



## SOUTH WORCESTERSHIRE JOINT CORE STRATEGY

### SPORTS FACILITIES FRAMEWORK

### PROGRAMME OF DEVELOPMENT AND DEVELOPERS' CONTRIBUTIONS REPORT



### FINAL REPORT July 2010

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## Introduction

1. This Programme of Development and Developers' Contributions Report forms part of the wider South Worcestershire Sports Facilities Framework, which is a collection of inter-related strategies. These have all been compiled at about the same time and with a common methodology and data source. This ensures that they fit well together and give a robust sports facility planning base.

*Figure 1: The Structure of the South Worcestershire Sports Facilities Framework*



2. The Programme of Development (POD) section identifies the facility needs, their locations and the expected phasing of delivery based on the timescales of: present time to 2016; 2016-2021 and 2021-2026. This is in line with normal LDF timescales and the South Worcestershire Joint Core Strategy.
3. The Developers' Contributions section takes the identified facility needs and identifies how to calculate the Developers' Contributions for new housing.
4. The Programme of Works (POW) has not yet been completed by the authorities, but would be a prioritised list of refurbishments, extensions and potential relocations of current facilities. Where Developers' Contributions can be justified to pay for all or part of these works then the costs can be incorporated into the relevant sections of the POD/Developers' Contributions calculations.

5. The overall approach agreed for the above is in line with the national planning guidance. Justification is provided as to which developments should pay for which facilities, ensuring Contributions are necessary, related to the development, reasonable, and proportionate.

## **Programme of Development**

6. This Programme of Development (POD) section identifies built sports facilities, playing field proposals and tennis and MUGAs. It says where they should be located and the expected phasing of delivery, reflecting the expected delivery dates of the individual housing developments. These are set out in Figures 2, 3 and 4.
7. The drivers behind the proposals arise out of a combination of:
  - natural population changes (births/deaths and in-migration/out-migration);
  - new population from the new housing;
  - a policy objective of a 1% per year increase in sports participation.
8. The Sports Partnership Herefordshire and Worcestershire has a target for the amount of regular participation in sport and physical activity, which follows national policy. This is a minimum increase in regular participation of 1% per year across all sports (and therefore all facility types).
9. This minimum target should be possible to achieve because the desired and expected trend is for people to live longer and to be active longer in a wider range of sports. The trend is being supported by national and local promotions. NHS/PCT's preventative health schemes and other sports development initiatives.
10. In some areas of South Worcestershire the population will be ageing and net increases in population may be low up to 2026 despite new housing growth (see appendices on population and the demographics details). In other areas, however, the population will not only increase but typically have a younger profile and so a higher level of need for sports facilities. This will be occurring particularly in the major SUEs.
11. The justification for the proposals is provided in the other reports that make up the South Worcestershire Sports Facilities Framework; the three playing pitch strategies, the three tennis and MUGA strategies and the Herefordshire and Worcestershire Sports Facilities Framework.

It is proposed that:

The Programme of Works for new Built Sports Facilities and Playing Fields which is to be used as an evidence base for the South Worcestershire Joint Core Strategy is as set out below (Figures 2, 3 and 4).

Figure 2: Programme of Development for New Built Sports Facility Needs

| <b>Built Sports Facilities</b>  |  |                  |                  |                  |
|---|--|------------------|------------------|------------------|
| <b>Facility Location</b>  | <b>Required Facilities</b>                       | <b>2011-2016</b> | <b>2016-2021</b> | <b>2021-2026</b> |
| Malvern Hills- WWM-GA: Worcester West SUE   | 4 court sports hall                              |                  | ✓                |                  |
| Malvern Hills- WWM-GA: Worcester South SUE (or in Wychavon)   | 4 court sports hall                              |                  |                  | ✓                |
| Malvern Hills: (use an existing hall)   | 4 court sports hall (local badminton)            | ✓                |                  |                  |
| Worcester: Worcester TBC  | 6 court badminton performance centre             | ✓                |                  |                  |
| Wychavon (or Worcester or Wyre Forest) TBC  | 5 court sports hall (indoor cricket)             | ✓                |                  |                  |
| Wychavon: Evesham or Droitwich Spa  | 8 court sports hall                              | ✓                |                  |                  |
| Wychavon: TBC   | 4 court sports hall                              |                  | ✓                |                  |
| Wychavon (use an existing hall)   | 4 court sports hall (local badminton needs)      | ✓                |                  |                  |
| Malvern Hills- WWM-GA: Worcester West   | 25m x 4 lane pool plus teaching                  |                  | ✓                |                  |
| Worcester: Worcester TBC  | 25m x 8 lane competition pool plus teaching pool |                  | ✓                |                  |
| Wychavon: Wychavon TBC  | 25m x 4 lane pool (private)                      | ✓                |                  |                  |
| Wychavon: Wychavon TBC  | 25m x 4 lane pool (private)                      |                  | ✓                |                  |
| Malvern Hills - WWM-GA: : Worcester West SUE  | Full size 3G STP                                 |                  | ✓                |                  |
| Worcester: Worcester TBC  | Full size 3G STP                                 | ✓                |                  |                  |
| Malvern Hills: Malvern College  | 8 lane synthetic athletics track                 | ✓                |                  |                  |
| Malvern Hills: school site in the rural area  | Outdoor athletics training facility              |                  | ✓                |                  |
| Malvern Hills: school site in the rural area  | Outdoor athletics training facility              |                  |                  | ✓                |
| Wychavon: school site in Evesham  | Outdoor athletics training facility              |                  | ✓                |                  |
| Wychavon: school site in Pershore   | Outdoor athletics training facility              |                  |                  | ✓                |
| Worcester: Worcester TBC  | 6 rink indoor bowls centre                       | ✓                |                  |                  |
| Wychavon: Wychavon TBC  | 6 rink indoor bowls centre                       | ✓                |                  |                  |
| Worcester: Worcester TBC  | 4 court indoor tennis centre                     |                  | ✓                |                  |
| Wychavon: Wychavon TBC  | 3 court indoor tennis centre                     |                  | ✓                |                  |
| <b>Notes:</b><br>SUE: Sustainable Urban Extension (housing growth just outside the City);<br>WWM-GA: Worcester, Wychavon and Malvern Hills Growth Area;<br>STP: Synthetic Turf Pitch. |  |                  |                  |                  |

Figure 3: Programme of Development for New Playing Fields Needs

| Playing Fields Needs  |                     |           |           |           |
|---|---------------------|-----------|-----------|-----------|
| Facility Location   | Required Facilities | 2011-2016 | 2016-2021 | 2021-2026 |
| Worcester East (location TBC but separate from cricket site in East)  | 6.9 ha Football     |           | ✓         |           |
| Worcester West SUE  | 6.5 ha Football     |           | ✓         |           |
| Worcester South SUE   | 6.4 ha Football     |           | ✓         |           |
| Worcester East (location TBC but separate from football site in East)   | 4 ha Cricket        |           | ✓         |           |
| Worcester West SUE  | 4 ha Cricket        |           | ✓         |           |
| Worcester South SUE   | 2 ha Cricket        |           |           | ✓         |
| Worcester South SUE (or possibly Worcester West)  | 7 ha Rugby          |           | ✓         |           |
| Malvern Town East/Mayfield Rd SUE   | 6 ha Football       |           | ✓         | ✓         |
| Malvern Town East/Mayfield Rd SUE (or North/Newland SUE)  | 2 ha Cricket        |           | ✓         | ✓         |
| Evesham SUE (Hampton/Pershore Lane or Cheltenham Rd)  | 6 ha Football       | ✓         | ✓         |           |
| Evesham North SUE (Offenham Lane)   | 6 ha Football       | ✓         |           |           |
| Evesham South or SW SUE (Hampton/Pershore Lane or Cheltenham Rd)  | 2 or 4 ha Cricket   | ✓         | ✓         |           |
| Evesham North SUE (Offenham Lane)   | 2 ha Cricket        | ✓         |           |           |
| Droitwich Spa SUE (north of Pulley Lane preferably or possibly Copcut Lane).  | 2 ha Cricket        |           |           | ✓         |
| <b>Notes:</b><br>Playing fields are to be developed as and when the new housing developments are commenced;<br>SUE: Sustainable Urban Extension (housing growth just outside the City);<br>WWM-GA: Worcester, Wychavon and Malvern Hills Growth Area;<br>STP: Synthetic Turf Pitch. |                     |           |           |           |

Figure 4: Programme of Development for New Tennis and MUGAs Needs

| Tennis and MUGAs Needs                               |                            |           |           |           |
|--|----------------------------|-----------|-----------|-----------|
| Facility Location                                    | Required Facilities        | 2011-2016 | 2016-2021 | 2021-2026 |
| Malvern Hills: TBC                                   | 3 outdoor tennis courts    |           |           | ✓         |
| Malvern Hills- WWM-GA:<br>Worcester West SUE         | 2.68 outdoor tennis courts |           | ✓         |           |
| Malvern Hills- WWM-GA:<br>Worcester South/Norton SUE | 1.84 outdoor tennis courts |           | ✓         |           |
| Malvern Hills: TBC                                   | 2 MUGA sites               |           |           | ✓         |
| Malvern Hills- WWM-GA:<br>Worcester West SUE         | 1.26 MUGA sites            |           | ✓         |           |
| Malvern Hills- WWM-GA:<br>Worcester South/Norton SUE | 0.86 MUGA sites            |           | ✓         |           |
| Worcester: TBC                                       | 6 outdoor tennis courts    |           |           | ✓         |
| Worcester: TBC                                       | 2 MUGA sites               |           |           | ✓         |
| Wychavon: TBC  | 15 outdoor tennis courts   |           |           | ✓         |
| Wychavon- WWM-GA:<br>Worcester South/Norton SUE      | 0.23 outdoor tennis courts |           | ✓         |           |
| Wychavon- WWM-GA:<br>Kilbury Drive                   | 0.23 outdoor tennis courts |           | ✓         |           |
| Wychavon- WWM-GA:<br>Bevere                          | 0.31 outdoor tennis courts |           | ✓         |           |
| Wychavon: TBC  | 2 MUGA sites               |           |           | ✓         |
| Wychavon- WWM-GA:<br>Worcester South/Norton SUE      | 0.11 MUGA sites            |           | ✓         |           |
| Wychavon- WWM-GA:<br>Kilbury Drive                   | 0.11 MUGA sites            |           | ✓         |           |
| Wychavon- WWM-GA:<br>Bevere                          | 0.14 MUGA sites            |           | ✓         |           |

## Developers' Contributions

### General principles

#### Planning obligations

12. In order to create sustainable communities the local authorities wish to ensure that future infrastructure requirements, generated as a result of new development, are put in place to address community needs. Developers and applicants are therefore expected to compensate for, or mitigate the impacts of, their schemes by way of specific community provisions or by Developers' Contributions.
13. Planning obligations, secured by agreements concluded under Section 106 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991), are the main mechanism for the delivery of such community benefits. Government guidance (in Circular 5/05 *Planning Obligations*), states that planning obligations should only be concluded where they are:
  - relevant to planning;
  - **necessary to make the proposed development acceptable in planning terms;**
  - **directly related to the proposed development;**
  - **fairly and reasonably related in scale and kind to the proposed development;**
  - **and**
  - reasonable in all other respects.
14. As from the 6<sup>th</sup> April 2010, planning obligations (including s106 and tariffs) are now required to meet all three highlighted tests (in bold above) under the Community Infrastructure Levy (CIL) Regulation 122.
15. The circular also:
  - encourages the pooling of contributions from smaller schemes where the individual proposal will have some impact, but not sufficient to justify a whole new item of provision; and
  - promotes the use of formulae and standard charges, which can speed up negotiations and help remove uncertainty.
16. The approach of the local authorities is to seek contributions where new development would overload the capacity of existing services and facilities, either because of its size or because such facilities are already at or above capacity. Developers' Contributions may be utilised to upgrade existing facilities as well as to provide new ones.
17. Planning obligations may be used to secure benefits on the site itself or on other suitable sites within a local authority area. Alternatively, developers may be asked



18. The facilities and other provisions, sought in association with development, can be made by on-site provision or by a financial contribution to provision, or the upgrading of facilities nearby.
19. Where provision is to be made on-site, the local authorities will expect the developer to provide suitable land in an appropriate location and also construct the element or provision to the satisfaction of the local authorities. Alternatively the developer may make a financial contribution to the local authorities so that they may arrange for the construction and development of the element or facility.

### Maintenance Contributions

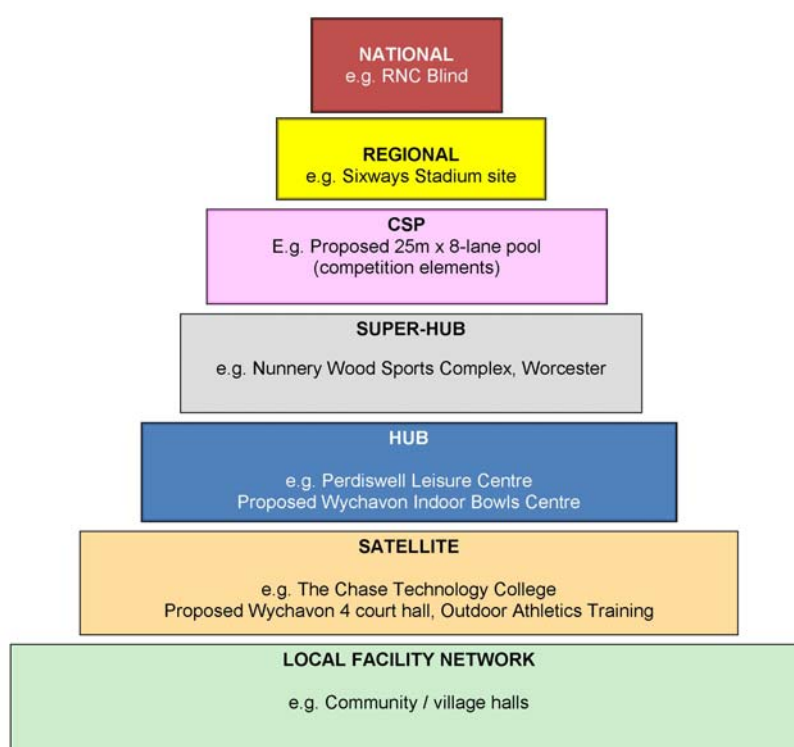
20. Where the benefits of contributions are predominantly for the users of the associated development, Circular 5/05 states that it may be appropriate for a developer to contribute to maintenance. If the facility is to be used by a wider public, the costs of maintenance and recurrent expenditure should be borne by the relevant authority.
21. Where contributions are for the initial support (pump priming) of new facilities, these should also reflect the time lag between the provision of the new facility and its inclusion in public sector funding streams. Pump priming maintenance payments should be time limited.
22. Commuted sum payments covering a period of 20 years maintenance, and which will take account of inflation, will be sought for open space, play space, parks and playing fields and other appropriate elements such as areas of landscaping and of nature conservation value.
23. The appropriate provision standard for sports facilities, including playing fields, is identified in the South Worcestershire Sports Facilities Framework and related South Worcestershire authorities playing pitch strategies. Other related information (such as detailed population calculations) is provided in the Herefordshire and Worcestershire Sports Facilities Framework. These standards may be refined by future updated strategies, or more detailed strategies at local authority level.
24. Generally, sports facilities and playing pitch needs have been identified by a local standard of provision (for example the number of facilities needed per 1000 population in new housing).

25. The contributions sought are based on the capital costs of providing a typical facility. The calculation includes basic building costs, landscaping and external works, professional fees and initial equipment costs. For sports facilities, costs have been calculated using a combination of Sport England's regularly updated Sports Facilities Kitbag Quarterly Costs publications and other appropriate examples of recent facility comparable costs. Costs in this Sports Facilities Framework are based on 1<sup>st</sup> Quarter 2010 costs, and need to be updated with the appropriate Local Building Costs Inflation Index or the latest Sport England Quarterly advice, whichever is the higher.
26. Where appropriate, the local authorities will require the transfer of a site which is appropriately accessible, located, serviced and of appropriate quality, to the authority at a peppercorn cost.
27. In some cases, new residential developments will not generate the need for a new sports facility. However where developments are located in areas where additional pressure will be placed on existing sports facilities by the development, the local authorities will seek contributions at the standard rate, for the enhancement and extension of existing sports in the vicinity of the development.
28. Priorities for spending on sports facilities, playing pitch and other leisure facilities' enhancements (including refurbishments, extensions or replacements) will be based on the local authority's approved Programme of Development (POD) and Programme of Works (POW).
29. Where larger developments can generate a need for and/or locate suitable playing pitches/fields then these will be located on-site. Otherwise, off-site contributions will be sought to support nearby existing or new sites, and/or for identified, more strategic sites (such as larger, high quality, multi-pitch sites serving more than the local need).
30. The Herefordshire and Worcestershire Sports Facilities Framework identifies facilities that would serve a wider market area than just from one local authority (e.g. an indoor cricket centre or a 25m x 8-lane competition swimming pool). National planning guidance (Circular 05/05) allows for cross-boundary and pooled Developers' Contributions, which is endorsed by this strategy. These would include contributions to "Super-hub", "CSP" levels and above (see Figure 5 below). However such a policy cannot come into effect until and unless an agreement is made between the South Worcestershire local authorities on how, and if, they want to deal with the general issue of cross-boundary funding. This may be through the Developers' Contributions route, or by another method.

## Hierarchy of Needs

31. Developers' Contributions need to be directly related to the proposed development. The Hierarchy of Sports Facilities assists in this process, and it is fully explained and justified in the Herefordshire and Worcestershire Sports Facilities Framework which itself is derived from the adopted West Midlands Sports Facilities Framework (Sport England, 2007).

*Figure 5: The Hierarchy of Sports Facilities*



32. How the hierarchy works can be seen by the following examples:
- Contributions for a satellite facility, such as the proposed single pitch cricket site in the Worcester South SUE, can be sought from that development and its surrounding sub-area. In principle it can be sought from both the Malvern Hills and Wychavon parts of the SUE (subject to agreement by the authorities);
  - Contributions for a hub facility such as the proposed and planned Malvern Hills athletics track, can be sought not only from developments in Malvern Town but also any development in Malvern Hills, as the track will serve the whole of the district and will be the only facility of its kind in the district;

- Contributions for a super-hub facility such as the community indoor cricket training centre, proposed to serve Worcester, Wychavon and Wyre Forest, can be sought from any development in the authorities which it will serve;
  - Contributions for a CSP wide facility such as the proposed specialist badminton performance centre (likely location to be in Worcester City), can be sought not only from developments in Worcester City and South Worcestershire but from the whole of Worcestershire and Herefordshire, as the centre will serve the whole of the CSP area and will be the only facility of its kind.
33. The implementation of the hierarchy and the linked proposed approach towards Developers' Contributions will be for the three local authorities in South Worcestershire to decide and agree. This will be particularly important where facilities do, or will draw, users from more than one authority area.

### Housing multipliers

34. The housing multipliers used to determine the specific facility needs within the Framework are x 2.4 for Sustainable Urban Extensions (SUEs) and x 2.1 for other developments and urban centre sites. The SUE multipliers have been benchmarked against existing typical large SUE's and they reflect an average larger house size, compared to urban centre sites with fewer bedrooms.

As such it is proposed that:

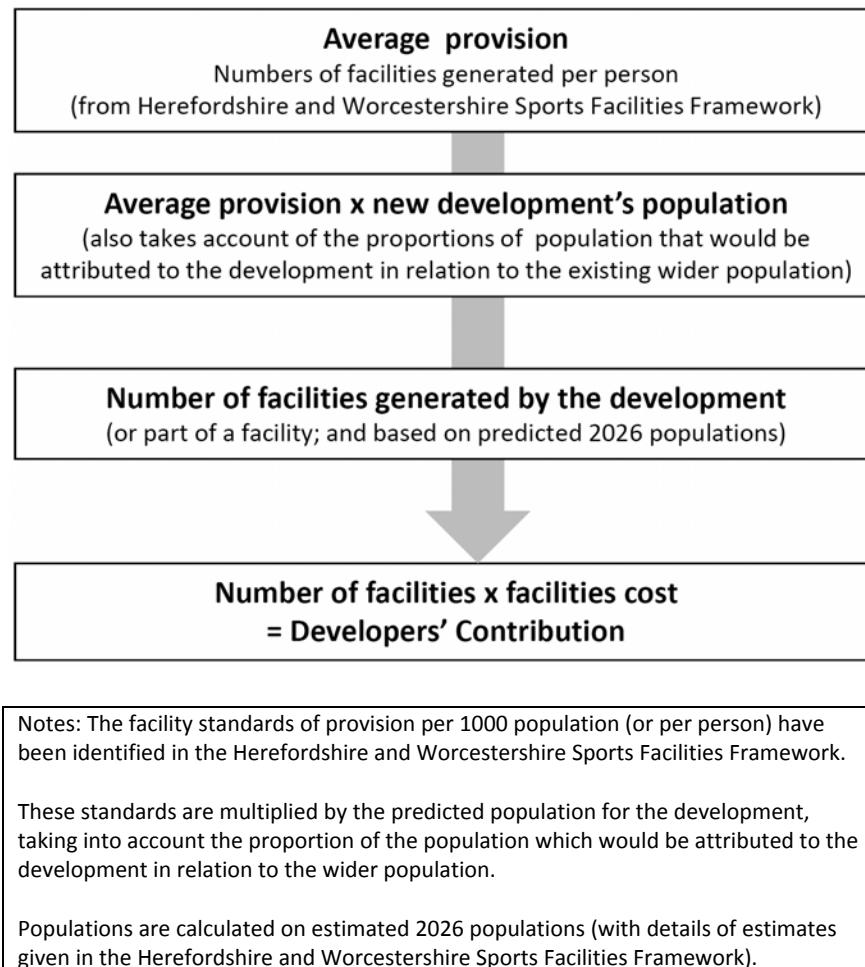
- Developers' Contributions requirements follow the "general principles" identified above including:
  - meeting planning regulations;
  - where appropriate the local authorities will require the transfer of a site, which is appropriately accessible, located, serviced, and of appropriate quality, to the authority at a peppercorn cost;
  - be payable for relevant facilities as defined by the "Hierarchy of Sports Facilities", which will include cross area and cross district funding (subject to agreement by the Local Authorities).
- Developers' Contributions will be sought on a per person basis for all new housing developments of 5 units or more (affordable housing contributions are treated differently);
- Developers' Contributions will be sought at the costs/rates identified in this Sports Facilities Framework;
- Developers' Contributions will be sought to help fund a list of costed and phased new sports facilities, which will be updated on a regular basis, as identified in the South Worcestershire Programme of Development (POD) for Sports Facilities;

- Developers' Contributions will also be sought towards the cost of existing facilities that need to be retained, refurbished, extended or rebuilt. These will be based on the costed, phased and prioritised "Programme of Works" (POW) provided by the relevant authority and which have been consulted upon. These Contributions will relate to only those elements that can be justified under Circular 5/05;
- In general terms, the following policies provide guidance on what Developers' Contributions will be sought for both built facilities and playing fields. There are likely to be some variations, for example, if a development is of retirement homes, where Developers' Contributions for built sport may be limited to relevant facilities:
  - Contributions will be sought for facilities both on-site and off-site as appropriate, and will vary with both the size of the development and the facility to be provided (or contributed towards);
  - All new housing on all sites will be expected to contribute to facilities identified at the "CSP", "Regional" and "National" levels, as identified in the hierarchy. This will be via pooled contributions;
  - All new housing within a specific local authority area will contribute towards relevant super-hub facilities;
  - All new housing within a specific local authority area, will contribute to "Hub" sports facilities and playing fields for that authority's area;
  - All new housing within a specific sub-area within a local authority will contribute to "Satellite" sports facilities and playing fields for that authority's sub-area;
  - All new housing will contribute towards "local facilities" such as community centres and playing fields.
- Where sufficient funds are not available to support all levels of the hierarchy, then priority for funding will be given to, in descending order:
  - Local facilities
  - Satellite levels;
  - Hub
  - Superhub
  - CSP and Regional/National

## Calculations for Developer's Contributions

### Process

35. The process to identify Developers' Contributions is set out below.



36. The average provision may be expressed as:

- an amount of a facility - e.g. number of lanes of an athletics track or number of single badminton court equivalents. So, if a development generated 4 lanes of an athletics track, that would be equivalent to half of an 8-lane athletics track;
- an amount of space - e.g. the square metres (m<sup>2</sup>) of water space for a swimming pool. So, if a development generated 220m<sup>2</sup>, it would be the equivalent of a 25m x 4-lane swimming pool.

## Worked examples

### Simplified worked example

*The average provision for sports halls is 0.518 courts per 1000 population (or, 0.000518 per person).*

*With a development of say 3,200 dwellings and a population multiplier rate per dwelling of 2.4, the population for that development will be 7,680.*

*The facility need generated by the development will be  $7,680 \times 0.000518 = 3.98$  courts (i.e. almost exactly one 4-court sports hall).*

*Say a 4-court sports hall costs £2,750,000 the cost attributed to the development for that facility would therefore be £2,750,000. (NB As costs are based on 1<sup>st</sup> Quarter 2010 costs, this cost would need to be adjusted for inflation).*

### Full worked example

*There is a sports hall need generated by the 2 large SUEs with 3,500 dwellings and 2,700 dwellings respectively, which between them generate a need for 8 courts (being two 4-court sports halls) - so one sports hall per site.*

*The population is 6,200 dwellings x 2.4 multiplier = 14,880 persons.*

*With 14,880 people this gives the average provision of 0.000538 per person per court.*

*The average cost of a typical court is £687,500 per court (based on Sport England costs).*

*The cost per person\* is therefore  $£687,500 \times 0.000538 = £369.62$  (with rounding up).*

*This cost per person can therefore be applied to any new dwelling to calculate the Developers' Contribution to relevant identified sports halls.*

*The Hierarchy of Facilities identifies which sports halls will be relevant for a development.*

*[\* The 'per person' cost is the recommended basis as it best reflects the actual demand, rather than per dwelling or per sqm of dwelling.]*

37. In the worked example above the Developers' Contributions would be an on-site provision of sports halls.

38. For other developments such as the two smaller SUE's in the WWM-GA; Bevere (400 dwellings) and Kilbury Drive (300 dwellings) they will generate contributions of £354,835 and £266,126 respectively. The sites are too small though for on-site provision, but the monies will contribute to hub facilities such as the 8-court Hub facility proposed for Evesham or Droitwich Spa which have a District wide catchment.
39. The Bevere and Kilbury Drive contributions could also contribute to an existing local sports hall facility likely to be used by the new residents, perhaps at Nunnery Woods Leisure Centre in Worcester City. The facility need would have been identified in a Programme of Works (POW) and the contribution would need to be proportionate. However, there would need to be an agreement between the Local Authorities on cross-boundary contributions.
40. Generally, new housing developments' contributions to existing local and satellite facilities will be within the relevant identified sub-area. These sub-areas have been identified and are the same as in the three Playing Pitch Strategies (e.g. Worcester South or Droitwich Rural).
41. The proportionate contributions will be based on the ratio of the new development population to that of the whole sub-area. So if the development generates a population that is 5% of the total population of the sub-area, at say 2026, then it contributes to 5% of the identified costs for new facilities; or 5% of the refurbishment, extension or relocation costs where the cost is reasonably attributed to the new residents.

### *Issues*

42. In South Worcestershire there are a few issues that complicate the approach to Developers' Contributions. These are illustrated by the examples below:

### *Import/Export*

#### **Example: Playing fields**

43. The playing pitch strategies identify that large numbers of Worcester City sports teams actually use pitches in Wychavon and to a lesser extent Malvern Hills. For example, in relation to football it is estimated that around 5 ha of pitch space demand from Worcester residents is currently being met by Wychavon and a further 6 ha will be needed up to 2026. Given that there is established use, and the fact that Worcester City is unlikely to be able to accommodate its pitches need within the city boundary, the current and likely future demand for playing field space needs to be recognised in relation to Wychavon and Malvern Hills.



The proposed policy is that:

- a) All playing fields should be protected from development unless they are replaced, meeting the requirements set down in PPG17. The playing field requirements for Malvern Hills and Wychavon should include an element to provide for the importation of demand from Worcester residents.
- b) If the future playing field requirements for Worcester City residents cannot be met within the city itself, consideration should be given to meeting these needs outside the city boundary.

### *Local versus wider need*

#### **Example: 8 lane competition pool**

- 44. There is a need for an identified 25m x 8-lane competition standard swimming pool serving the whole of the South Worcestershire and wider CSP area. Whilst the general need for the water space is/will be generated by Worcester City residents, the need for the competition elements (such as the spectator seating area and the specialist timing equipment) is generated by the whole of Herefordshire and Worcestershire.
- 45. There is, however, no generic policy on cross-boundary Developers' Contributions in South Worcestershire, nor is one proposed as part of this strategy.
- 46. It is noted that the WWM-GA urban extensions lie adjacent to Worcester City, but are located in Wychavon and Malvern Hills authorities' areas. There will be a clear supply and demand inter-relationship between facilities in the WWM-GA area and it would be helpful for the three local authorities to formally agree how to deal with cross-boundary issues in good time so as to influence the pre-application discussions, master-planning and Developers' Contributions negotiations.

The proposed policy in relation to the development of a competition pool is that:

- (a) Worcester City should meet the cost of the water-space, including proportionate contributions from new housing.
- (b) The costs associated with the competition elements of the pool could be funded from funding sources that relate to the whole of the South Worcester area (and indeed across Herefordshire and Worcestershire).

## Timing of Payments

47. The timing of when the Developers' Contributions need to be paid will need to be agreed during the Developers' Contributions negotiations. However, as it is important for community infrastructure to be in place ready for use to support sustainable communities, including community development and cohesion, the following policy is suggested:

The proposed policy is that:

- a) Developers' Contributions need to be paid at the commencement of the construction of any housing on site;
- b) At the discretion of the local authorities, the delivery of any on-site community sports facilities and/or playing fields will normally be expected to be as early as practicable so as to support sustainable community needs and development.

## Conclusion and Recommendations

48. That the above policies:
- a) be adopted as Developer Contributions' policies;
  - b) inform future wider Developers' Contributions planning policies, such as s106 SPDs, tariffs or Community Infrastructure Levy (CIL) proposals.
49. and that:
- a) the detailed calculation table in the Appendix be used as the basis for calculations;
  - b) the Programme of Development and the strategies that feed into it be regularly updated;
  - c) the three districts each prepare, and maintain an up to date Programme of Works (POW) as soon as practical;
  - d) a simplified table of Developers' Contributions be produced as an officer's guide to share as an advice note for developers.

## APPENDIX: DETAILED CALCULATION TABLES

| New Built Sports Facilities in South Worcestershire: Calculations identifying Developers' Contributions per person   |   |                              |                          |                |   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
|--|---|------------------------------|--------------------------|----------------|---|---------------------------------|--|---------------------------------|--|---|---------------------------------------|---|-----------------------------------|--|--|
| <sup>1</sup> Facility Location   | <sup>1</sup> Required Facilities  | <sup>2</sup> Hierarchy Level | <sup>3</sup> Cost        | Facility units | <sup>2</sup> Contributions required from developments in: | <sup>5</sup> Current units 2009 | <sup>5</sup> Current units + new in 2026 | <sup>5</sup> Population at 2026 | <sup>6</sup> Average number of units per person up to 2026 | <sup>6</sup> Cost per unit (court, sqm, lane etc) | <sup>4</sup> Cost per person per unit | Contributing popn arising from new housing excl commitments | Developer Contributions total ££s |  |  |
| Malvern Hills- WWM-GA: Worcester West SUE  | 4 court sports hall   | Hub                          | £2,750,000               | Courts         | WWM-GA exd City   | 0                               | 8  | 14,880                          | 0.000538   | £687,500  | £369.62                               | 14,880  | £2,750,000                        |  |  |
| Malvern Hills- WWM-GA: Worcester South SUE (or in Wychavon)  | 4 court sports hall   | Hub                          | £2,750,000               |                |   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| Malvern Hills: (use an existing hall)  | 4 court sports hall (local badminton)   | Hub                          | £0                       | exisitng       | <sup>7</sup> n/a  |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| Worcester: Worcester TBC   | 6 court sports hall (badminton performance centre)                                  | CSP                          | £4,125,000               | Centre         | All CSP (H&W)   | 0                               | 1  | 771,800                         | 0.000001   | £687,500  | £0.89                                 | 67320   | £59,967                           |  |  |
| Wychavon (or Worcester or Wyre Forest) TBC   | 5 court sports hall (indoor cricket)  | Super-hub                    | £3,437,500               | Centre         | <sup>4</sup> Half of CSP                                  | 0                               | 5  | 385,900                         | 0.000013   | £687,500  | £8.91                                 | 33660   | £299,835                          |  |  |
| Wychavon: Evesham or Droitwich   | 8 court sports hall   | Hub                          | £5,500,000               |                | Wychavon  | 30                              | 42                                       | 124,300                         | 0.000338   | £687,500  | £232.30                               | 19224   | £2,978,657                        |  |  |
| Wychavon: TBC  | 4 court sports hall   | Hub                          | £2,750,000               | courts         | Wychavon  | 30                              | 42                                       | 124,300                         | 0.000338   | £687,500  | £232.30                               |   | £1,487,095                        |  |  |
| Wychavon (use an existing hall)  | 4 court sports hall (local badminton)   | Hub                          | £0                       | existing       | <sup>7</sup> n/a  |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| Malvern Hills- WWM-GA: Worcester West SUE  | 25m x 4 lane pool plus teaching   | Hub                          | £3,935,663               | sqm            | WWM-GA exd City   | 0                               | 362                                      | 14,880                          | 0.024328   | £10,872   | £264.49                               | 14,880  | £3,935,663                        |  |  |
| Worcester: Worcester TBC   | 25m x 8 lane pool plus teaching (10mx15m) excl competition elements (575 total sqm) | Hub                          | £6,251,400               | sqm            | Worcester   | 1351                            | 1398                                     | 96020                           | 0.014559   | £10,872   | £158.29                               | 1287  | £203,720                          |  |  |
| Worcester: as above TBC  | <sup>6</sup> Competition elements only of 8 lane pool                               | CSP                          | £400,000                 | elements       | CSP   | 0                               | 1  | 771,800                         | 0.000001   | £400,000  | £0.52                                 | 67320   | £34,890                           |  |  |
| Wychavon: Wychavon TBC   | 25m x 4 lane pool (private)   | Hub                          | £2,850,000               |                | n/a   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| Wychavon: Wychavon TBC   | 25m x 4 lane pool (private)   | Hub                          | £2,850,000               |                | n/a   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| Malvern Hills- WWM-GA: Worcester West SUE  | Full size 3G STP  | Hub                          | £725,000                 | STP            | WWM-GA  | 0                               | 1  | 14,880                          | 0.000067   | £725,000  | £48.72                                | 14,880  | £725,000                          |  |  |
| Worcester: Worcester TBC   | Full size 3G STP  | Hub                          | £725,000                 | STP            | Worcester   | 3                               | 4  | 96020                           | 0.000042   | £725,000  | £30.20                                | 1287  | £38,870                           |  |  |
| Malvern Hills: Malvern College   | 8 lane synthetic athletics track  | Hub                          | £1,486,664               | lanes          | Malvern Hills   | 0                               | 8  | 72,800                          | 0.000110   | £185,833  | £20.42                                | 21540   | £439,873                          |  |  |
| Malvern Hills: school site in the rural area   | Outdoor athletics training facility   | Half Hub                     | £450,000                 | centre         | Malvern Hills   | 0                               | 1  | 36,400                          | 0.000027   | £450,000  | £12.36                                | 10770   | £133,146                          |  |  |
| Malvern Hills: school site in the rural area   | Outdoor athletics training facility   | Half Hub                     | £450,000                 | centre         | Malvern Hills   | 0                               | 1  | 36,400                          | 0.000027   | £450,000  | £12.36                                | 10770   | £133,146                          |  |  |
| Wychavon: school site in Evesham   | Outdoor athletics training facility   | Half Hub                     | £450,000                 | centre         | Wychavon  | 0                               | 1  | 62,150                          | 0.000016   | £450,000  | £7.24                                 | 9612  | £69,596                           |  |  |
| Wychavon: school site in Pershore  | Outdoor athletics training facility   | Half Hub                     | £450,000                 | centre         | Wychavon  | 0                               | 1  | 62,150                          | 0.000016   | £450,000  | £7.24                                 | 9612  | £69,596                           |  |  |
| Worcester: Worcester TBC   | 6 rink indoor bowls centre  | Hub                          | £1,550,000               | rink           | Worcester   | 0                               | 6  | 96,020                          | 0.000062   | £258,333  | £16.14                                | 1287  | £20,775                           |  |  |
| Wychavon: Wychavon TBC   | 6 rink indoor bowls centre  | Hub                          | £1,550,000               | rink           | Wychavon  | 0                               | 6  | 124,300                         | 0.000048   | £258,333  | £12.47                                | 19224   | £239,720                          |  |  |
| Worcester: Worcester TBC   | 4 court indoor tennis centre  | Hub                          | £2,320,000               | courts         | Worcester   | 0                               | 4  | 96,020                          | 0.000042   | £580,000  | £24.16                                | 1287  | £31,096                           |  |  |
| Wychavon: Wychavon TBC   | 3 court indoor tennis centre  | Hub                          | £1,750,000               | courts         | Wychavon  | 3                               | 6  | 124,300                         | 0.000048   | £583,333  | £28.16                                | 19224   | £541,303                          |  |  |
|  |   |                              | <b>Total<sup>8</sup></b> |                |   |                                 |  |                                 |  |   |                                       |   | <b>£16,941,948</b>                |  |  |
| <b>Notes</b>   |   |                              |                          |                |   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| <sup>1</sup> The locations and specifications are justified in the Herefordshire and Worcestershire Sports Facility strategy   |   |                              |                          |                |   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| <sup>2</sup> The Hierarchy of Provision level determines from which area the developers' contributions may be secured. Satellite facilities serve sub-areas (e.g Droitwich) Hub facilities, District-wide and CSP levels from across Herefordshire and Worcestershire  |   |                              |                          |                |   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| <sup>3</sup> The costs are based on Sport England Costs 2010 Q1, and need to be index linked   |   |                              |                          |                |   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| <sup>4</sup> This is half of the CSP area (i.e. just from Worcestershire area) as there are to be two facilities for the whole CSP area.   |   |                              |                          |                |   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| <sup>5</sup> Current and new units are both looked as the standard of provision are based on the needed facilities in 2026 divided by the expected 2026 population. However Developers' Contributions need to be proportionate and be calculated from the impacts of new growth. The 2026 population column therefore reflects the population of the relevant area from which contributions are to be sought, based on the Hierarchy of Provision level. |   |                              |                          |                |   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| <sup>6</sup> The cost per person is calculated by dividing the facility cost by the facility provision standard per person based on the relevant Hierarchy level population  |   |                              |                          |                |   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| <sup>7</sup> There will be a cost to repaint the halls and to install new lighting for badminton needs, but these costs should be identified in the Programme of Works (POW) see the South Worcs Sports "Summary" document   |   |                              |                          |                |   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |
| <sup>8</sup> NB £49,506,227 minus 2 x £2,85m private pools = <b>£43,806,227</b>  |   |                              |                          |                |   |                                 |  |                                 |  |   |                                       |   |                                   |  |  |

### New Playing Pitches in South Worcestershire: Calculations identifying Developers' Contributions per person

| Need generated by development in these areas | Pitch Type           | Pitch Field area need <sup>1</sup> | Area Need ha <sup>1</sup> | Playing Fields cost (per ha) <sup>2</sup> | Pavilion cost <sup>2</sup> | Pavilion ave cost/ha | Playing fields standard ha/1000 popn at 2026 <sup>3</sup> | Playing fields standard ha/person | Playing fields cost person <sup>4</sup> | Pavilion per person <sup>4</sup> | Playing Fields + Pavilion cost per person <sup>4</sup> | Hierarchy level <sup>5</sup> | Proposed location of new pitches | Pitch area  | Comment      |   |
|--|----------------------|------------------------------------|---------------------------|---|----------------------------|----------------------|---|-----------------------------------|---|----------------------------------|--|------------------------------|----------------------------------|---|--------------|---|
| WWM-GA                                       | Worcester City       | Football                           | 6ha                       | 6   | <i>Cost/ha:</i> £125,000   | £550,000             | £141,026  | 0.8                               | 0.0008                                  | £100                             | £113   | £213                         | Hub                              | Worcester East (Wych)                                       | 6.9 ha       | The east side of the City has significant pitch deficit and relatively young population. Locate preferably in City or along B4636 east of M5, south of strategic employment site?   |
| WWM-GA                                       | Worcester West (MH)  | Football                           | 6.5ha                     | 6.5                                       | £812,500                   | £550,000             | £141,026  | 0.7                               | 0.0007                                  | £88                              | £99  | £186                         | Satellite                        | Worcester West (MH)   |              |   |
| WWM-GA                                       | Worcester South (MH) | Football                           | 5.7ha                     | 5.7                                       | £712,500                   | £550,000             | £141,026  | 0.7                               | 0.0007                                  | £88                              | £99  | £186                         | Satellite                        | Worcester South (MH)  | 6.4 ha       | These could be co-located in one larger site within the Worcester South SUE   |
| WWM-GA                                       | Worcester South (WY) | Football                           | 0.7ha                     | 0.7                                       | £87,500                    |                      | £141,026  |                                   | 0.0007                                  | £88                              | £99  | £186                         | Satellite                        | Worcester South (Wych)                                      |              |   |
| WWM-GA                                       | Kilbury (WY)         | Football                           | 0.7ha                     | 0.7                                       | £87,500                    |                      | £141,026  |                                   | 0.0007                                  | £88                              | £99  | £186                         | Satellite                        | Worcester South (Wych)                                      |              |   |
| WWM-GA                                       | Bevere (Wych)        | Football                           | 0.9ha                     | 0.9                                       | £78,750                    |                      | £141,026  | 0.9                               | 0.0009                                  | £113                             | £127   | £239                         |                                  | Worcester East (Wych)                                       |              | This could be located as part of the new proposed Worcester East site (so 6ha + 0.9ha = 6.9ha)  |
| WWM-GA                                       | Worcester City       | Cricket                            | Extra 2 pitches           | 4   | £500,000                   | £1,100,000           | £282,051  | 0.2                               | 0.0002                                  | £25                              | £56  | £81                          | Hub                              | Worcester East (Wych)<br>Separate site (not with football). | 4 ha         | 2 pitches with 1 or 2 pavillions on one site. The east side of the City has significant pitch deficit and relatively young population. Locate preferably in City or along B4636 east of M5, south of strategic employment site? |
| WWM-GA                                       | Worcester West (MH)  | Cricket                            | 1.25 pitches              | 2.5                                       | £1,250,000                 | £550,000             | £141,026  | 0.3                               | 0.0003                                  | £38                              | £42  | £80                          | Hub                              | Worcester West (MH)   | 4 ha         | 1.25 + 0.3 = 1.55 pitches. Either 2 pitches in West SUE with 1 in South SUE (pref) or other way around  |
| WWM-GA                                       | Worcester South (MH) | Cricket                            | 0.9 pitches               | 1.8                                       | £900,000                   | £550,000             | £141,026  | 0.3                               | 0.0003                                  | £38                              | £42  | £80                          | Satellite                        | Worcester South (MH)  | 2 ha         | 0.9 + 0.2 + 0.3 + 0.3 = 1.7 pitches. Either 2 pitches in West SUE with 1 in South SUE (pref) or other way around  |
| WWM-GA                                       | Worcester South (WY) | Cricket                            | 0.3 pitches               | 0.6                                       | £300,000                   |                      | £141,026  | 0.3                               | 0.0003                                  | £38                              | £42  | £80                          |                                  | Worcester South (Wych)                                      |              | In Worcester South SUE  |
| WWM-GA                                       | Kilbury (WY)         | Cricket                            | 0.2 pitches               | 0.4                                       | £200,000                   |                      | £141,026  | 0.3                               | 0.0003                                  | £38                              | £42  | £80                          |                                  | Worcester South (Wych)                                      |              | In Worcester South SUE  |
|  | Bevere (WY)          | Cricket                            | 0.3 pitches               | 0.6                                       | £120,000                   |                      | £141,026  | 0.3                               | 0.0003                                  | £38                              | £42  | £80                          |                                  | Worcester West (Wych)                                       |              | In Worcester South SUE  |
| WWM-GA                                       | Worcester City       | Rugby                              | 1 adult                   | 1   | £120,000                   | £825,000             | £141,026  | 0.1                               | 0.0001                                  | £13                              | £14  | £27                          | Hub                              | Worcester West (or possibly Worcester South)                | 7ha          | One new rugby club site of 7 ha with 3 adult and 1 mini pitch, grass training area. Poss also space for 3G STP training pitch (rugby/football mix) or this at a nearby school site  |
| WWM-GA                                       | Worcester West (MH)  | Rugby                              | 0.8adult<br>0.4 mini      | 1   | £120,000                   |                      | £141,026  | 0.2                               | 0.0002                                  | £25                              | £28  | £53                          |                                  |   |              |   |
| WWM-GA                                       | Worcester South (MH) | Rugby                              | 0.6 adult<br>0.3 mini     | 0.75                                      | £90,000                    |                      | £141,026  | 0.2                               | 0.0002                                  | £25                              | £28  | £53                          |                                  |   |              |   |
| WWM-GA                                       | Worcester South (WY) | Rugby                              | 0.1 adult<br>0.02 mini    | 0.1                                       | £12,000                    |                      | £141,026  | 0.2                               | 0.0002                                  | £25                              | £28  | £53                          |                                  |   |              |   |
| WWM-GA                                       | Kilbury (WY)         | Rugby                              | 0.1 adult<br>0.02 mini    | 0.1                                       | £12,000                    |                      | £141,026  | 0.2                               | 0.0002                                  | £25                              | £28  | £53                          |                                  |   |              |   |
| WWM-GA                                       | Bevere (WY)          | Rugby                              | 0.1 adult<br>0.02 mini    | 0.1                                       | £12,000                    |                      | £141,026  | 0.2                               | 0.0002                                  | £25                              | £28  | £53                          |                                  |   |              |   |
| Malvern Hills                                |                      | Football                           | 6 ha                      | 6   | £72,000                    |                      | £550,000  | £141,026                          | 0.1                                     | 0.0001                           | £13  | £14                          |                                  |   |              |   |
| Malvern Hills                                |                      | Cricket                            | 2 ha                      | 2   | £144,000                   | £550,000             | £141,026  | 0.4                               | 0.0004                                  | £50                              | £56  | £106                         | Satellite                        | Malvern Town East SUE or North SUE                          | 2 ha         | Serving Malvern town and wider  |
| Malvern Hills                                |                      | Rugby                              | 0 ha                      | 0   | £0                         |                      | £141,026  | 0.1                               | 0.0001                                  | £13                              | £14  | £27                          |                                  | None  |              |   |
| Wychavon                                     | Evesham              | Football                           | 2 x 6ha                   | 6   | £864,000                   | £550,000             | £141,026  | 0.7                               | 0.0007                                  | £88                              | £99  | £186                         | Satellite                        | 1 in an Evesham South-west SUE                              | 6 ha         | Serving Evesham and wider area  |
| (NB also see WWM-GA above)                   |                      |                                    |                           | 6   | £864,000                   | £550,000             | £141,026  | 0.7                               | 0.0007                                  | £88                              | £99  | £186                         | Satellite                        | 1 in an Evesham North-west SUE                              | 6 ha         | Serving Evesham and wider area  |
| Wychavon(NB also see WWM-GA above)           | Evesham              | Cricket                            | 2.5 x 2ha                 | 2.5                                       | £360,000                   | £550,000             | £141,026  | 0.2                               | 0.0002                                  | £25                              | £28  | £53                          | Satellite                        | 1 or 2 in an Evesham South-west SUE                         | 2ha (or 4ha) | Serving Evesham and wider area  |
|  |                      |                                    |                           | 2.5                                       | £360,000                   | £550,000             | £141,026  | 0.2                               | 0.0002                                  | £25                              | £28  | £53                          | Satellite                        | 1 in an Evesham North-west SUE                              | 2 ha         | Serving Evesham and wider area  |
|  | Droitwich            | Cricket                            | 1 x 2ha                   | 2   | £720,000                   | £550,000             | £141,026  | 0.2                               | 0.0002                                  | £25                              | £28  | £53                          | Satellite                        | 1 in a Droitwich Southern SUE                               | 2 ha         | Serving Droitwich and wider area  |
| Wychavon(NB also see WWM-GA above)           |                      | Rugby                              | 0 ha                      | 0   | £0                         |                      |   |                                   |   |                                  |  |                              |                                  | None  |              |   |
|  | <b>Totals</b>        |                                    |                           | <b>60.45</b>                              | <b>£9,548,750</b>          | <b>£8,525,000</b>    |   |                                   |   |                                  |  |                              |                                  |   |              |   |

**Notes**

<sup>1</sup> Based on the relevant Playing Pitch Strategy standards of provision, and so where playing pitch needs x 1.5 give playing fields area, as allows for ancillary land for run-off, access, parking, pavilion etc.

<sup>2</sup> Cost is based on £80k per 6400 sqm adult pitch (Sport England 2010/Q01) = £125,000/ha. Contributions based on averaging pavilion needs across all developments per ha. Costs include fees at 5%, but excludes land costs, abnormalities, VAT, inflation, pavilions, fencing, security. Cost of 4-team changing pavilion, typically required to serve a 6ha site = £550,000 (Sport England 2010/Q01). 1 pavilion required for 6ha of football and rugby and 1 pavilion per cricket pitch.

<sup>3</sup> Standards of provision per 1000 population are taken from the three Playing Pitch Strategies for South Worcestershire, and then per person by dividing by 1000. This is in line with Sport England's advising process for playing fields calculations.

<sup>4</sup> Costs per person are calculated by multiplying the standards of provision per person by the facility cost.

<sup>5</sup> The Hierarchy level determines from which area the developers' contributions may be secured. Satellite facilities serve sub-areas (e.g Droitwich) and Hub facilities, District-wide.

### New Tennis/MUGAs Facilities in South Worcestershire: Calculations identifying Developers' Contributions per person

| Facility Location                                 | Required Facilities        | Hierarchy Level | <sup>1</sup> Cost | Facility units | Contributions required from developments in:      | <sup>2</sup> Current units 2009 | <sup>2</sup> Current units + new in 2026 | Population at 2026 | Average number of units per person up to 2026 | Cost per unit (court or site) | <sup>3</sup> Cost per person per unit |
|---|----------------------------|-----------------|-------------------|----------------|---|---------------------------------|--|--------------------|---|-------------------------------|---------------------------------------|
| Malvern Hills: TBC*                               | 3 outdoor tennis courts    | Local           | £195,000          | Courts         | Malvern Hills                                     | 28                              | 31                                       | 72,800             | 0.000426                                      | £65,000                       | £27.68                                |
| Malvern Hills- WWM-GA: Worcester West SUE         | 2.68 outdoor tennis courts | Local           | £174,200          | Courts         | Malvern Hills WWM-GA - Worcester West SUE         | 0                               | 2.84                                     | 8,400              | 0.000338                                      | £65,000                       | £21.98                                |
| Malvern Hills- WWM-GA: Worcester South/Norton SUE | 1.84 outdoor tennis courts | Local           | £119,600          | Courts         | Malvern Hills WWM-GA - Worcester South/Norton SUE | 0                               | 1.84                                     | 5,760              | 0.000319                                      | £65,000                       | £20.76                                |
| Malvern Hills: TBC*                               | 2 MUGA sites               | Local           | £260,000          | Sites          | Malvern Hills                                     | 14                              | 16                                       | 72,800             | 0.000220                                      | £130,000                      | £28.57                                |
| Malvern Hills- WWM-GA: Worcester West SUE         | 1.26 MUGA sites            | Local           | £163,800          | Sites          | Malvern Hills WWM-GA - Worcester West SUE         | 0                               | 1.26                                     | 8,400              | 0.000150                                      | £130,000                      | £19.50                                |
| Malvern Hills- WWM-GA: Worcester South/Norton SUE | 0.86 MUGA sites            | Local           | £111,800          | Sites          | Malvern Hills WWM-GA - Worcester South/Norton SUE | 0                               | 0.86                                     | 5,760              | 0.000149                                      | £130,000                      | £19.41                                |
| Worcester: TBC*                                   | 6 outdoor tennis courts    | Local           | £390,000          | Courts         | Worcester   | 25                              | 31                                       | 96,640             | 0.000321                                      | £65,000                       | £20.85                                |
| Worcester: TBC*                                   | 2 MUGA sites               | Local           | £260,000          | Sites          | Worcester   | 12                              | 14                                       | 96,640             | 0.000145                                      | £130,000                      | £18.83                                |
| Wychavon: TBC*                                    | 15 outdoor tennis courts   | Local           | £975,000          | Courts         | Wychavon  | 63                              | 78                                       | 124,300            | 0.000628                                      | £65,000                       | £40.79                                |
| Wychavon- WWM-GA: Worcester South/Norton SUE      | 0.23 outdoor tennis courts | Local           | £14,950           | Courts         | Wychavon WWM-GA - Worcester South/Norton SUE      | 0                               | 0.23                                     | 720                | 0.000319                                      | £65,000                       | £20.76                                |
| Wychavon- WWM-GA: Kilbury Drive                   | 0.23 outdoor tennis courts | Local           | £14,950           | Courts         | Wychavon WWM-GA - Kilbury Drive SUE               | 0                               | 0.23                                     | 720                | 0.000319                                      | £65,000                       | £20.76                                |
| Wychavon- WWM-GA: Bevere                          | 0.31 outdoor tennis courts | Local           | £20,150           | Courts         | Wychavon WWM-GA - Bevere SUE                      | 0                               | 0.31                                     | 960                | 0.000323                                      | £65,000                       | £20.99                                |
| Wychavon: TBC*                                    | 2 MUGA sites               | Local           | £260,000          | Sites          | Wychavon  | 8                               | 10                                       | 124,300            | 0.000080                                      | £130,000                      | £10.46                                |
| Wychavon- WWM-GA: Worcester South/Norton SUE      | 0.11 MUGA sites            | Local           | £14,300           | Sites          | Wychavon WWM-GA - Worcester South/Norton SUE      | 0                               | 0.11                                     | 720                | 0.000153                                      | £130,000                      | £19.86                                |
| Wychavon- WWM-GA: Kilbury Drive                   | 0.11 MUGA sites            | Local           | £14,300           | Sites          | Wychavon WWM-GA - Kilbury Drive SUE               | 0                               | 0.11                                     | 720                | 0.000153                                      | £130,000                      | £19.86                                |
| Wychavon- WWM-GA: Bevere                          | 0.14 MUGA sites            | Local           | £18,200           | Sites          | Wychavon WWM-GA - Bevere SUE                      | 0                               | 0.14                                     | 960                | 0.000146                                      | £130,000                      | £18.96                                |
|   |                            |                 | <b>Total</b>      |                |   |                                 |  |                    |   |                               |                                       |
|   |                            |                 | <b>£3,006,250</b> |                |   |                                 |  |                    |   |                               |                                       |

#### Notes

\* All facilities are local level. Where facility locations are TBC contributions are required from the sub area in which the facility is to be located, as these are yet to be determined the cost has been calculated on an authority-wide basis.

<sup>1</sup> The costs are based on Sport England Costs 2010 Q1, and need to be index linked. MUGAs are costed at £130,000 (equivalent of 2 outdoor tennis courts)

<sup>2</sup> Current and new units are both looked as the standard of provision are based on the needed facilities in 2026 divided by the expected 2026 population. However Developers' Contributions need to be proportionate and be calculated from the impacts of new growth. The 2026 population column therefore reflects the population of the relevant area from which contributions are to be sought, based on the Hierarchy of Provision level.

<sup>3</sup> The cost per person is calculated by dividing the facility cost by the facility provision standard per person based on the relevant Hierarchy level population