

Bridgend County Borough
Local Development Plan
2018-2033

Draft Outdoor Recreation Facilities
Supplementary Planning Guidance
May 2025

#

Cyngor Bwrdeistref Sirol

Contents

1.0	Introduction.....	1
2.0	Policy Context.....	2
3.0	Background	4
4.0	Planning Framework.....	7
5.0	Calculating the Requirement	9
6.0	Section 106 (S106) Agreements.....	15
7.0	Designing Outdoor Recreation Facilities	17
8.0	Management and Maintenance of On-site Outdoor Recreation Facilities.....	23
9.0	Development Viability	25
	Appendix A - Worked Example for 25 Dwellings	27
	Appendix B - Worked Example for 150 Dwellings	29
	Appendix C - Data Inputs Required for Financial Viability Appraisals	32



1.0 Introduction

- 1.1 The purpose of this Supplementary Planning Guidance (**SPG**) is to support and provide further direction on the implementation of the policies for Outdoor Recreation Facilities (**ORFs**) contained within the adopted (March 2024) Replacement Local Development Plan (**RLDP**). It outlines how ORFs (to accompany new residential development) should be delivered through the planning system throughout Bridgend County Borough. New ORFs should be delivered on-site in the first instance; however an equivalent financial contribution may be accepted in lieu where it is robustly justified. This will help to alleviate the additional pressure created by new development while enabling placemaking-led sustainable development. This multi-faceted approach is key to ensuring balanced, socially cohesive and sustainable communities.
- 1.2 Once adopted, this SPG will be a material consideration in the determination of all planning applications for residential development including applications for renewal of consents. It will update and replace the previous SPG 05: Outdoor Recreation Facilities and New Housing Development (2022).
- 1.3 Anyone wishing to submit an application for residential development within Bridgend County Borough is urged to consider this SPG and to contact the Local Planning Authority (**LPA**), in advance of submitting an application, to discuss the issues that are raised in this document on a site-specific basis.
- 1.4 This SPG provides specific guidance on:
- Definitions of the ORF typologies listed within Policy COM10;
 - How to calculate the requirement for each type of ORF on-site, as well as the expected financial contribution if some or all of the required ORFs cannot be provided on-site;
 - Designing each ORF typology;
 - The management and maintenance of on-site ORFs; and
 - How issues surrounding development viability may be considered in respect of ORF provision.

2.0 Policy Context

- 2.1 National Planning Policy for the provision of ORFs through the planning system is set out in Future Wales: The National Plan 2040, Planning Policy Wales (PPW) and Technical Advice Note 16 (TAN): Sport, Recreation and Open Space.
- 2.2 **Future Wales: The National Plan 2040** is the national development framework setting out the direction for development in Wales to 2040. The 'Future Wales Outcomes' include '*A Wales where people live and work in connected, inclusive and healthy places*'. Under this outcome, Future Wales states that '*high quality homes meeting the needs of society will be well located in relation to jobs, services and accessible green and open spaces. Places will meet and suit the needs of a diverse population, with accessible community facilities and services*'.
- 2.3 **PPW (Edition 12)** recognises recreation facilities and spaces as important components of placemaking, as well as their contribution towards improving people's health, well-being and amenity. It states that local planning authorities should provide a framework for well-located, good quality sport, recreation and leisure facilities and develop clear policies for the provision, protection and enhancement of these facilities.
- 2.4 **TAN 16: Sport, Recreation and Open Space** provides practical guidance on the role of the planning system in delivering recreation facilities. It sets out the policy framework for the provision and protection of sport, recreation and open space facilities. It equally provides guidance on incorporating sport, recreation, and open space into development plans and ensuring these amenities are accessible, high quality, and meet the needs of the community. It also emphasises the importance of assessing the current and future needs of the community, of setting design standards for open space/recreation facilities, while encouraging community involvement in the planning and management of facilities to ensure they meet local needs.

2.5 **Cwm Taf Morgannwg Public Services Board (PSB) Local Well-being Plan 2023-28** outlines how the PSB will work together to deliver the seven well-being goals for Wales as referenced in the Well-being of Future Generations (Wales) Act 2015. The PSB Local Well-being Plan is framed around the sustainable development principles and focusses on addressing the underlying causes of problems and helping to prevent them worsening or occurring in the future. There are two key objectives: *Healthy Local Neighbourhoods* and *Sustainable and Resilient Local Neighbourhoods*. Delivery of inclusive and accessible ORFs through the planning system alongside new development will significantly contribute to both well-being objectives and foster cohesive, more sustainable communities. The RLDP expresses, in land-use terms, the objectives of the Well-Being of Future Generations (Wales) Act 2015 and priorities of the PSB's Local Well-being Plan.



Newbridge Fields, Bridgend

3.0 Background

- 3.1 ORFs are vital for people's health, well-being and amenity, and are often an integral part of an area's network of green infrastructure (multi-functional green space and features), and blue infrastructure (water features). They provide spaces for play, sport, physical activity and opportunities to relax close to nature. They also make an important contribution towards people's quality of life, can help to tackle health inequalities and are a key ingredient of good 'place-making'. Networks of high quality, accessible green spaces and ORFs should also promote nature conservation, biodiversity enhancements and provide opportunities for participation in a wide range of physical activities. Ensuring that ORFs are provided within walking distance to where people live is crucial to tackling climate change by reducing the need to travel and improving the resilience of communities to cope with future climate change impacts. ORFs and spaces can also incorporate Sustainable Drainage Systems (**SuDS**), into their design which play an important role in reducing the impact of flooding. These benefits play a key role in supporting the social, environmental, cultural and economic prosperity of Bridgend and Wales. In providing ORFs, community engagement is key to ensuring that provision reflects the needs and aspirations of local people. The Council places great importance upon working in partnership with the community to deliver essential services and facilities where they are needed.
- 3.2 The RLDP's Sustainable Housing Strategy makes provision for 8,628 homes to meet the housing requirement of 7,575 homes. In order to ensure associated pressure upon existing ORFs is effectively managed, it is imperative to ensure they are maintained and/or enhanced as appropriate. Equally, provision of well-maintained, new ORFs close to where people live is a key component of delivering sustainable communities. The LPA's adopted minimum standards for ORFs are calculated per 1,000 population and are detailed in Section 4. They are derived from Field in Trust's (**FiT**) widely used *Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard*

(Wales). The term, 'ORF', in the context of this guidance, is comprised of and defined using the following terminology:

Playing Pitches

- 3.3 *'Playing Pitches'* are defined as areas marked for formal, pitch-based recreation activities, including (but not limited to) association football, rugby union, rugby league, hockey, lacrosse and cricket. This typology also includes facilities ancillary to the purposes of outdoor sports such as changing rooms, toilets, pavilions clubhouses and, where appropriate, for the level of sport played, spectator areas, lighting and training facilities.

Other Outdoor Sports (non-pitch)

- 3.4 *'Other Outdoor Sports (non-pitch)'* are defined as areas for non-pitch based recreation activity, including courts and greens comprising natural or artificial surfaces, such as tennis courts, bowling greens, athletics tracks and similar outdoor sports areas.

Equipped/Designated Play Areas

- 3.5 *'Equipped/Designated Play Areas'* are areas designated for children and young people, containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play. They typically comprise casual or informal playing space within housing developments, including areas containing recreation equipment, grassy areas for children of different ages to enjoy recreation activities, along with equipped playing areas. This category includes Local Areas for Play (**LAPs**), Local Equipped Areas for Play (**LEAPs**) and Neighbourhood Equipped Areas for Play (**NEAPs**).

Other Outdoor Provision

- 3.6 *'Other Outdoor Provision'*: this category refers to facilities such as Multi-Use Games Areas (**MUGAs**) and skateboard parks.

Allotment Provision

- 3.7 These are areas of open space within and accessible to the urban

environment that can provide moderate exercise, relaxation and the production of fresh fruit and vegetables. They are recognised as areas that provide multi-functional benefits to communities in terms of enhanced sustainability, well-being, leisure opportunities and biodiversity. They also provide community, health and social benefits, encouraging interaction between users of all ages, providing the opportunity to teach and learn, while enhancing local biodiversity.



Great Western Avenue Allotment, Bridgend

4.0 Planning Framework

- 4.1 PPW emphasises the planning system's role in providing a framework for well-located, good quality sport, recreational and leisure facilities. This is key to facilitating the well-being of children and adults alike, and for the social, environmental, cultural and economic life of the County Borough's communities. The strategic planning framework for the provision, protection and enhancement of sport, recreation and leisure facilities is set out within Strategic Policy 9 (SP9) and supported by Development Management Policies COM9-13:

SP9: Social and Community Infrastructure

COM9: Protection of Social and Community Facilities

COM10: Provision of Outdoor Recreation Facilities

COM11: Provision of Accessible Natural Greenspace
(including public open space)

COM12: Provision of Allotments and Community Food Networks

COM13: Provision of Cemeteries

- 4.2 All new housing developments (including 100% affordable housing sites) will be expected to include an appropriate level of ORFs for public amenity purposes in the interest of good design. COM10 is based on the benchmark standards endorsed by FiT, the National Society of Allotment and Leisure Gardeners Policies and Natural Resources Wales' Green Space Toolkit, for the provision of Accessible Natural Green Space. The LPA will work with developers to maintain an optimal level and balance of good quality ORFs and space for all residents. The standards required by COM10 are supported by the Outdoor Sport and Children's Playspace Audit and the Allotment Audit, which will be updated periodically. Provision of ORFs, in accordance with COM10, will also support the wider green infrastructure network in accordance with DNP8. Provision should be delivered on-site in the first instance.
- 4.3 Financial contributions equivalent to the value that would otherwise be expected on-site, may be acceptable where the developer is able to

demonstrate robustly that it is not possible to deliver the full requirement on-site.

- 4.4 In some circumstances, it may be appropriate to utilise off-site financial contributions for larger than local purposes, such as upgrading key facilities that serve both the site in question and a wider catchment area. For example, the centrally located Bryngarw Country Park draws visitors from a wide catchment area, thereby serving residents across the County Borough. Off-site financial contributions could be used in full or in part for projects such as (although not limited to), play area improvements, accessibility improvements, pathway upgrades and restoration of the park's natural heritage. The scope for individual sites to provide planning contributions to this end would be determined on a case-by-case basis, although the strategic sites allocated within the adopted RLDP could provide the greatest scope to provide ORF contributions for larger than local purposes.



5.0 Calculating the Requirement

- 5.1 This section sets out how to calculate ORF provision as part of planning submissions in order to achieve compliance with Policy COM10. Worked examples for different development sizes are provided in Appendices A and B.
- 5.2 Policy COM10 details five ORF typologies, together with the standards expected per 1,000 population, as follows:
1. 1.2 hectares per 1,000 population for Playing Pitches;
 2. 1.6 hectares per 1,000 population for Other Outdoor Sports (non-pitch);
 3. 0.25 hectares per 1,000 population for Equipped/Designated Play Areas;
 4. 0.3 hectares per 1,000 population for Other Outdoor Provision; and
 5. 0.2 hectares per 1,000 population for Allotment provision.

On-Site Provision

- 5.3 The average household size in the County Borough is 2.3 persons (based on Welsh Government's average household size estimates, 2023). This equates to 435 dwellings per 1,000 population, which has been used to calculate the quantum of ORF provision (in square metres) per dwelling. These requirements are set out in Column A of Table 1 below, which should be used to calculate the total quantity of provision required.
- 5.4 An additional financial contribution will be sought alongside on-site provision to cover maintenance costs for a 25-year period; these costs are shown in Column D of Table 1. However, subject to agreement with the LPA, it is acknowledged that there may be instances where the developer may transfer on-site ORFs to a private management company. The maintenance contributions shown in Column D of Table 1 would not be applicable in these instances.

5.5 Table 2 illustrates the form of ORF provision (on-site provision/off-site contribution) for different sized sites that the LPA would typically consider acceptable to meet the requirements of COM10. Applicants should refer to the column that corresponds to the total number of dwellings planned for the development. Where more than one Equipped Play Area is required on-site, the total spatial requirement for Equipped Play Areas should typically be apportioned using the ratio; 1(LAP): 4(LEAP): 10(NEAP). For large development sites, opportunities to co-locate new ORFs within school sites should be considered.



Table 1: Cost of On-Site Provision and Off-Site Contributions (Outdoor Recreation Facilities)

Type of ORF	ON-SITE PROVISION		OFF-SITE CONTRIBUTIONS	APPLICABLE TO ON-SITE & OFF-SITE PROVISION
	A: Requirements per dwelling (sqm)	B: Trigger	C: Capital Contribution per sqm	D: Maintenance Contribution per sqm (25 years) *
Playing Pitches	27.6	See Table 2	£12.04	£18.18
Other Outdoor Sports (non-pitch)	36.8	See Table 2	£153.39	£144.63
Equipped/Designated play areas (LAPs, LEAPs & NEAPs)	5.7	See Table 2	LAP: £71.14	£184.93
			LEAP: £43.29	£37.68
			NEAP: £60.97	£34.70
Other outdoor provision (MUGAs, skateboard parks, etc.)	6.9	See Table 2	£64.13	£61.03
Allotments	4.6	See Table 2	£557.13	£105.30

*For information on the requirements for on-site maintenance, please refer to Section 8 of this guidance.

Table 2: Development Thresholds

Size of Site (Number of Dwellings)	1-10	11-50*	51-100	101-200	201-500	500+
Other Outdoor Provision (MUGAs, skateboard parks, etc.)	No	No	Contribution	Contribution	Contribution	Yes
Playing pitches	No	No	Contribution	Contribution	Contribution	Yes
Other outdoor sports (non-pitch)	No	No	No	No	No	Contribution
Allotments	No	No	No	No	Contribution	Yes/ Contribution
Local Area for Play (LAP)	Contribution	Yes	No	Yes	Yes	Yes
Local Equipped Area for Play (LEAP)	No	No	Yes	Yes	Yes	Yes
Neighbourhood Equipped Area for Play (NEAP)	No	No	No	No	Contribution	Yes

*For developments towards the upper end of the 11-50 dwelling range, the LPA may consider it appropriate to require additional on-site provision where there is a lack of accessible ORFs in the local vicinity. This will be assessed on a case by case basis.

Off-Site Provision

- 5.6 The LPA recognises that, in some cases, it may not be possible for the required on-site provision set out in Table 2 to be delivered on-site, due to either physical/environmental constraints unique to the site, or issues regarding development viability. In such cases, the applicant must demonstrate this robustly to the LPA and detail the quantum of provision that can be delivered on-site, if any. Where supporting justification is agreed, the LPA will refer to the latest Outdoor Sport and Children's Playing Space Audit and/or the Allotments and Community Gardens Audit to determine which typologies should, where possible, be prioritised on-site to contribute towards local need.
- 5.7 The remaining balance (in square metres) will then be calculated for each of the typologies required by Table 2. A financial contribution will be acceptable in lieu of on-site provision in accordance with the total off-site contribution per square metre in Table 1, Columns C+D (consisting of the capital cost and 25-year maintenance fee). Where more than one Equipped Play Area is required on-site, the financial contribution should be apportioned using the ratio; 1(LAP): 4(LEAP): 10(NEAP).
- 5.8 Table 2 also indicates where a financial contribution is acceptable in the first instance; contributions for these ORFs should be calculated using the same method. The financial contributions in Table 1 will be reviewed annually to take account of inflation.
- 5.9 In certain instances, it may be more appropriate to upgrade existing ORF provision than to provide new facilities on-site. This can be considered if an existing ORF equivalent to the typology required on-site (by Table 2), lies within the walking distance guidelines outlined in Table 3 below. This should be measured from a central point within the red line boundary of the development site (this must take into account any barriers to pedestrians such as railway lines and main roads). The acceptability of an off-site contribution in such instances will be considered on a case-by-case basis, however particular

regard will be given to whether the developer is able to demonstrate either of the following:

- The existing ORF has the capacity to support the increase in population created by the development; or
- The existing ORF is in need of enhancement/expansion (and there is the opportunity to do so).

Accessibility Benchmark Standards

5.10 Accessibility benchmark standards will be applied to ORFs. These standards are derived from FiT guidance and are set accordingly for each typology. These are indicative walking distances only, as they do not take into account any localised physical barriers. Nevertheless, they provide an indication of the LPA's desired maximum distances between residential dwellings and each type of ORF. On-site provision must comply with these standards in accordance with Policy COM10 in the RLDP. Localised accessibility factors (such as the existence of safe and accessible walking and cycling routes), will need to be duly considered by the applicant in justifying off-site contributions in lieu of on-site provision.

Table 3: Accessibility Guidance

ORF Typology	Walking Guideline	
	Walking Distance: Metres from dwellings	Walking Distance: Time from dwellings
Playing Pitches	1,200m	15 mins
All Outdoor Sports	1,200m	15 mins
Equipped / Designated Play Areas	100m from LAPs	1-1.5 mins from LAPs
	400m from LEAPs	5 mins from LEAPs
	1,000m from NEAPs	Approx 12.5 mins from NEAPs
Other Outdoor Provision (MUGAs and skate parks)	700m	Approx. 9 mins

6.0 Section 106 (S106) Agreements

6.1 S106 agreements are legal agreements between a planning authority and a landowner/developer, or undertakings offered unilaterally by a landowner/developer, that ensure certain planning obligations related to a development are secured and complied with. ORFs are one such type of planning obligation which will normally be secured by means of a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended). S106 agreements bind the land, are registerable as a local land charge and apply to successive owners of the land.

6.2 In order to frontload provision, details of the design, size, siting and standard of each ORF will typically be agreed upfront and conditioned as part of the planning consent rather than agreed as a scheme under the s106 agreement. S106 agreements will typically specify the following in relation to ORFs:

6.2.1 **Trigger points when ORFs are to be provided on-site.** The trigger points will conventionally be tied to the occupation of open market dwellings. Different forms of ORFs will either need to be delivered in full on or prior to the defined trigger point or at phased stages on or before several trigger points (for larger sites with several types of ORFs).

6.2.2 **Transfer arrangements to a management company or to the Council.** Provisions will be included in the s106 agreement to detail by when the management company or the Council will adopt the respective on-site ORFs. The point(s) by which the developer must transfer each ORF will also be specified in the s106 agreement.

6.2.3 **The amount and timing of maintenance sums to be paid and any financial contribution in lieu of on-site delivery (if appropriate).** Maintenance sums and any financial contribution in lieu of on-site delivery (**Commuted Sums**) will be calculated in accordance with the guidance detailed in Section 5 of this SPG, and will be payable at a defined trigger point

or phased proportionately over several trigger points (for larger sites). The trigger points will normally be tied to the occupation of open market dwellings. Commuted Sums will be managed by the local authority to maintain ORFs and enable effective off-site provision within the vicinity of the development or, in some instances, for larger than local purposes. Opportunities will also be explored to co-locate ORFs with health and social care provision or community facilities.



Bryngarw Country Park

7.0 Designing Outdoor Recreation Facilities

- 7.1 Policy COM10 seeks to ensure a certain quantity of ORF space is delivered alongside new development and these Facilities should be designed upfront for determination as part of each planning application. The design of these ORFs should be of a quality and form that supports the needs of the whole community, promoting accessibility across all typologies. This section begins by setting out design considerations applicable to all ORFs and also signposts to external guidance for each typology.

FiT Design Standards

- 7.2 The FiT Standards '*Creating Great Spaces for All*' should be used by developers as a starting point to inform the design of ORFs provided. The guidance sets out six 'themes' for their design which build on the FiT benchmark standards. The themes covered include:

- Accessible, safe, and inclusive;
- Promote active, healthy lifestyles;
- Support mental well-being;
- Resilient to climate change;
- Provide space for nature to thrive; and
- Adaptable to community needs.

Outdoor Recreation Facilities as Green and Blue Infrastructure

- 7.3 Green links to and from new ORFs should be included as part of their design from the outset, as per the requirements of SPG19: Biodiversity and Development. In designing development layouts, developers should look to contribute to improving the accessibility and naturalness of ORFs. In providing ORFs, developers should have particular regard to ensuring that such Facilities are designed to be accessible to all.
- 7.4 The use of SuDS as part of on-site ORFs will be supported where there is a clear recreation and amenity function such as providing a walkway/path, or benches, trees and bins. SuDS areas that are fenced off, with no path or

bench will not be accepted as ORFs. Basins, ponds and lagoons will be expected to be shallow and may offer the potential to plant reedbeds and other types of wetland habitat. Design and layout could connect a series of spaces linking within or to adjacent off-site provision, which would be seen as a positive development and could be agreed for adoption. Land that has protected status, for example Scheduled Ancient Monuments, woodlands with Tree Preservation Orders or Sites of Importance for Nature Conservation (**SINCs**), are also considered unsuitable for designation. Installing formal Equipped Play Areas on land within such areas would have demonstrable harm upon their primary function. In addition, areas that have separate functions, e.g. balancing ponds, attenuation areas or other engineered features, cannot be considered towards formal play provision unless its use as such can be reasonably guaranteed throughout the year. Where SuDS are provided, developers should carefully consider how they can be designed to provide children with opportunities to play and learn about nature/wildlife.

- 7.5 Providing it does not conflict with the primary recreational function of a space/facility, developers should consider how Net Benefit for Biodiversity can be incorporated into schemes. Wherever there is the opportunity, green walls should be created to prevent such a conflict between these functions. Where this is the case, native plant species should be carefully selected and management/maintenance arrangements put in place to ensure their longevity.

Mitigating and Adapting to Climate Change

- 7.6 New ORFs should be designed to both mitigate and adapt to climate change, while supporting biodiversity. The following principles should be applied where appropriate, based on the scale and type of ORF:
- Design and manage external space to support local biodiversity and climate change adaptation (i.e. incorporating 'no mow' areas, insect hotels and/or dead wood areas to support local biodiversity);
 - Incorporate strategically placed SuDS to help alleviate flooding when it occurs;

- Maintain existing green spaces to encourage outdoor activity within existing settlements, while minimising the need to travel to partake in outdoor sport and recreation;
- Incorporate community food growing spaces to enhance 'locally grown' options for communities;
- Ensure ORFs capitalise on and link in with new and/or existing active travel routes to promote sustainable travel options;
- Enhance carbon storage within urban areas by increasing tree planting and vegetation, which will also help keep ORFs cool during warm weather and help purify the air; and
- Provide opportunities for community composting schemes.

Secured by Design (SBD) Principles and Security

- 7.7 SBD principles should be applied to the design of ORFs to minimise anti-social behaviour and crime levels. SBD is the official police security initiative that works to improve the security of buildings and their immediate surroundings, such as ORFs. Opportunities to install CCTV for ORFs should be considered, where possible, to help combat anti-social behaviour.

Local Community Needs and Accessibility

- 7.8 ORFs should be designed to reflect the needs of local communities at different life stages in order to maximise community benefit. Dialogue should be initiated with the community early in the development process, supplemented by use of local health indicators and population profiles to inform the design of ORFs. ORFs should also be designed to promote gender equality and be safe and accessible for all users. Spaces should be appropriately designed to cater for the needs of children with additional learning needs and disabilities.
- 7.9 Major development proposals must be supported by a Health Impact Assessment (**HIA**) where appropriate, in accordance with Policy SP8. This mechanism should be used to demonstrate how the proposal will result in beneficial effects (and avoid adverse impacts), on the key determinants of health in the County Borough. The location, density and play activities

provided should seek to address local health and environmental inequalities.

- 7.10 When locating ORFs, care should be taken to ensure that both light and noise impacts on local residents are minimised, for example by installing lighting with sensor/timed switches. Whether on-site or off-site, active travel connections should also be provided to these Facilities to enable pedestrian and cycle connectivity in the first instance, together with access to public transport facilities.
- 7.11 When designing ORFs, developers should refer to the Council's latest adopted Play Sufficiency Action Plan and seek to incorporate its recommendations, where appropriate.

Design Guidance by Outdoor Recreation Facility Typology

- 7.12 External best practice guidance documents for each ORF typology are referenced below. These are recommended for use as a reference point to inform the design of ORFs on-site as part of wider residential and mixed-use developments.

7.12.1 Playing Pitches and Other Outdoor Sports (non-pitch):

- Sport England - [Outdoor Surfaces Design Guidance](#)
- Sport England - [Clubhouses Design Guidance](#)
- Sport England - [Comparative Sizes of Sports Pitches & Courts \(Outdoor\)](#)
- Cymru Football Foundation - [Changing Room Guidance](#)
- Cymru Football Foundation - [Artificial Grass Football Pitches \(3G\) Guidance](#)
- Sport England - [Accessible and Inclusive Design of Facilities](#)
- Sport England - [Sport-Specific Guidance](#)
- Sports and Play Construction Association (**SAPCA**) - [The SAPCA Code of Practice for the Design, Construction and Improvement of Natural Sports Turf](#)
- SAPCA - [The SAPCA Code of Practice for the Construction and Maintenance of Synthetic Turf Sports Pitches](#)

- The Football Association - [Guide to Artificial Grass Pitches](#)
- SAPCA - [The SAPCA Code of Practice for the Construction and Maintenance of Tennis Courts](#)
- Basketball England - [Basketball England – Outdoor Technical Guidance](#)

7.12.2 Children’s Play Areas (Equipped/Designated Play Areas):

- Play Wales – [Creating Accessible Play Spaces: A Toolkit](#)
- Play England - [Design for Play: A Guide to Creating Successful Play Spaces](#)
- HACS – [Guide to Designing Inclusive Playgrounds](#)
- BSI – [Children’s Play Areas: A guide to standards for playground equipment and surfacing \(BS EN 1176 series: 2017\)](#)

7.12.3 Other Outdoor Provision (i.e. Multi-Use Games Areas and Skate Parks):

- SAPCA - [The SAPCA Code of Practice for the Construction of Outdoor Multi-Use Games Areas](#)
- [A guide to the Design, Specification & Construction of Multi-Use Games Areas \(MUGAs\)](#)
- Skateboard GB – [Skateboarding: Design and Development Guidance for Skateboarding – Creating Quality Spaces and Places to Skateboard](#)

7.12.4 Allotments:

- [21st Century Allotments in New Developments](#)
- [Growing in the Community \(second edition\)](#)



Bryntirion Fields, Bridgend

8.0 Management and Maintenance of On-site Outdoor Recreation Facilities

Management Arrangements

- 8.1 The Council will adopt and maintain land as public open space within residential areas where the primary function of that land is public open space. This will be conditional upon the land fulfilling one or more of the following criteria by:
- Ensuring the health and safety of the public;
 - Enabling or supporting a sport or leisure function; or
 - Providing environmental protection or strategic landscape and visual enhancement.
- 8.2 The Council will not adopt, under the heading of ORFs, apparatus or structures including their surface areas and standoff zones that have a primary function that is not open space. This includes incidental open space associated with underground installations and engineering features, storm water cells, balancing ponds and landform for storm water drainage. The Council will consider adopting SuDS as part of the drainage system, in its role as the SuDS Approving Body (**SAB**), and in accordance with the provisions of the Flood and Water Management Act 2010.
- 8.3 Land offered as public open space that has potential historic liabilities associated with a former use, such as contaminated land, may be considered for adoption. Any such application within a development site will need to be supported by impartial assessment based on its proposed long-term use as open space. Each application will be subject to separate risk assessments of historic liabilities in relation to the proposed use as an open space.
- 8.4 Each potential ORF will be considered for adoption on its own merits on a case-by-case basis. Full discussions on what land could be eligible for adoption should be held at an early stage in the development process. It is advised that proposed adoption be fully explored with the relevant officers prior to submission of a planning permission, with detailed designs being undertaken

upfront. The Council reserves the right to explore opportunities to transfer responsibility for the management and maintenance of ORFs to a community-based organisation i.e. a local sports club, in line with the Council's Community Asset Transfer policy.

- 8.5 The adoption of land will always be subject to a payment by the developer of a commuted sum to cover the cost of future maintenance. The commuted sum for maintenance is payable on the transfer of the land. The figure is calculated using up-to-date costings for the maintenance of each ORF for 25 years (these costings will be updated annually to account for inflation). Column D in Table 1 shows these figures calculated per square metre for each ORF typology. Where developers make a financial contribution in-lieu of on-site ORFs, a commuted sum based on the equivalent cost of providing the required Facility on-site will be sought (i.e. the equivalent capital and maintenance costs as detailed in Columns C-D of Table 1).



Heol-Y-Goedwig, Porthcawl

9.0 Development Viability

- 9.1 The policy requirements for ORFs have been based on the FiT standards, the Plan-Wide Viability Assessment and site-specific viability testing. Deviation from the requirements set out in Policy COM10 should not therefore be necessary and will only be acceptable in exceptional circumstances.
- 9.2 For allocations supported by site-specific viability appraisals at the plan-making stage, applicants citing viability issues must clearly demonstrate what variables have now changed that may warrant deviation from Policy COM10. Appropriate supporting evidence must be provided to substantiate any such claim and this evidence must be comprehensive. For example, it would not be acceptable to solely highlight a change in one variable (such as build costs), without clearly evidencing how other variables (such as house prices), may have also changed. A comprehensive refreshed viability appraisal must therefore be provided, with all inputs and assumptions being robustly evidenced. Unsubstantiated commentary will not be acceptable.
- 9.3 For windfall sites, applicants must robustly demonstrate that site-specific constraints, abnormal costs and/or other viability challenges necessitate a reduction from the policy requirements set out within Policy COM10. The LPA will work collaboratively with developers in such instances to agree an appropriate level of ORF provision, subject to appropriate evidence being provided. The LPA reserves the right to reject any development viability claims without comprehensive supporting evidence being provided.
- 9.4 In all cases, it is recognised that some information necessary to demonstrate viability may be commercially sensitive. However, this is not a sufficient reason to avoid providing the appropriate evidence to the LPA and this information will be used solely to consider whether deviation from Policy COM10 is justifiable.
- 9.5 There is a common viability appraisal model in use across the South-East Wales Region known as the '*Burrows-Hutchinson Ltd Development Viability Model*' (**DVM**). The DVM has been created as a comprehensive, user-friendly

model to assess the financial viability of development proposals. The LPA is able to make the DVM available to applicants to appraise the financial viability of a proposed development and demonstrate any necessary deviation from Policy COM10. The primary inputs required to undertake a financial viability appraisal through the DVM are provided in Appendix C to this SPG.

- 9.6 The DVM and user guide can be released to any applicant subject to the Council receiving payment of a standard fee. The fee is intended to cover the Council's administrative costs of locking and distributing the model, verifying the completed appraisal and providing a high-level review to the applicant. However, payment of a fee will **not** guarantee that a reduced quantity of ORFs will be deemed acceptable or directly result in the granting of planning permission. The fee will enable the LPA to consider whether:
- a) the DVM has been completed correctly and appropriately;
 - b) the evidence supplied to support the costs and values submitted is sufficient and proportionate;
 - c) the suggested timescales for the development are realistic; and the appraisal accords with policy requirements of the RLDP and with other guidance and/or policy statements that are pertinent to the assessment of viability in a planning context.
- 9.7 The preliminary fee does not allow for any further time that an applicant might wish to spend debating the findings of the LPA's initial high-level review. It also does not allow for any officer time necessary to re-appraise subsequent submissions of the model and supporting evidence, which will be re-chargeable. Alternative viability models can be used subject to prior agreement with the LPA. In the event of any unresolvable disputes, the Council may need to draw upon expertise from a third party to act as an independent arbitrator. The costs associated with this must be met by the developer/site promoter. For larger sites (of several hundred units), mixed-use developments or sites of a strategic scale, it may be more appropriate for an applicant to commission an independent arbitrator from the outset, following discussion with the LPA.

Appendix A - Worked Example for 25 Dwellings

Development of 25 dwellings:

An illustrative worked example for 25 market houses using the guidance and standards set out in this SPG. This example illustrates the six-step approach used to determine the nature and amount of ORFs that the LPA would normally expect, including financial contributions in-lieu of on-site provision, if applicable.

STEP 1: Determine the ORF typologies required on-site

A development of 25 market dwellings would normally be expected to provide a LAP on-site (see Table 2). Provision would not be required, in this instance, for either Other Outdoor Provision, Playing Pitches, a LEAP, a NEAP, Other Outdoor Sports, or Allotments.

STEP 2: Calculate the quantity of ORFs required on-site

The size of the LAP is calculated by multiplying the number of dwellings associated with the development (25) by the quantity (in square metres) of recreational space required per dwelling (Table 1, Column A) for the 'Equipped/Designated Play Areas' typology.

25 x 5.7m² per dwelling = 142.5m²

STEP 3: Determine whether all the ORFs requirement can be delivered on-site

If either none or part of the ORFs requirement can be met on-site (either due to physical/environmental or viability constraints), evidence will need to be provided to demonstrate this.

If only part of the ORFs requirement can be provided on-site - in this example, 100 m², then an off-site ORFs financial contribution will need to be made for the remaining 42.5m².

STEP 4: Calculate the total off-site financial contribution (for provision and maintenance)

The total cost per square metre for an off-site contribution should be calculated by combining the 'Capital Contribution per square metre' (Table 1, Column C) with the 'Maintenance Contribution per square metre' (Table 1, Column D) for a LAP. Therefore, the total off-site ORFs contribution in this example should be calculated as follows: **$42.5\text{m}^2 \times (£71.14 + £184.93) = £10,882.98$**

STEP 5: Calculate the on-site ORFs maintenance payment

In addition to the off-site contribution, a payment to cover the cost of the maintenance of on-site ORFs should be provided by the applicant. To calculate the maintenance payment, multiply the 'Maintenance Contribution per square metre' for a LAP in Table 1, Column D, by the total quantity (in square metres) of ORFs provided on-site (in this scenario, 100m²):

$100\text{m}^2 \times £184.93$ (Table 1, Column D) = £18,493

STEP 6: Calculate the total ORFs financial contribution in addition to on-site provision of ORFs

The final step is to combine the total capital costs for off-site provision and maintenance of ORFs, as set out in step 4 (**£10,882.98**) with the total on-site maintenance cost set out in step 5 (**£18,493**), to provide the total ORFs contribution for this development

In conclusion, the applicant would be required to make a total financial contribution of £29,375.98 alongside a 100m² LAP on-site.

Appendix B - Worked Example for 150 Dwellings

Development of 150 dwellings:

An illustrative worked example for 150 market houses using the guidance and standards set out in this SPG. This example illustrates the six-step approach used to determine the nature and amount of ORFs that the LPA would normally expect, including financial contributions in-lieu of on-site provision, if applicable.

STEP 1: Determine the ORF typologies required on-site

A development of 150 market dwellings would normally be expected to provide a LAP and a LEAP on-site (see Table 2). On-site provision would not be required, in this instance, for either Other Outdoor Provision, Playing Pitches, a NEAP, Other Outdoor Sports, or Allotments.

STEP 2: Calculate the quantity of ORFs required on-site

The combined spatial requirement to be split between the LAP and the LEAP on-site is calculated by multiplying the number of dwellings associated with the development (150) by the quantity (in square metres) of ORFs required per dwelling (Table 1, Column A) for the 'Equipped/Designated Play Areas' typology (5.7m²).

$$150 \times 5.7\text{m}^2 \text{ per dwelling} = 855\text{m}^2$$

The spatial requirements should be apportioned using a 1(LAPs):4(LEAPs) ratio. **Therefore, the LAP should equal 171m² (one part) in size and the LEAP should equal 684m² (four parts) in size.**

STEP 3: Determine whether all of the ORF spatial requirement can be delivered on-site

If either none or part of the requirement can be met on-site (either due to physical/environmental or viability constraints), evidence will need to be provided to demonstrate this.

A financial contribution will need to be made by the applicant for any of the ORF spatial requirement deemed not to be deliverable on-site. **In this example, only 685m² of the 855m² requirement can be delivered on-site. Therefore, an off-site financial contribution will need to be made for the remaining 170m².**

STEP 4: Calculate the total off-site financial contribution (for provision and maintenance)

The total cost per square metre for an off-site ORFs contribution should be calculated by combining 'Capital Contribution per square metre' (Table 1, Column C) with the 'Maintenance Contribution per square metre' (Table 1, Column D) for a LAP and a LEAP. An equivalent off-site ORFs contribution is also required for the Playing Pitches and Other Outdoor Provision typologies required by Table 2 for a development of this size.

As a LAP and a LEAP are required, the ORFs financial contribution should be apportioned using the ratio of 1(LAP):4(LEAP). Therefore, the off-site LAP equivalent should equal 34m² (one part) in size and the LEAP should equal 136m² (four parts) in size. This should be multiplied by the Capital and Maintenance Contribution per square metre (Table 1, Columns C+D).

In addition, the Capital and Maintenance Contribution per square metre (Table 1, Columns C+D) figure for Playing Pitches (£30.22 per sqm) should be multiplied by the requirements per dwelling (150 dwellings x 27.6m² = 4,140m²) to calculate the required ORFs financial contribution towards the Playing Pitches typology. The equivalent figure for Other Outdoor Provision typology (£125.16 per sqm) should be multiplied by the requirements per dwellings (150 dwellings x 6.9 m² = 1,035 m²).

Therefore, the ORFs off-site contribution is calculated as follows:

- 1. Off-Site LAP Contribution: 34m² x £256.07 = £8,706.38**
 - 2. Off-Site LEAP Contribution: 136 m² x £80.97 = £11,011.92**
 - 3. Off-Site Playing Pitches Contribution: 4,140m² x £30.22 = £125,110.80**
 - 4. Off-Site Other Outdoor Sport Contribution: 1,035 m² x £125.16 = £129,540.60**
- Total = £274,369.70**

STEP 5: Calculate the on-site ORFs maintenance payment

In addition to the off-site ORFs contribution, a payment to cover the cost of the maintenance of on-site facilities should be provided by the applicant. To calculate the ORFs maintenance payment, multiply the 'Maintenance Contribution per square metre' for a LAP in Table 1, Column D, by the total quantity (in square metres) apportioned to a LAP (in this scenario, using the 1:4 size ratio against the agreed on-site provision of 685m², this equals 137m²). The remaining 548m² (four

parts) should be used to calculate the total contribution towards the maintenance of the on-site LEAP, in the same way.

1. LAP Maintenance Contribution: $137\text{m}^2 \times £184.93 = £25,335.41$

2. LEAP Maintenance Contribution: $548\text{m}^2 \times £37.68 = £20,648.64$

Total = £45,984.05

STEP 6: Calculate the total ORFs financial contribution in addition to on-site provision of ORFs

The final step is to combine the total costs for off-site provision (capital) and maintenance of ORFs, as set out in step 4 (**£274,369.70**), with the total on-site maintenance cost set out in step 5 (**£45,984.05**), to provide the total ORFs contribution for this development.

In conclusion, the applicant would be required to make a total financial contribution of £320,353.75 alongside 685m² for a LAP and a LEAP on-site.

Appendix C - Data Inputs Required for Financial Viability Appraisals

- 1) List of open market dwelling types, specifying for each one:
 - a) Number of bedrooms;
 - b) Number of habitable rooms;
 - c) Gross/net internal floor areas;
 - d) Estimated open market value (freehold selling price) with supporting evidence;
 - e) Total number of each dwelling type within the proposed development;
- 2) List of affordable dwelling types, specifying for each one:
 - a) Number of bedrooms;
 - b) Number of habitable rooms;
 - c) Gross/net internal floor areas;
 - d) Estimated open market value (unrestricted freehold selling price) for intermediate dwellings;
 - e) Transfer values (with reference to Appendix A) for social rented dwellings;
 - f) Total number of each dwelling type within the proposed development;
- 3) Site layout plan for the development (outline, or detailed if available) with net developable areas and dwelling numbers for each element/phase of the proposed development;
- 4) Estimated construction and sales programmes for the development;
- 5) Details of current land ownership or details of the contractual terms and stage of transaction reached for its acquisition by the developer. This must include the land price paid (or, if estimated and not yet paid, the basis for that estimate), and allowance made for acquisition fees and Land Transaction Tax;
- 6) Planning costs and anticipated period before commencement of development (in months), after land acquisition has been completed;

- 7) Housing construction costs (plot costs), as a total sum or £/m², noting any additional allowance made for achieving compliance with forthcoming building regulations. Evidence must be provided to justify what these costs are based on;
- 8) Physical infrastructure costs, broken down between:
 - a) Off-site drainage, highway and/or other works, with detailed analysis/justification;
 - b) Normal on-site costs for providing road access and services to individual plots (including “externals” such as detached garaging and landscaping, which may be assessed on a fixed average sum per dwelling, or as a percentage of plot costs);
 - c) Abnormal site costs (if any) with detailed analysis/justification;
- 9) Allowance made for professional fees in connection with:
 - a) Planning and building regulations approvals;
 - b) Housing construction costs;
 - c) Physical infrastructure works;
- 10) Estimated sum (or percentage allowance) for contingencies;
- 11) S106 financial contributions necessary to achieve full RLDP policy compliance and anticipated timing of payments;
- 12) Sale and marketing costs for open market dwellings;
- 13) Finance costs, including interest rate(s) applied, and the basis for their calculation; and
- 14) Details of any proposed non-residential uses, including gross external and net internal floor areas, together with estimated costs and revenues associated with those parts of the development. This will include, where available, estimated freehold and rental values for each element/unit, the investment yield(s) on which estimated freehold values have been based/calculated, and details of any pre-lets or forward sale arrangements.

Cyngor Bwrdeistref Sirol

