugby, a need for increased maintenance or improved drainage on grass pitches, a shortfall in 3G pitches for football and rugby training, problems of overmarking and overplay on pitches, poor quality of artificial pitches suitable for hockey, an undersupply of tennis courts in parks and lack of sports lighting on netball courts. It recommends directing S106 contributions to improving existing sites to increase capacity.

- **Provision for Children and Young People**

  Although the position has improved, the current supply of equipped play space is below the recommended standard across the district.

- **Allotments**

  The quantity standard for allotments was set higher than the supply recorded in the 2010 Audit. This was in recognition of the high level of interest in allotments and the large waiting list numbers. The level of interest in allotments remains high and there are still waiting lists across the district. Onsite delivery of allotments should include mechanisms to release plots for the wider community if not taken up by residents of the providing estate.

Note: Table 5 presents a district wide analysis. Availability of POS varies across the district. Requirements are therefore based on local accessibility standards (see Table 1). Table 5 only provides a very crude impression of POS availability and does not therefore preclude the need to undertake a detailed analysis of local provision levels in assessment of any new development proposals.

5.3 The annual monitoring statistics in general show a gradually improving position over the last decade, demonstrating that CS24 has been effective in providing different types of POS in scale with new development in the district, as well as securing investment through s106 to enhance existing POS assets and facilities.

5.4 Schemes that have delivered new outdoor sport since 2013 include:

- Shaftesbury Park, Frenchay: completed in 2018 Shaftesbury Park was built to relocate The Dings RFC from their former home ground in Lockleaze, Bristol. Sport facilities include a full-size World Rugby compliant 3G pitch, a full-size grass pitch, a floodlit training pitch, 8 changing rooms, Sports hall, and S&C gym.
- Lockleaze Sport Centre, Lockleaze: completed 2018. The facilities include a full-size World Rugby compliant 3G pitch and full-sized 4G football pitch both with sports lighting, 4G MUGA and several grass pitches.
- Hillside Gardens University of the West of England (UWE): opened in 2019. Facilities include two FA/FIFA approved 3G pitches with sports lighting, one of which is World Rugby compliant, plus artificial surface warm-up area, grass football pitches and training grids, changing rooms.
- Oaklands, Almondsbury: Home ground to North Bristol RFC, a full-size World Rugby compliant 3G pitch was installed in 2018 and is managed by Gloucestershire RFU
- Winterbourne Academy, Winterbourne: Facilities include a full-size World Rugby compliant 3G pitch which was resurfaced/installed in 2022.
- South Gloucestershire Stroud (WISE), Filton: facilities include a full size 3G rugby pitch installed in 2013.
- Lyde Green: 2 full size grass football pitches, changing pavilion, storage facilities and car parking were completed in 2018 and are run by a community sports club.
- Page Park, Staple Hill: has one senior grass football pitch, two 9v9 grass football pitches, one cricket pitch, floodlit tennis courts with pavilion, a bowling green with a pavilion. The Tennis Pavilion was refurbished, and a new timber toddler / junior play area provided in 2019.

5.5 Significant s106 and CIL funding has been invested in projects to create, replace, or enhance outdoor sports facilities. Appendix 2 contains the S106 funding allocated for POS in Wards to outdoor sports projects. Parish & Town Councils also regularly spend their Neighbourhood proportion of Community Infrastructure Levy on POS areas.

5.6 Despite significant new facilities in the district and enhancement of existing facilities, it is clear deficits still exist and are more evident in some areas compared to others.

5.7 New provision is planned on-site at several mixed-use neighbourhoods in the district and for some sites contributions will also be paid to enhance existing off-site outdoor sport. This provision is to meet needs of these new communities based on the s106 POS calculator and will not necessarily address existing deficits. Outline consents have been granted for all developments listed below and, in some cases, Reserved Matters (RM) have been granted and sports facilities are operational. The sites are at different stages of planning and delivery; for some the sport facilities to be built are listed and for others a quantity is given and details will be determined through RM applications in due course. It should be noted that where RMs have not yet been granted or where school delivery plans affect planned dual use, outdoor sport provision may change. Table 6 shows the quantity or type of sports facilities that are in S106 agreements for the largest developments in the district.

Table 6: Sports facilities in S106 agreements for the major mixed-use developments in the district.

Development / location	Outdoor sport in S106 Agreements
Lyde Green	New secondary school sports facilities will be available for community use outside normal school hours and will include 6 wicket cricket pitch, cricket nets and cricket pavilion, 1 U9/U10 7v7 football pitch, 1x U11/u12 9v9 football pitch, 1x U18 / U17/youth 11v11 football pitch, 400m athletic track, MUGA (Multi Use Games Area) for 3 x netball and tennis courts with lighting, AGP (Artificial Grass Pitches) with lighting (Over 18, U17/18 and youth full pitch football, 2 x 7-aside cross pitch, Rugby U18 and over 18), U7/U8 mini football pitch
Filton airfield	The section 106 agreement and CPNN IDP includes dual use sports facilities in a new secondary school and in primary schools. The distribution of outdoor sport facilities and detail will be determined through Reserved Matters applications. S106 includes Outdoor Sport Facilities off site contributions of £1,534,788. Brabazon Park which will include pétanque and outdoor table tennis. Application P22/02113/O is currently under consideration and proposes an increase from 2675 to 6,500 dwellings. New destination park associated with Arena granted consent in 2022.
Berwick Green / Haw Wood	Outline consent includes primary school playing fields and sporting facilities on-site.

Beaumont Park / Fishpool Hill	Outline consent and S106 agreement includes two football pitches, parking and changing facilities, and an off-site contribution towards Outdoor Sports Facilities.
Brooklands / Harry Stoke	Outline consent includes a MUGA on-site and land off-site south of the A4174 for sports pitches and a pavilion building.
East of Harry Stoke	S106 agreement for land South of the Railway includes 50,354sq.m. of Outdoor Sports Facilities. Approved plans indicate 2 adult grass football pitches, 3 youth grass football pitches, 1 AGP, 1 MUGA, tennis courts and netball courts with a community hub and sport changing facilities. Details will come through reserved matters application. S106 agreement for land North of the Railway includes a MUGA in POS and a contribution of £703,373.89 towards provision and/or enhancement and maintenance of Outdoor Sports Facilities.
North Yate	Outline consent includes school playing fields and changing to be used by the local community and Off–Site Open Spaces contributions of £1,500,271.60 capital and £454,065.40 for maintenance of Outdoor Sports Facilities. Masterplan indicates grass pitches in primary schools and grass pitches and training area in public open space. Consent P19/11377/RM has been granted for three grass pitches in POS northeast of the first primary school site: 1 x no football mini pitch U9/U10 and 2 x no. football mini pitches U7/U8. Dual use pitches will be designed into first primary school located to the northeast of the Local Centre. There will be a reconciliation at the end of the development to adjust for any shortfall of OSF

6.0 **POS "Propositions" for new Local Plan Strategic Urban and Village Extension sites (SUaVEs)**

6.2 This section sets out propositions for some categories of POS for the following locations promoted through South Gloucestershire Emerging Preferred Strategy:

- Carsons Green & Rockhouse Farm New Neighbourhoods
- North of Lyde Green new Village
- Woodlands new Village
- North Warmley New Neighbourhood
- Easter Compton Village Extension
- Almondsbury Village Extension
- Charfield Village Extension

6.3 Carsons Green & Rockhouse Farm NN proposition:

- Together sites may deliver about 2,000 dwellings and 4,800 residents.
- Due to topography, landscape, and ecology constraints it is unlikely the full CS24 minimum requirement of 7.68Ha of OSF will be met onsite.
- Promoter/developer/s will need to demonstrate how OSF can be delivered. Investment in nearby offsite facilities should be prioritized. Any residual requirements should be provided onsite. This should be in the form of a range of outdoor sport facilities, high-quality informal recreational

open spaces and a community centre for all ages and abilities to be active and social should be provided onsite at to include:
    - indoor sport hall with sports marking, climbing wall, flexible activity spaces, sport changing rooms and ancillary facilities;
    - outdoor multi-use courts suitable for sports such as netball, 6-aside football, tennis, pickleball, outdoor table tennis, located with new community centre;
    - suitably surfaced and marked wheeling, walking and running routes;
    - informal recreational open spaces of suitable size, topography and configuration to play informal sports and games such as rounders, beach cricket, kicking or hitting a ball, throwing a frisbee, kite-flying, picnics and community events;
    - equipped provision for children and young people;
    - arrangements for long-term stewardship.
- Promoters/developers to commission and fund independent surveys and feasibility studies by accredited specialist sport facility consultants of existing nearby outdoor sports facilities to assess pitches, soil quality, drainage, ancillary facilities to identify options for investment in off-site OSF to provide necessary mitigation for the new development proposed[2].
- Promoter/developer/s to make arrangements for long-term management and maintenance.
- A strategy and plan for off-site investment in OSF should take account of the Council's evidence base for outdoor sport and relevant supporting evidence.
- It is recommended the promoter/developer/s proposals include high quality active travel connections for residents to access the surrounding neighbourhood and offsite OSF[3]; this is in addition to CS24 requirements.

6.4 North of Lyde Green new Village proposition:

- This site could deliver about 2,000 dwellings and 4,800 residents.
- Minimum spatial requirements for OSF for 2,000 dwellings is 7.68Ha.
- This is a large enough new community to sustain outdoor sports facilities. Existing OSF sites don't have sufficient spare capacity for additional demand.
- The promoter/developer/s will need to demonstrate how OSF can be delivered onsite.
- Community infrastructure requirements include a new community centre onsite.
- It is recommended promoter/developer provides the policy requirement for outdoor sports facilities, in association with a range of indoor sport facilities, community centre and high-quality informal recreational open spaces for all ages and abilities to be active onsite. Options may include:
    - grass pitches, team sport changing rooms, club room and ancillary facilities.
    - a new community centre with indoor sport hall, climbing wall, flexible activity spaces, changing and ancillary facilities, with outdoor sports courts and multi-use areas.
    - informal recreational open spaces of suitable size, topography and configuration located with community centre for informal sports and games, picnics and community events provision for children and young people;
- The promoter/developer/s to make arrangements for long-term management and maintenance.

[2] Sport and Play Construction Association: Find a Member - SAPCA

[3] Active travel connections to be funded by developer and are separate from funding to invest in POS.

- It is recommended the promoter/developer provides high quality active travel connections for residents to access sport, community and recreation facilities north.

6.5 Woodlands new Village proposition:

- The new village could deliver 2400 dwellings for 5760 residents.
- Minimum spatial requirements for OSF for 2,030 dwellings is 7.7952Ha.
- This is a large enough new community to sustain outdoor sports facilities. The existing OSF sites don't have sufficient spare capacity for additional demand.
- The promoter/developer/s need to demonstrate how OSF can be delivered onsite.
- Community infrastructure requirements include a new community centre onsite.
- It is recommended onsite a range of indoor and outdoor sport facilities and high-quality recreation spaces for all ages and abilities to be active are provided to include:
    - indoor sport hall with courts, climbing wall, flexible activity spaces, sport changing rooms and ancillary facilities as part of a new community centre;
    - outdoor pitches and multi-use courts suitable for grass pitch sports, netball, 6-aside football, tennis, pickleball, plus pétanque and outdoor table tennis located with the new community centre;
    - suitably surfaced and marked wheeling, walking and running routes;
    - informal recreational open spaces of suitable size, topography and configuration to play informal sports and games such as rounders, beach cricket, kicking or hitting a ball, throwing a frisbee, kite-flying, picnics and community events;
    - provision for children and young people;
- The promoter/developer/s to make arrangements for long-term management and maintenance.
- It is recommended the promoter/developer/s works with the Council to identify options for investment in existing sport clubs to provide the balance of necessary mitigation for OSF nearby.
    - This should take account of the Council's evidence base for outdoor sport and relevant supporting evidence .
    - Promoters/developers to commission and fund independent surveys and feasibility studies by accredited specialist sport facility consultants[4] of existing nearby outdoor sports facilities to assess pitches, soil quality, drainage, ancillary facilities to identify options for investment in off-site OSF to provide necessary mitigation for the new development proposed[5].
- A plan for off-site investment in OSF should consider potential scale, purpose and timing of investment in OSF from other sources, including other development sites and take account of the PPS and the Council's evidence base for outdoor sport.
- It is recommended the promoter/developer provides high quality active travel connections for residents to access sport, community and recreation facilities off site. This is in addition to CS24 requirements.

6.6 North Warmley New Neighbourhood proposition:

- This site could deliver about 1000 dwellings and 2,400 residents.
- Due to topography, landscape, and ecology constraints it is possible the CS24 minimum requirement may not be met on site.

[4] Sport and Play Construction Association: Find a Member - SAPCA
[5] Sport and Play Construction Association: Find a Member - SAPCA

- It is recommended the promoter/developer/s work with the Council to identify options for investment in existing sport clubs nearby to predominantly provide for necessary mitigation for OSF. This should take account of the PPS and the Council's evidence base for outdoor sport.
- It is recommended that the balance of outdoor sport facilities, high-quality recreation spaces for all ages and abilities to be active are provided onsite. This could include:
    - outdoor multi-use courts suitable for netball, 6-aside football, tennis, padel, outdoor table tennis;
    - suitably surfaced and marked wheeling, walking and running routes;
    - informal recreational open spaces of suitable size, topography and configuration to play informal sports and games such as rounders, beach cricket, kicking or hitting a ball, throwing a frisbee, kite-flying, picnics and community events;
    - provision for children and young people;
    - arrangements for long-term stewardship.
- Promoters/developers to commission and fund independent surveys and feasibility studies of existing local outdoor sports facilities by accredited specialist sport organisation into pitches, soil quality, drainage, ancillary facilities to identify options for investment in off-site OSF to provide the necessary mitigation[6].
- Options for off-site investment in OSF should consider potential investment in OSF from other development sites.
- It is recommended the promoter/developer/s contribute towards high quality active travel connections for residents to access sport, community and recreation facilities off site.

6.7 Easter Compton Village Extension proposition:

- Together sites may deliver about 250 dwellings and 600 residents.
- Minimum spatial requirements for OSF for 250 dwellings is 0.96Ha.
- Promoted sites in Easter Compton are within walking distance of existing social infrastructure in the village, but there is no OSF in the village or within the 1KM accessibility threshold.
- The village recreation ground has amenity grass with goal posts, a skate park and hard court offer youth provision, and there is equipped children's play.
- Recreation ground would benefit from investment in higher quality more inclusive facilities for physical activity and provision for young people and children's play; for instance, upgrading the hard court to a multi-use games area suitable for a range of activities.
- It is recommended the promoter/developer commissions and funds surveys, and feasibility studies and works with landowner/s, Almondsbury Parish Council and residents to draw up options for upgrading village recreation ground including its long-term management and maintenance[7].
- If the full OSF requirement cannot be delivered in the village, promoters/developers to commission and fund independent surveys and feasibility studies of existing local outdoor sports facilities by accredited specialist sport organisation into pitches, soil quality, drainage, ancillary facilities to identify options for investment in off-site OSF to provide the balance of necessary mitigation for Easter Compton[8]. This should take account of the PPS and the Council's evidence base for outdoor sport.

[6] Sport and Play Construction Association: Find a Member - SAPCA

[7] Neighbourhood Planning Notice - Almondsbury Neighbourhood Plan Area (southglos.gov.uk)

[8] Sport and Play Construction Association: Find a Member - SAPCA

6.8 Almondsbury Village Extensions proposition:

- Together both sites may deliver about 380 dwellings and 912 residents.
- Minimum spatial requirements for OSF for SV1 and SV3 is 1.46Ha.
- An area of Informal Recreational Open Space "Windmill Field" is owned by a charity and lies north of this and south of 1st Almondsbury Scout Group facility.
- The promoter/developer/s should demonstrate how OSF can be delivered onsite.
- It is recommended a sizeable area of high-quality informal recreational open space is provided in the westerly field and a formal outdoor sport facilities for all ages and abilities to be active is provided elsewhere onsite to include:
    - a multi-use games area suitable for a range of outdoor sports;
    - suitably surfaced and marked wheeling, walking and running routes;
    - informal recreational open spaces of suitable size, topography and configuration to play informal sports and games such as rounders, beach cricket, kicking or hitting a ball, throwing a frisbee, kite-flying, picnics and community events;
    - provision for children and young people;
    - arrangements for long-term stewardship.
- It is recommended the promoter/developer works with landowner/s, Parish Council and local residents to improve facilities at, use of and access to Windmill Field.
- It is recommended the promoter/developer/s commissions and funds surveys and feasibility studies and works with the Council and existing sport clubs to identify options for investment in existing sport clubs nearby to provide the balance of necessary mitigation for OSF. This should take account of the PPS and the Council's evidence base for outdoor sport. Currently, the PPS recommends improvements are needed at Almondsbury sports and social club for football and cricket pitches, and ancillary facilities for tennis.
- Access via safe and active travel to facilities in Lower Almondsbury is poor from sites SV1 and SV3. It is recommended that the promoter/developer/s of those sites seek and contribute towards improving active travel connections with the immediate neighbourhood, the rest of Almondsbury village, housing in Hortham Lane and OSF on the A38.
- The site is in Almondsbury Neighbourhood Planning Area Neighbourhood Planning Notice - Almondsbury Neighbourhood Plan Area (southglos.gov.uk).9

6.9 Charfield Village Extensions

- Together both sites may deliver about 775 dwellings and 1860 residents.
- Minimum spatial requirements for OSF is 2.97Ha.
- The promoter/developer/s should demonstrate how OSF can be delivered onsite.
- It is recommended a sizeable area of high-quality formal recreational open space is provided onsite on the southwestern extension area, to include:
    - Grass pitches and ancillary facilities;
    - a multi-use games area suitable for a range of outdoor sports;
    - suitably surfaced and marked wheeling, walking and running routes;
    - informal recreational open spaces of suitable size, topography and configuration to play informal sports and games such as rounders, beach cricket, kicking or hitting a ball, throwing a frisbee, kite-flying, picnics and community events;
    - provision for children and young people;
    - arrangements for long-term stewardship.

[9] Neighbourhood Planning Notice - Almondsbury Neighbourhood Plan Area (southglos.gov.uk)

- It is recommended the promoter/developers works with the Parish Council and local residents to improve facilities at the Memorial Hall site if required.
- It is recommended the promoter/developer/s commissions and funds surveys and feasibility studies and works with the Council and existing sport clubs to identify options for investment in existing sport clubs nearby to provide the balance of necessary mitigation for OSF. This should take account of the PPS and the Council's evidence base for outdoor sport. .
- Access via safe and active travel around Charfield is in need of investment. It is recommended that the promoter/developer/s contribute towards improving active travel connections with the immediate neighbourhoods.

Conclusion

6.10 Access to green space is essential to sustain active and healthy lifestyles as well as provide climate benefits. CS24 has been effective in ensuring standards have not declined at a district level and indeed some improvement is evident. There remain though district wide and local deficits. The policy will continue to work in conjunction with a revised CS2, new Stewardship Policy and Biodiversity Net Gain SPD. The policy will need updating and likely supplementing with further policy and guidance to respond to urban intensification, BNG and stewardship agendas in the coming years. Developers will continue to be required to meet the needs of their new residents. POS should therefore continue to be planned early and as an integral part of new developments.

Appendix 1 – Core Strategy Policy CS24 and APPENDIX 5: Green Infrastructure, sport and recreation standards

POLICY CS24 - GREEN INFRASTRUCTURE, SPORT AND RECREATION STANDARDS

Green Infrastructure assets are integral to sustainable communities. Where existing Green Infrastructure provision, including informal recreational open space, outdoor sports facilities, playspace, allotments, and natural/semi-natural spaces are inadequate in terms of providing for the quantity, quality and accessibility to meet the projected needs arising from the future occupiers of new development, those occupiers' needs must be met by the new development, together with provision for subsequent management and maintenance.

Provision for Green Infrastructure, outdoor space, sport and recreation facilities will be sought according to the following principles:

1. new developments must comply with all the appropriate local standards of provision in terms of quantity, quality and accessibility
2. provision must be delivered on-site, unless it is demonstrated that partial or full off-site provision or enhancement creates a more acceptable proposal; and
3. the functionality and usability of spaces and facilities must be suitable for their intended purposes.

New developments may also be required to contribute to Green Infrastructure schemes identified in the Green Infrastructure Strategy and the requirements contained within the Design Policy CS1. New Green Infrastructure should be an integral part of new employment areas, and should meet local objectives to be agreed as part of the planning application process. These spaces should adhere to the Green Infrastructure objectives (Policy CS2) and be managed to allow open access to both local workers and residents, unless it can be demonstrated that there is an overriding security issue such that access to local residents should be restricted.

Environments for play are required to be delivered as an integral part of site design within both public and semi-private communal open space areas.

Category of Open Space	Definition	Quantity Standard - Minimum figures	Accessibility Standard	Quality Standards
Informal recreational open space	Include parks/public gardens, amenity green space and green corridors – these provide for informal recreation and access.	1.4 ha/1000 population	12.5 minutes walk / 600 metres	Quality standards have been established in the Open Space Audit. These will be incorporated into the Green Infrastructure Supplementary Planning Document
Natural and Semi-Natural green space	Areas of green space where the primary purpose is one of wildlife and biodiversity conservation and value.	1.5ha/1000 population	15 minutes walk / 720 metres	
Outdoor Sports facilities	Includes all outdoor sports facilities whether naturally or artificially surfaced, e.g. playing pitches, bowling greens and tennis courts. Including full sized Multi Use Games Areas (MUGAs).	1.6ha/1000 population	20 minutes walk / 1000 metres – Playing Pitches 22 minutes drive time – Synthetic Pitches, Athletics Tracks and Golf Courses	
Provision for Children and Young People	All equipped children's play areas, including provision for young people (skate parks, shelters etc.)	0.25ha/1000 population equipped playspace	10 minutes walk / 480 metres – Children's play space. 15 minutes walk / 720 metres – Young peoples provision	
Allotments	An area of allotment plots used for the purpose of producing, fruit, vegetable or flowers for personal use.	0.2ha/1000 population	15 minutes walk / 720 metre	
Cemeteries and Churchyards		N/A	N/A	
TOTAL		4.7ha/1000 population total. On the basis that provision for children and young people can be located within informal recreational open space.	15 minutes walk / 720 metres	

Appendix 2: S106 funding allocated for POS in Wards across the district to outdoor sports projects

Ward	S106 funding allocated	Outdoor Sport Projects
Charfield	£687,267 cap / £269,080 rev	MUGA resurfacing St Andrews school Football pitch construction at Wotton CSF Outdoor sport and clubhouse extension at memorial playing field Changing for Charfield junior FC
Charlton and Cribbs	£2,783,515.67 cap / £1,287,731.04 rev	Rugby pitch and clubhouse upgrades Bristol Saracens RFC Changing room and floodlight improvements at Clifton RFC Upgrades to tennis and netball courts at Redmaids High School MUGA construction at Filton Leisure centre Drainage improvements at Aretians RFC Basketball upgrades in Patchway Sport court for older adults in Scott Park, Patchway
Chipping Sodbury & Cotswold Edge	£340,515.53 cap / £199,030.77 rev	Floodlight improvements Chipping Sodbury RFC, Sodbury tennis club Tennis court resurfacing and cricket practice facility at Hawkesbury Upton Football clubhouse improvements, mini tennis area and grounds maintenance equipment at The Ridings
Dodington	£174,275.24 cap / £97,038.89 rev	Installation of running track Kelston Close playing field
Emersons Green	£325,926.99 cap / £108,177.14 rev	Redevelopment of pavilion at King George V playing fields Redevelopment of changing rooms at Blackhorse Rd playing field Drainage improvements at Pomphrey Hill playing fields
Frampton Cotterell	£742,553 cap / £311,434 rev	Tennis court improvements, drainage and new 3G MUGA at Park playing fields MUGA at Hardwick Playing Fields Tytherington Drainage and ancillary facilities at Coalpit Heath CC
Frenchay & Downend	£327,230 cap / £94,997 rev	Clubhouse extension and new tennis court at Cleeve Hill TC Floodlight improvements at Dings RFC Covered shooting area for Cleve Archers Cricket wicket upgrades at Frenchay CC Tennis and pavilion upgrades at Bromley Heath playing fields Changing/toilet facilities Frenchay Tennis Club
Hanham	£254,556 cap / £140,208 rev	Pavilion improvements at Hanham CC and Hanham Common Install electronic access gate, tennis coaching equipment, maintenance equipment and kitchen/pavilion upgrades at Woodlands TC Floodlight installation, fencing, paths and stands at Greenbank Road playing field for AEK Boco FC
Kingswood	£66,194 cap / £56,833 rev	Pavilion improvements at Southey Park, Kingswood for Bristol Rovers Supporters Junior Football Club Pavilion improvements at Kingswood Bowls Club
Longwell Green	£82,140.22 cap / £54,805.83 rev	Shelter parking racks and drainage improvements at Greenbank Road Playing Field upgrades of the boiler and shower facilities at Longwell Green Community Centre for Longwell Green Sports FC
New Cheltenham	£86,122 cap / £25,667 rev	Improvements to grass pitches at Blackhorse Road Playing Field Pavilion improvements for AFC Mangotsfield
Parkwall and Warmley	£86,021 cap / £77,421 rev	Drainage improvements, changing upgrades and maintenance equipment at Coronation Park

Severn Vale	£46,569 cap / £43,119 rev	Car park improvements North Bristol RFC Clubhouse improvements Almondsbury Sports and Recreation Centre
Staple Hill & Mangotsfield	£176,979 cap /£100,209 rev	Enhancement of Page Park Tennis Pavilion Pavilion improvements and grounds maintenance machinery purchase at Soundwell Playing Field for Bristol Rovers Supporters Junior Football Club Pavilion redevelopment King George V playing field
Stoke Gifford	£46,419 cap / £31,102 rev	Cricket nets at Trust Ground Drainage and bowling machine and cricket sight screens Frenchay CC Disabled tennis equipment and electronic access gate Downend & Frenchay tennis club
Thornbury	£249,655 cap / £80,583 rev	Tennis fencing at Munday Playing Fields Tennis court improvements Thornbury TC Changing room extension Thornbury Rugby Club
Woodstock	£98,681 cap / £49,533 rev	Toilet and storage facilities at Tenniscourt Road Playing Field AEK Boco Football Club Pavilion, floodlighting and car park improvements at Deanery Road Playing Field Kingswood RFC
Yate Central	£414,106 cap / £227,85 rev	Pavilion extension of Sunnyside Playing Field Improvements at Yate Outdoor Sports Complex Enhancements at Sunnyside Lane Tennis Courts Irrigation at Yate Bowls club
Yate North	£480,810 cap / £177,655 rev	Improvements at Yate Outdoor Sports Complex Floodlight and changing room improvements Chipping Sodbury RFC, The Ridings, Floodlight improvements Sodbury Tennis Club Grounds maintenance equipment The Ridings Netball/Tennis Court improvements Brimsham Green School Drainage improvements, athletics equipment for disabled athletes at Yate Outdoor Sports Complex

Appendix 3: Principles for Public Open Space (POS) in new developments

1. Policy CS24 of South Gloucestershire Local Plan Core Strategy (SGLP) requires that **where existing POS, in terms of quantity, quality and/or accessibility would be inadequate to meet the needs of future residents, then new provision and/or enhancement must be made in accordance with the local standards in Appendix 5** *Green infrastructure, sport and recreation standards* for informal recreational open space, natural and semi-natural green space, outdoor sports facilities, provision for children and young people and allotments.
2. **POS should be provided on site** unless applicants demonstrate that full or partial off-site provision creates a more acceptable proposal, and for large scale developments provision of all categories is expected on site.
3. The **quantity** standards in Appendix 5 are **minimums** and provision of more than policy requirement of one category does not mitigate for under-provision of another category. In some cases, more than the minimum of a category will be required due to site characteristics and in the interest of good planning.
4. **All POS must be fit for purpose, accessible to and inclusive for all intended users and have sustainable long term stewardship arrangements**.
    - POS proposals are assessed against the Appendix 5 quality standards and detail in South Gloucestershire Open Space audit.
    - Location, topography, layout, specification and management of POS must meet the recreational needs of everybody taking account of gender, age and ability.
    - Detailed design must take account of intended users, especially children and young people, girls and young women, the elderly, those with learning and physical disabilities.
    - Outdoor sports facilities, provision for children and young people, allotments and informal recreational open space must be located on suitable topography that enables good quality and accessible facilities.
    - Stewardship options should be considered early in the planning process, particularly where the amount and type of POS provision is likely to attract use from the wider community. The emerging Stewardship Policy[10] sets out the Council's approach to POS management.
5. **POS must be integrated within development and linked to high quality pedestrian and cycling connections**. Ideally POS should be overlooked from surrounding development. In large developments POS must be phased and completed to ensure **access to usable recreational space for early occupiers to support community cohesion and active lifestyles**.
6. **Outdoor sports facilities "OSF" (pitches, courts, greens, athletics tracks)**: A wide range of well-located and accessible sporting facilities, which are of high quality, well drained and include changing rooms, toilets,

[10] Phase 3 draft planning policies | BETA - South Gloucestershire Council (southglos.gov.uk)

adequate parking and signage, which are well maintained and free from dog fouling and litter. Where appropriate facilities will include floodlighting and all weather surfaces.

- All OSF and their ancillary facilities must meet relevant national governing body and/or Sport England standards.
- Detailed design must take account of intended users considering gender, age, and ability. The Sports and Play Construction Association (SAPCA) is the UK's trade association for the sports and play construction industry Home - SAPCA[11]
- Specification and management should encourage participation in low and growing participation groups.
- OSF must have long term sustainable operation and stewardship arrangements[12].
- OSF are often run by Town and Parish Councils and community sport organisations. These should be identified and contacted early in the planning process by developers to seek views and ascertain willingness and ability to manage new facilities.

7. **Informal Recreational Open space "IROS**": Designed to incorporate grassed and landscaped areas with diversity of topography and materials for informal recreation/play, but also to enable provision for children and young people. These areas should provide inclusive access routes and provide key recreational and active opportunities. Management and maintenance must be appropriate to the varied roles that these spaces provide. Areas should be free from litter and dog fouling and have sufficient bins and seating.
8. **Natural and semi-natural green space "NSN**": Well managed, accessible natural/semi-natural areas of green space where the primary purpose is one of wildlife and biodiversity conservation and value. The areas should be free from litter and dog fouling, and include information boards, paths and appropriate provision of bins.
9. **Provision for children and young people "PCYP**": Well positioned equipped play areas for children and young people that provide exciting, stimulating and challenging facilities. Including, but not limited to LAPs, LEAPs, NEAPs, small ball courts, skate parks, BMX tracks and teen shelters, which cater for the needs of children and young people of all ages and abilities and provide for a range and mix of social and active experiences. Facilities need to be inclusive, attractive, well maintained, safe, secure, free from dogs and abusive graffiti, and have sufficient bins and social seating.
10. **Allotments:** Secure sites to produce home-grown fruit, vegetables, and flowers with adequate provision of water and electricity, and accessibility for people of all physical abilities. Sites must have good access points for deliveries, secure storage facilities for each plot, composting facilities and rubbish bins. Ideally sites should include toilet facilities. Onsite delivery of allotments should include mechanisms to release plots for the wider community if not taken up by residents of the providing estate.
11. **Financial contributions towards off-site OSF** are usually acceptable for sites that are too small to deliver suitable OSF on site. Current evidence including the POS dataset and consultation with sport facility operators will be used to inform whether and where off-site improvements to OSF should be made. Funding

[11] SAPCA members are committed to SAPCA's Codes of Practice and Guidelines ensuring they work to the highest standards
[12] Usually the minimum for sports played on a grass pitch is two pitches with ancillary facilities

will be allocated using the adopted process and informed by the amount and timing of contributions, condition and type of sport facilities, priorities and aspirations of sport clubs and T&PCs, and the Playing Pitch Strategy.

12. Where new **Community Centres** are required in new developments they should be located with or close to POS to provide access to usable space for recreation.
13. **Dual Use OSF in school settings:**
    - OSF in **primary schools** is not accepted as CS24 policy provision because:
        i. Experience shows it is extremely challenging to deliver sufficient or suitable OSF for community use on primary school sites.
        ii. Dual use facilities create problems and expense for school management which risks community use not being provided or ceasing.
        iii. It provides sub-optimal community sport compared to OSF in community sport settings and public parks.
    - OSF in **secondary schools** is generally acceptable where the following are met:
        i. Design, specification and management arrangements are suitable for community sport in a school setting
        ii. Ancillary facilities that can be isolated securely from the main school buildings are provided for community use
        iii. Community Use Agreements are in place to secure community use of the facilities
        iv. Capital and maintenance contributions to build OSF and fund its management and maintenance are secured in addition to education requirement costs
        v. OSF is available early for community use. If planned Dual Use OSF is not included in a school, if school delivery is significantly delayed or if school and accompanying DU OSF aren't built, then alternative OSF should be provided.
14. The following **do not count towards POS policy requirements, but their ongoing management will be secured in a S106, and defined as Ancillary Open Space**:
    - Surface Water Infrastructure[13] (where it sits within Open Spaces)
    - Areas where public access is precluded.
    - Soft verges, which are classed as ancillary open space.
    - Soft landscape within shared parking courtyards
    - Areas of small amenity green space which are unsuitable for recreational purposes due to their size and configuration.
    - Space within flat block curtilage.
15. **Biodiversity Net Gain (BNG)** maintenance arrangements within on-site open space will be covered by the S106 Open Space Schedule.

[13] Flood and Water Management Act 2010 (legislation.gov.uk)

16. **Flood and Water Management Act Schedule 3**, if implemented in England, will introduce SuDS Approval Bodies whose duty it will be to adopt new drainage systems on the basis that they meet certain conditions. The implications of implementation of Schedule 3 for design must be considered.[14]
17. SGC S106 POS Calculator Costs are uplifted annually in line with Grounds Maintenance 1987 published by the Building Costs Information Service.
18. **Administration costs** such as Open Space and Surface Water Infrastructure (SWI) inspection fees will be applied and set out in S106 agreements.[15]

[14] Understanding Schedule 3 of the Flood and Water Management Act 2010 | GeoSmart Information

[15] CIL-S106-SPD-March-2021-Graphics-version.pdf (southglos.gov.uk)