Community Benefits from Planning

March 2005

Kennet Local Plan 2011

Supplementary Planning Guidance
Foreword

‘Community Benefits from Planning’ provides supplementary information on how the council is seeking to deliver several policies in the Kennet Local Plan 2011 in relation to social and community infrastructure. The topics covered are education, recreation, community buildings and public art. The guidance provides relevant detail to help with the implementation of current policy and does not seek to change or re-interpret the policy framework.

Essentially, this guidance aims to make sure that the impact of new housing on sport and recreation facilities, education services and existing social and community infrastructure is assessed and, where necessary, mitigated through appropriate investment. The aim of making sure that services and facilities are available as new homes are built is also an objective of each of the four Community Area Plans approved in Kennet and supports the Council’s key priority to develop strong, safe and healthy communities, set out in its Corporate Strategy.

A Statement of Consultation, which records the way in which the Council involved stakeholders and the local community in the preparation of this supplementary planning guidance, is available in a separate document. The process of consultation followed the guidelines set out in the Council’s draft Statement of Community Involvement.

Following consultation, an amended ‘Community Benefits from Planning’, together with a response to comments received during the final stages of consultation, was consider by the Council’s Planning Policies Executive Committee on the 3rd March 2005. The Committee approved the document as supplementary planning guidance for the purposes of development control. The resolution was subject to the proviso that the guidance should be reviewed once amendments to the Planning Obligations Circular 1/87 are confirmed and additional guidance on a Planning Gain Supplement is published by the ODPM. At that time additional work will also be undertaken to translate this supplementary planning guidance into a supplementary planning document within the Council’s Local Development Framework.

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March 2005
# Contents

**Section One: Introduction & Background**

<table>
<thead>
<tr>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>1</td>
</tr>
<tr>
<td>Community benefit</td>
<td>2</td>
</tr>
<tr>
<td>Format of SPG</td>
<td>3</td>
</tr>
<tr>
<td>Future review</td>
<td>3</td>
</tr>
<tr>
<td>Monitoring</td>
<td>4</td>
</tr>
</tbody>
</table>

**Section Two: Education**

<table>
<thead>
<tr>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>5</td>
</tr>
<tr>
<td>Existing provision: primary</td>
<td>5</td>
</tr>
<tr>
<td>Existing provision: secondary</td>
<td>7</td>
</tr>
<tr>
<td>Calculating the pupil product</td>
<td>7</td>
</tr>
<tr>
<td>When will contributions be sought?</td>
<td>8</td>
</tr>
<tr>
<td>How will contributions be calculated?</td>
<td>9</td>
</tr>
<tr>
<td>Estimate of cost</td>
<td>10</td>
</tr>
<tr>
<td>Phasing</td>
<td>11</td>
</tr>
<tr>
<td>Community Schools</td>
<td>12</td>
</tr>
<tr>
<td>Exceptions</td>
<td>12</td>
</tr>
</tbody>
</table>

**Section Three: Sport & Recreation**

<table>
<thead>
<tr>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>13</td>
</tr>
<tr>
<td>General Considerations</td>
<td>14</td>
</tr>
<tr>
<td>Policy HC34 – Standards of provision in developments of 20 or more residential units (net)</td>
<td>15</td>
</tr>
<tr>
<td>Policy HC35 – Standards of provision in developments of 5-19 residential units (net)</td>
<td>30</td>
</tr>
<tr>
<td>Standards of provision in developments of 1-4 residential units (net)</td>
<td>31</td>
</tr>
<tr>
<td>Implementation, Maintenance &amp; Adoption</td>
<td>31</td>
</tr>
<tr>
<td>Appendix 3.1: Primary School Catchments</td>
<td>35</td>
</tr>
</tbody>
</table>
Section Four: Community & Social Needs

Introduction.............................................................................................................. 37
Local Plan Policy Process ..................................................................................... 39
Definition of a community building........................................................................ 39
Implementation....................................................................................................... 40
Developer Contributions ....................................................................................... 42
Cost of a new community building? ..................................................................... 42
Number of houses generating a need for new community building? .................. 43
Maintenance and management ............................................................................. 44
Appendix 4.1: List of known village halls/meeting rooms................................. 4.5

Section Five: Public Art

Introduction.............................................................................................................. 53
The benefits of public art....................................................................................... 53
Purpose of the Public Art SPG ............................................................................. 54
Forms of public art.................................................................................................. 54
Kennet Local Plan 2011 policy ............................................................................. 54
Kennets Cultural Strategy ..................................................................................... 55
Costs ....................................................................................................................... 55
The process............................................................................................................. 56

Section Six: Residential Amenity Areas

Background ............................................................................................................ 59
Amenity Open Space ............................................................................................. 59
Freedom from Overlooking and Privacy ............................................................... 61
Daylight and Sunlight .......................................................................................... 62
SECTION ONE : Introduction & Background

Introduction

1.1 Development of any scale can create a considerable impact on the environment, facilities and services of the area in which it is located and can place additional burdens and costs on the local community. Each of the community area plans approved in Kennet include the objective that services and facilities to meet the needs of new residents should be available as new development is completed. Government guidance in the form of Circular 1/97 states that developers can be asked to contribute to the provision of local services and facilities to serve new residents where existing provision could not support the additional demand generated by new residents. (Circular 1/97, Annex B, Para B9 & B10).

1.2 The Kennet Local Plan was adopted 30th April 2004. It provides for 7000 new houses to be built in the period 1991 to 2011 and contains a number of policies to ensure that services and facilities are available to meet the needs of new residents arising from housing allocations proposed in the plan and significant housing windfall sites. These policies are:

*Policy HC8* Potential Impact of Development
*Policy HC34* Recreation Provision on Large Housing Sites
*Policy HC36* Retention of Land for Recreation
*Policy HC37* Demand for Education
*Policy HC42* Additional Social & Community Needs
*Policy HC44* Off Site Service Infrastructure
*Policy AT1* Transport Appraisal Process (part)
*Policy AT2* Transport Assessments
*Policy TR22* Public Art

The purpose of these policies is to ensure that the impact of new development on existing local services and facilities is minimised and, where necessary, appropriate investment in local services and facilities is provided.

1.3 The purpose of this supplementary planning guidance (SPG) is to provide guidance to landowners, developers and residents on how the council will implement the above policies and secure benefits to existing and new local communities from development through the use of planning obligations where necessary. Planning obligations are both planning agreements and unilateral undertakings and can be attached to planning permissions. They are made under Section 106 of the Town & Country Planning Act 1990 (as amended by section 12 of the Planning & Compensation Act 1991).

1.4 Planning obligations will continue to be considered on their merits in relation to individual planning applications and negotiated separately with individual developers in accordance with the provisions of Circular 1/97. The Circular advises local authorities of the ‘tests’ that they should apply in seeking planning obligations in order to ensure they are in line with the
Secretary of State’s policy. The five ‘tests’ are that planning obligations should be:

1. necessary
2. relevant to planning
3. directly related to the proposed development
4. fairly and reasonable related in scale and kind to the development; and
5. reasonable in all other respects

Changes proposed to Circular 1/97 retain the policy tests but simplify and clarify their interpretation.

1.5 This SPG recognises that similar types of development create similar impacts and contributions towards improvement to existing services and facilities should be made in a consistent and transparent way. The SPG will assist the development industry by providing guidance on the process the council will use to establish the scale of impacts from individual developments and the levels of contributions the council will seek to negotiate in relation to defined types and scales of development. Through the SPG the Council is seeking to establish clear formulae and standard charges, an approach encouraged in proposed changes to Circular 1/97. It should be noted that the policies explained in this guidance place the onus on the District Council to demonstrate there is evidence of need for individual services and facilities as a consequence of the development.

1.6 The Council has set out justification for a clear process for seeking contributions in relation to the elements of community benefit set out in the SPG. These will be the Council’s starting negotiating position. If a developer considers they are cumulatively over onerous because of the effect on the viability of a scheme the developer should present their case to the Council on an ‘open book’ basis. Such negotiations would form the basis for explaining why policies in the local plan and processes set out in this SPG have been set aside or relaxed in individual cases when an application is considered by Members of the Council.

**Community Benefit**

1.7 This SPG is to be used as a guide. The SPG while being specific in terms of adopted standards seeks to be sufficiently flexible to meet local needs. It is conceivable that in some communities there is an over-riding need, for example, to rebuild the local village hall. The council will consider negotiating with the developer the option to ‘pool’ resources arising from this SPG to meet the over-riding need. Using the example of a new village hall, the same village may need investment in an existing play area to bring it up to a standard capable of serving new residents. The local community may wish to see the commuted payment for the play area used in this instance to help rebuild the village hall. This option will only be
pursued in consultation with the local community and where community projects in the settlement have not been delivered, despite having pursued all existing avenues for funding.

**Format of the SPG**

1.8 The SPG has been divided into sections, each provided to interpret an individual policy of the local plan.

*SECTION ONE:* Introduction & Background  
*SECTION TWO:* Education  
*SECTION THREE:* Sport & Recreation  
*SECTION FOUR:* Social & Community  
*SECTION FIVE:* Public Art  
*SECTION SIX:* Residential Amenity Areas

1.9 In this way individual sections can be reviewed and up-dated independently when new guidance is issued from Government or to provide additional clarification if difficulties are encountered implementing elements of the SPG. This approach also means that new sections can be added if further guidance is needed on the implementation of other policies in the plan. For example it is already anticipated that sections will be prepared on sustainable transport contributions and transport assessments.

**Future Review**

1.10 Kennet is aware that amendments are proposed to the system of planning obligations. In November 2003 the consultation paper ‘Contributing to Sustainable Communities: a New Approach to Planning Obligations’ was published. The Barker Report has recommended that the Government consider introducing a planning gain supplement tied to the approval of planning permission to provide benefits to the wider community. Furthermore, in November 2004 a draft revised circular on planning obligations was published. The closing date for consultation responses was January 2005. The draft revised circular sets out proposals for the reform and improvement of the current system of planning obligations. The consultation document also anticipates potentially more major reforms to the system in the next 2-3 years. Clearly Kennet will need to monitor these changes closely and review and revise this supplementary planning guidance in the light of any approved new guidance.

1.11 Kennet is also aware that this SPG is being published for consultation in a period of change to the planning system. The Planning and Compulsory Purchase Act 2004 contains provisions for local planning authorities to replace district wide local plans with local development documents and supplementary planning guidance with supplementary planning documents. This SPG will remain in force in the short term while the policies in the adopted Kennet Local Plan 2011 are ‘saved’ in an approved Local Development Scheme. The supplementary planning guidance will be reviewed and transformed into a supplementary planning document as
soon as the revised circular on planning obligations is approved and anticipated ministerial statements concerning planning gain supplements have been published. To make the transition as smooth as possible consultation on this SPG is being carried out in line with guidance on consultation within the Council’s emerging Statement of Community Involvement.

**Monitoring**

1.12 Finances secured through Section 106 Agreements, including any interest accrued, will be held by Kennet District Council and released for individual projects as required. The Council have set up an internal monitoring process to track the implementation of individual elements within signed Section 106 Agreements negotiated on the basis of this SPG. As the system develops an annual progress report will be produced to identify schemes that have been brought forward. Annual statements will be a useful tool to monitor the success of local plan policies that seek to negotiate developer contributions towards community schemes. This approach is consistent with the draft revised Circular 1/97 that stresses the importance of monitoring the implementation of planning obligations in a systematic and transparent way. Where developers fail to meet their obligations the Council will pursue enforcement action.
SECTION TWO : Education

Policy HC37

DEMAND FOR EDUCATION

In the case of new housing developments involving 25 or more dwellings or 1 hectare of land (irrespective of the number of dwellings) the Local Planning Authority will need to be satisfied (having regard to advice from the LEA) that the primary and secondary education needs of the population of the new development can be met either by existing school infrastructure or through improvements to the existing school infrastructure. A contribution towards improvement of the existing school infrastructure will be sought where there is evidence that demonstrates that the need for the improvement is a consequence of the new development. The contribution will be related to the education needs generated by that development.

Introduction

2.1 Kennet and Wiltshire County Council (the Local Education Authority) recognise the importance of making proper provision for education in the district for all ages and realise the importance of working together in partnership to ensure existing schools can grow to meet the demands of people moving into the area.

2.2 New housing development brings with it new people and generates a demand for school places. Policy HC37 recognises that where a new residential development generates additional demand for school places that cannot be met in existing schools additional accommodation will be needed. The principle behind policy HC37 is that developers should meet the costs of additional accommodation where it has been proved that the need arises from their development. It is the duty of the local planning authority to demonstrate that there is a need to improve an existing school as a consequence of a development.

Existing Provision : Primary

2.3 There are currently 43 schools that provide primary aged education in Kennet. These are identified in the table below, together with an indication of the size of the school in January 2005 (number on the roll NOR) and the Department for Education and Skills net capacity of the school, including temporary accommodation. The number of pupils on roll and the Department for Education and Skills Net Capacity figures are for
guidance purposes only. Net Capacity can change as a result of reconfiguration of the accommodation or by the removal of Temporary Classroom buildings. The LEA should be consulted for an up to date assessment of the likely availability of space and education contribution which will be sought in respect of any particular proposed development.

Table 2.1: Primary Schools in Kennet, Jan 2005

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td><strong>CALNE AREA</strong></td>
<td></td>
<td></td>
<td><strong>MELKSHAM AREA</strong></td>
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<tr>
<td>Bromham</td>
<td>103</td>
<td>119</td>
<td>Seend</td>
<td>110</td>
<td>119</td>
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<tr>
<td><strong>DEVIZES AREA</strong></td>
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<td></td>
<td><strong>LAVINGTON AREA</strong></td>
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<td>All Cannings</td>
<td>110</td>
<td>119</td>
<td>Great Cheverell</td>
<td>131</td>
<td>147</td>
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<tr>
<td>Bishops Cannings</td>
<td>167</td>
<td>203</td>
<td>Market Lavington</td>
<td>139</td>
<td>175</td>
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<tr>
<td>Chirton</td>
<td>28</td>
<td>56</td>
<td>Urchfont</td>
<td>108</td>
<td>112</td>
</tr>
<tr>
<td>Southbroom Infants</td>
<td>162</td>
<td>270</td>
<td>West Lavington</td>
<td>161</td>
<td>175</td>
</tr>
<tr>
<td>Southbroom Junior</td>
<td>310</td>
<td>356</td>
<td>Worton &amp; Marston</td>
<td>78</td>
<td>84</td>
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<tr>
<td>Wansdyke</td>
<td>247</td>
<td>259</td>
<td><strong>TIDWORTH AREA</strong></td>
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<td></td>
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<tr>
<td>Nursteed</td>
<td>165</td>
<td>210</td>
<td>Collingbourne</td>
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<td>119</td>
</tr>
<tr>
<td>St Peter's</td>
<td>108</td>
<td>147</td>
<td>Ludgershall</td>
<td>284</td>
<td>392</td>
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<tr>
<td>St Joseph’s</td>
<td>226</td>
<td>238</td>
<td>Tidworth Clarendon Infant</td>
<td>226</td>
<td>270</td>
</tr>
<tr>
<td>Potterne</td>
<td>62</td>
<td>84</td>
<td>Tidworth Clarendon Junior</td>
<td>248</td>
<td>332</td>
</tr>
<tr>
<td>Rowde</td>
<td>218</td>
<td>203</td>
<td>Tidworth Zouch</td>
<td>253</td>
<td>357</td>
</tr>
</tbody>
</table>
Kennet is served primarily by 5 secondary schools, with small parts of the western side of the district served by Calne John Bentley Secondary School and Melksham George Ward Secondary School. The table below indicates the current number of pupils registered with each school.

### Table 2.1 Secondary Schools in Kennet, Jan 2005

<table>
<thead>
<tr>
<th>School</th>
<th>NOR Sept 2005</th>
<th>DfES Net Capacity Jan 2005</th>
</tr>
</thead>
<tbody>
<tr>
<td>Devizes School</td>
<td>1190</td>
<td>1197</td>
</tr>
<tr>
<td>Lavington School</td>
<td>686</td>
<td>685</td>
</tr>
<tr>
<td>Marlborough St John's</td>
<td>1506</td>
<td>1536</td>
</tr>
<tr>
<td>Pewsey Vale</td>
<td>418</td>
<td>600</td>
</tr>
<tr>
<td>Tidworth Castledown</td>
<td>346</td>
<td>654</td>
</tr>
</tbody>
</table>

### Calculating the Pupil Product

2.5 The ‘pupil product’ used by Wiltshire County Council has been calculated by tracking how many pupils from new housing developments across Wiltshire have taken up places in Wiltshire maintained schools using post code and Census data. Clearly figures may vary slightly from one development to another but the figures used are intended to provide a long-term average. The Wiltshire County Council ‘pupil product’ is within...
the broad range used by other local education authorities, again based on their local research.

Primary School ‘pupil product’ 31/100 ie 0.31 per house
Secondary School ‘pupil product’ 22/100 ie 0.22 per house

When will contributions towards education be sought?

2.6 When a planning application for housing is received the following process will be applied. It is not possible at this stage to indicate which schools are likely to be at capacity when an application is submitted because the number of pupils at any individual school is constantly fluctuating.

2.7 In order to demonstrate the need for education infrastructure, an assessment will be made of the net capacity of the school serving the area and the projected numbers on roll for a five-year period at the time of application. This ensures that there will be sufficient accommodation to cope with the maximum total number of pupils predicted to attend the school over that period. The number of houses on small sites with planning permission at the time of an application will be taken into consideration once the current “spare” capacity of the school has been calculated. The school under consideration will normally be that which serves the designated area into which the development falls. In general terms this will mean assessing the capacity of existing primary schools within a 2 mile radius of the site and secondary schools within a 3 mile radius of the site. The capacity of the schools within a wider radius may be taken into account in rural areas. However, Wiltshire County Council has a ‘local schools for local children’ approach and it would not be appropriate to utilise school places at some distance from a housing development such that more car journeys on the ‘school run’ would inevitably follow.
Process for the Application of Policy HC37

Does the development propose 25 or more houses (net) or involve 1 hectare or more of land?

Yes → Identify which primary school/secondary school catchment the development falls within.

AND

Calculate the pupil product for primary and secondary school age children

No → Policy HC37 does not apply

Does the primary/secondary school have existing spare capacity?

No → Financial contribution required to carry out necessary improvements to the school to increase capacity to cater for new pupils.

Yes → Will there still be spare capacity in the school when existing housing commitments within the school catchment area on sites of less than 25 houses have been taken into account?

No → Financial contribution required to carry out necessary improvements to the school to increase capacity to cater for new pupils

Yes → No Contributions required

How will contributions be calculated?

2.8 Calculations will be based on the net gain to the housing stock whether through new development or conversion. Where a proposed development is under 100 houses but greater than 25, a contribution will normally be sought that would allow the construction of an extra teaching space at primary or secondary level, according to the need demonstrated. A check will be made that the school concerned can be expanded without compromise to its external activities and education function.

2.9 For developments over 100 houses, more than one teaching group of additional children will be expected, so there will need to be an examination of the core infrastructure of the school – hall, staff facilities etc as well as teaching spaces. The Wiltshire County Council will be asked
to prepare an estimate of cost of all necessary extension works. This sum will be presented to applicants.

2.10 For developments **over 300 houses**, the possibility of a new school may need to be examined or a major extension to an existing school, including the need for additional external play space. Once again the education authority will provide a cost for the necessary buildings and land. This will be the basis of the contribution sought.

2.11 A contribution towards education facilities will not be sought from housing developments involving less than 25 houses. For developments of this size it would be difficult to demonstrate that there will be a measurable ‘consequence’ in the form of a capacity problem. However, where a site is coming forward in phases and the cumulative number of houses is likely to be 25 or more, the above guidance on estimating improvements needed will be used.

2.12 Where a number of large unforeseen greenfield and brownfield sites are likely to come forward in a particular area (>25 houses but less than 100) the **cumulative effect** of these schemes could be considerable resulting in a significant increase in demand for school places. In such locations the education authority will seek, in collaboration with Kennet District Council, to secure contributions from each development site into a single ‘pot’ of money which can be used to pay for the additional school buildings that will eventually be needed. A good example of this approach is that used in Devizes to demonstrate the need for and fund the construction of a new school at Quakers Walk.

**Estimate of Cost**

2.13 In all cases, the figures used to demonstrate shortfalls and any cost estimates provided by the education authority will be made available to planning applicants on request. All funds secured will be held by the education authority.

2.14 There will always be a requirement to index the amounts agreed and for outstanding sums to be bonded. With rising building costs, there is a risk that sums quoted during early discussions with developers may diminish in purchasing power if the eventual grant of planning permissions is over a year later. Contributions requested from developers will, therefore, be indexed from the date of agreement to ensure that the purchasing power of the contributions sought remains undiminished even if the development is subject to delay following planning approval.

2.15 The cost of improvements will be based on DfES Cost Multipliers that are updated in December each year. These are expressed in terms of a cost per pupil. The current Cost Multiplier for primary school places is £8,870 for 2005/06. The Cost Multiplier for secondary school places is £13,929 for 2005/2006.
2.16 The Local Education Authority recognise that if there is a subsidised affordable housing element in the scheme there is likely to be a number of pupils who although they change address will not change school. To take this into account a discount of 30% on the pupil yields from subsidised affordable homes is used by the LEA for the purposes of calculating the contributions required towards improvements to a local school. The following example illustrates how costs will be calculated for a 30 house development which does not involve any 1 bedroom homes or sheltered accommodation and 30% of houses are subsidised affordable homes. The most up to date DfES Cost Multiplier will be used at the time of an application.

<table>
<thead>
<tr>
<th>Description</th>
<th>Calculation</th>
<th>Estimate of cost</th>
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<tbody>
<tr>
<td>Primary school pupil product</td>
<td>20 market houses x 0.31 = 6.2</td>
<td>8.4 x £8,870 = £74,508</td>
</tr>
<tr>
<td>Affordable homes pupil product</td>
<td>10 affordable homes x 0.31 x 70% = 2.2</td>
<td>5.9 x £13,939 = £82,181</td>
</tr>
<tr>
<td>Secondary school pupil product</td>
<td>20 houses x 0.22 = 4.4</td>
<td></td>
</tr>
<tr>
<td>Affordable homes pupil product</td>
<td>10 affordable homes x 0.22 x 70% = 1.5</td>
<td></td>
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</tbody>
</table>

2.17 It should also be noted that money arising from a Section 106 Agreement will be paid directly to Wiltshire County Council as education authority as they will be responsible for carrying out the works to individual schools.

2.18 In Devizes, the information contained within the Devizes Strategic Development Brief in relation to the cost of a new school will remain in force for the sites specified in the Brief and for the calculation of costs for unforeseen sites that will be within the catchment of the proposed new school. This will ensure the funds for the new school become available.

Phasing

2.19 It is important that any improvements to schools are in place and ready for occupation as new residents occupy the new housing. Wherever possible, the education authority will seek to carry out improvement work before the individual housing sites that funded the changes are complete. This may not always be possible as building works at a school can be disruptive and the best use of school holidays to minimise the disruption to existing pupils should always be a consideration. Where large developments and large scale works are proposed a clause will be included within the Section 106 Agreement to ensure that the proposed school improvements are carried out within 5 years of the completion of the approved housing scheme. This is particularly relevant where school improvements are the result of the cumulative impact of a number of housing sites.
Community Schools

2.20 Policy HC39 of the Kennet Local Plan 2011 states that new schools in the District should be designed with the principles of dual use so that facilities can be accessed independently. For example changing rooms, indoor sports facilities and toilets can be used without having to have complete access to all school buildings. This principle is relevant to all schools. The local education authority also has the objective to increase the dual use of schools throughout Wiltshire. When considering improvements to an existing school because of the impact of new development the opportunity to improve access to the school to encourage greater community use should be considered.

Exceptions

2.21 Applications for dwellings whose occupiers are not likely to place an additional burden on the district’s existing schools would not be expected to make a contribution towards education. As a consequence sheltered accommodation, elderly persons accommodation, student or holiday accommodation, single bedroom dwellings, bed sits and temporary housing will not be expected to contribute towards education.
SECTION THREE : Sport & Recreation

Introduction

3.1 PPG17 (2002) sets out Government policy on open space, sport and recreation in conjunction with new development. It states “... local authorities should ensure that provision is made for local sports and recreation facilities (either through an increase in the number of facilities or through improvements to existing facilities) where planning permission is granted for new development (especially housing). Planning obligations should be used, where appropriate, to seek increased provision of open spaces and local sports and recreational facilities, and the enhancement of existing facilities” (para 23). The guidance also states “ ... local authorities will be justified in seeking planning obligations where the quantity and quality of provision is inadequate or under threat, or where new development increases local needs”. (para 33)

3.2 This section of the supplementary planning guidance sets out information for developers of housing sites on the implementation of standards for the provision of recreational land in policies HC34 and HC35 of the Kennet Local Plan 2011 (these policies are included below) taking into account the advice in PPG17. It is a particular objective of the council that, in line with the emphasis given to design in the Kennet Local Plan 2011, the provision of recreation space and open space should be seen as part of the design process for a development as a whole and not something added as an afterthought.

Newman Walk, Roundway

3.3 Housing layouts frequently attempt to treat those areas of land which are unsuitable for development as being capable of meeting the requirements for recreation space, for example beneath the canopies of protected trees. The combination of various “difficult” elements of land such as awkward corners, slopes and areas of unsure ground conditions cannot be regarded as the appropriate way of providing recreation facilities.
3.4 Kennet District Council has established a good record of securing equipped and casual play space within individual housing developments. Supplementary planning guidance on recreation space, public open space and private amenity spaces in residential areas was adopted by the council in February 1998. That supplementary planning guidance supported the policies in the then current Kennet Local Plan 2001. The replacement Kennet Local Plan 2011 (adopted April 2004) contains the same basic standards of provision in policies HC34 and HC35. However, since the publication of ‘PPG17 – Planning for Open Space, Sport and Recreation’ (July 2002) the council have reviewed these standards in the light of revised guidance in the PPG which emphasises quality and accessibility as well as the quantity of open space and recreation space. For the avoidance of doubt the following thresholds apply:

- **20+ houses**: policy HC34 applies
- **5-19 houses**: policy HC35 applies
- **0-4 houses**: no policy

3.5 During 2003 a variety of consultation meetings took place to inform the review of the existing sport and recreation SPG. As a general point the consultation exercise highlighted the importance attached to providing the right sort of outdoor play and informal recreation opportunities to meet the needs of all children – toddlers, children and teenagers – as well as adults. The consultation exercise did not highlight concerns about the existing standards of provision.¹

**General Considerations**

3.6 Throughout this section of the SPG the standards will be applied to the net number of additional dwellings. So for example a development of 20 houses that required the demolition of 5 houses would produce a net gain to the housing stock of 15. Therefore, policy HC35 which applies to housing developments of between 5 and 19 houses would apply and NOT policy HC34 which applies to developments of 20 or more houses. The implications of policy HC34 and HC35 are considered in turn later in this section.

3.7 It should be noted that policies HC5, HC6 and paragraph 6.30 of the Local Plan allow for the relaxation of the standards set out in policies HC34 and HC35 in certain circumstances. These are:

- in sustainable locations to achieve higher housing densities on brown field sites; *and*
- in conservation areas to protect the quality of the conservation areas;

provided that the extent and location of existing open space is taken into account.

¹ A summary of the consultation carried out is included in ‘Contributing to Sport & Recreation: A Review of the Standards of Provision in Kennet’, Final Report, June 2004, Leisure & the Environment
3.8 Policy PD1 of the Kennet Local Plan 2011 is also relevant when considering the location of recreation space within a new housing development. Criterion 10 refers to the need to consider the impact of a development on residential amenity, including that caused by reason of noise and disturbance. The Guidance set out below has incorporated these potential concerns by introducing the need for a buffer zone around play areas to reduce any possible concerns about noise and nuisance.

3.9 For the application of policy HC34 and HC35, to convert the policy requirement of x hectare of play area per 1000 people to a requirement for an individual development an average household size of 2.40 people should be used (average household size for Kennet 2001 Census).

3.10 The guidelines that are provided in this section of the SPG are for minimum areas of useable play space. This has been estimated on the basis of guidelines provided by the National Playing Fields Association to ensure a meaningful play value for each area. Spaces greater than these minimum standards will be acceptable where each of the other criteria relevant to the type of play space being provided are met.

3.11 Some of the housing sites that come forward will involve 25 or more houses. For these sites developers will be asked to prepare a planning brief in accordance with paragraph 1.19 of the Kennet Local Plan 2011. This includes an element of local public consultation. As part of this consultation the views of potential users and existing local residents should be sought to elicit views on the type of equipment needed and appropriate locations for an equipped play space within the development. For developments involving 10 or more dwellings, Kennet’s draft Statement of Community Involvement requires local consultation which should include a debate about local play provision. For developments of between 4 and 9 houses how the requirements of policy HC35 have been met should be addressed in a statement of design principles (see paragraph 1.21 of Kennet Local Plan 2011).

**Policy HC34 - Standards of provision in developments of 20 or more residential units (net)**

<table>
<thead>
<tr>
<th>Policy HC34</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RECREATION PROVISION ON LARGE HOUSING SITES</strong></td>
</tr>
<tr>
<td>In new residential developments of 20 or more dwelling units recreational open space will be required to be provided on the basis of 2.43 ha/1000 people, comprising:</td>
</tr>
<tr>
<td>a. equipped play space   0.31ha/1000 people</td>
</tr>
<tr>
<td>b. casual play space   0.41ha/1000 people</td>
</tr>
<tr>
<td>c. formal sports/pitches   1.71 ha/1000 people</td>
</tr>
</tbody>
</table>

Kennet Local Plan 2011
Supplementary Planning Guidance
Community Benefits from Planning
March 2005
3.12 The supporting text to policy HC34 (para 2.59) states that ‘full compliance with the standards may not be necessary where it can be demonstrated that existing provision will be sufficient to meet the needs of the new development as well as of existing development in the vicinity’

**Equipped Play Space (Criterion (a), Policy HC34)**

3.13 For the purposes of this SPG equipped play space has been defined as:

```
Outdoor areas comprising equipped playgrounds for children of primary and pre-school age and a grassed area for general play. The number of pieces of equipment will depend on the size of the area but the minimum area should provide 5 different activities.
```

To establish whether a new equipped play space is needed in accordance with policy HC34 the process set out in diagram 3.1 will be used. For the purposes of the process set out below ‘adequate provision’ is defined as well maintained children’s equipped play area of at least 400 sqm containing at least 5 different pieces of play equipment in good condition which provide high play value to primary and pre-school age children. (See also para 3.15 for further details). Where an off site contribution in lieu of providing an equipped play area on site is an alternative the contributions will be based on the pro rata cost of providing and maintaining an equipped children’s play space of 400 sqm and used to upgrade play facilities in the area.
Diagram 3.1: Process for the Application of Policy HC34 a (i.e. 20+ houses) -

**Equipped Play Space**

Is there adequate provision for primary school children within 240m radius of the site (5 mins walk)?

- **Yes**: No contribution required
- **No**: Contribution sought to improve these facilities for use by the new residents

Is there adequate provision for primary school children within 240 m of the site that is in poor condition, under utilised or capable of extension?

- **Yes**: Contribution sought to improve these facilities for use by the new residents
- **No**: On site provision sought to the minimum standard required (ie greater site area than the policy requires).

Does the site involve 20-50 houses?

- **Yes**: On site provision sought to the minimum standard required (ie greater site area than the policy requires).
- **No**: The developer can agree to commute the liability to improve facilities for children in agreement with the local planning authority (based on policy requirement)

On site provision sought. Minimum site area 400m2

---

3.14 Equipped play spaces should be provided on the basis of 0.31 ha per 1000 people, as stated in policy HC34. As a guiding principle no house should be no more than 240 metres from such a facility. It is accepted that in some rural areas (where there are very isolated pockets of housing); as well as in the larger settlements (where it might be felt more appropriate to provide fewer but better equipped facilities) larger distances may be acceptable.

3.15 Individual equipped play space within a single residential development should normally meet the following requirements:

**Accessibility**

a) The space should not be more than 240 metres from any of the houses it serves (approximately a 5 mins walk);

b) It should be accessible on foot and cycle from every dwelling in the group without having to cross a through vehicular route;

c) The space should be directly accessible from the public footpath network, but sited so that children cannot run directly onto a road;

d) Gates and surfacing should be designed to provide ease of access for those with mobility impairment, eg wheelchairs, pushchairs, in accordance with the Disability Discrimination Act 1995
Quality

e) The useable space should be at least 400 sq metres in area;
f) The space should be fenced, contain at least 5 items of play equipment, (each providing a different activity) provide casual seating and a small games (free play) area. The number and type of equipment to be agreed with the Leisure Services Manager in consultation with the Planning Services Manager and the Environment / Amenities Manager.
g) The space should be located to benefit from good informal supervision from surrounding dwellings with landscaping and planting which does not interfere with this supervision;
h) Include a landscaping plan agreed with the District Council
i) It should comply with industry technical standards for safety and be constructed in materials consistent with the design of houses in the development;
j) Where possible, provision of an appropriate buffer zone between the activity area and neighbouring properties (at least 20 metres from the nearest wall of the closest house)
k) All appropriate UK and EU safety standards should be met.

3.16 Criterion (e) refers to the minimum area acceptable as an equipped play space. 400 sqm is the equipped play space requirement generated by a development of 53.76 houses (see Commuted Payments section for more information). Smaller areas for equipped play space may be considered depending on the location of the site and its individual characteristics. Otherwise, the council will seek to negotiate off site contributions to improve the quality and range of existing play areas. (See Diagram 3.1, above.)

3.17 In order to comply with criterion (i) all installations and equipment supplied should comply to the relevant British or European Standards, including surface treatments, as appropriate. Developers will be required to supply certificated confirmation, on hand over, that the equipped play space complies with these regulations. The specification for the play area can be provided by the council or the council will consider a specification supplied by the developer.

Phasing

3.18 Equipped play space should be available concurrent with the ongoing completion of the development. Where an equipped play space is to be provided on a large site it should be available for use once the first 30 dwellings are available for occupation. Where improvements are to be made to an existing play area financial contributions to carry out those improvements are to be paid to the local planning authority once development commences on site. (This should provide sufficient time for the local planning authority to carry out the improvements before the site is completed.)
**Committed Payments**

3.19 Where a committed payment has been agreed this will be based on the pro rata cost of maintaining an equipped play space. At January 2005 prices this has been calculated to be £55,100. (The components of this cost are explained at paragraph 3.48)

3.20 To give an example, the committed payments for a scheme for 30 houses in relation to a children’s equipped play space would be as indicated below. Where an equipped play space is provided on site, the same calculation will be used to calculate a committed payment towards future maintenance of the play area by the Council.

**Example of Developers Equipped Play Space Pro Rata Calculation**

Cost of installation plus committed maintenance for a 400 sqm EPS = £55,100

£55,100/ 53.76 houses = £1025 per house

Therefore:

30 houses = £1025 x 30 = £30,750 for the development

NB 2.4 is the average household size in Kennet, 400 sqm is the minimum size for a children’s equipped play space.

**Standard Equipped Play Space Provision**

0.31ha/1000 people = 3.1 sqm per person

400 sqm = 400/3.1 = 129 people

129/2.4 persons per household = 53.76 houses

53.76 houses generates the need for 400 sqm equipped play space. [See 3.11]
Exceptions for equipped play space requirement

3.21 Sheltered accommodation, elderly persons accommodation, student or holiday accommodation, single bedroom dwellings, bed sits and temporary housing, whose occupiers are not likely to place any additional demand on existing equipped play areas, will not be expected to make a contribution towards new play provision.

Bailey Close, Pewsey - Equipped Play Space

<table>
<thead>
<tr>
<th>Application No.</th>
<th>K\34635</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decision Date</td>
<td>14/08/98</td>
</tr>
<tr>
<td>Location</td>
<td>Phase 1, Pewsey Hospital</td>
</tr>
<tr>
<td>No of dwellings</td>
<td>49 dwellings</td>
</tr>
<tr>
<td>Name of Play Area</td>
<td>Bailey Close</td>
</tr>
<tr>
<td>Type of play area</td>
<td>Equipped play space</td>
</tr>
<tr>
<td>Maintenance contribution</td>
<td>£13,051 (for 10 year maintenance period)</td>
</tr>
</tbody>
</table>

Planning Condition:
No more than 18 dwellings on either side of the north-south estate road which divides the site shall be occupied until the play area serving that part of the estate has been laid out and equipped to an adoptable standard. These areas shall not thereafter be used for any purpose other than as play areas. At no time shall they be incorporated into adjoining residential cartilages.

Casual Play Space (Criterion (b), Policy HC34)

3.22 For the purposes of this SPG casual play space has been defined as:

Outdoor areas for both casual and active use for children of secondary school age. There is some flexibility in the nature of this provision as it can be either traditional play area aimed at older children containing a minimum of 8 different activities or a multi use games area\(^2\) or social tarmac. A mixture of uses can be considered in agreement with the local planning authority.

The definition is not intended to be ‘exclusive’ of other activities for young people. The most appropriate provision for the local area will be discussed with the local town or parish council as applications are received. Diagram 3.2 summarises the process the council will use to establish whether a

\(^2\) For further information on MUGAs Sport England produce a guidance note on minimum standards.
new equipped casual play space is needed in accordance with policy HC34. For the purposes of the process set out below ‘adequate provision’ is defined as a well maintained equipped casual play area of at least 750 sqm of useable space containing at least 8 pieces of different play equipment in good condition which will provide play value to children aged 11+. (See also para 3.25 for further details). Where an off site contribution in lieu of providing an equipped casual play space on site is an alternative, the contributions will be based on the pro rata cost of providing and maintaining an equipped casual play area of 750 sqm which includes at least 8 pieces of different play equipment.

Diagram 3.2 - Process for the Application of Policy HC34 a (i.e. 20+ houses) -

Casual Play Space (Equipped)

Is there adequate provision for older children within 600m radius of the site (15 mins walk)?

Yes → No contribution Required

No

Is there provision for older children within 600 m of the site that is in poor condition, under utilised or capable of extension?

Yes → Contribution sought to improve these facilities for use by the new residents

No

Does the site involve 20-75 houses? (For these developments the minimum standard of 750 sqm will not be achieved)

Yes → Negotiation to see if an on site solution to providing a valuable, quality facility for older children can be secured.

No → On site provision sought. Minimum site area 750sqm

Yes → The developer can choose to commute the liability to improve facilities for older children in agreement with the LPA.

3.23 Para 2.59 of the Kennet Local Plan 2011 indicates that full compliance with the standards may not be necessary where it can be demonstrated that existing provision will be sufficient to meet the needs of the new development as well as of existing development in the vicinity. As indicated above, it is an important part of the process to establish whether existing facilities are sufficient to meet the needs of new residents or whether the most cost-effective way of providing for new residents is to improve an existing equipped casual play area. Only once these two
options have been considered should a new on site casual play area be proposed.

3.24 The table below identifies the casual play areas in each of the main settlements in Kennet. There are many other casual play areas in the District in the rural areas. An assessment of these sites will be made as planning applications are received which meet the criteria in policy HC34. In all locations, the most appropriate improvement or new provision for young people will be discussed with the local town or parish council at the time of individual applications. Sites not included in the list below, which do not currently provide facilities for young people, can be considered if the proposal will introduce activities suitable for young people (11+)

Table 3.1: Existing Casual Play Spaces in Main Centres

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Town</th>
</tr>
</thead>
<tbody>
<tr>
<td>Le Marchant</td>
<td>Devizes</td>
</tr>
<tr>
<td>Richmond Close</td>
<td>Devizes</td>
</tr>
<tr>
<td>Waiblingen Way</td>
<td>Devizes</td>
</tr>
<tr>
<td>Oamaru Way</td>
<td>Devizes</td>
</tr>
<tr>
<td>Brickley Lane</td>
<td>Devizes</td>
</tr>
<tr>
<td>Avon Road Recreation Ground</td>
<td>Devizes</td>
</tr>
<tr>
<td>Deweys Lane</td>
<td>Ludgershall</td>
</tr>
<tr>
<td>Orchid Drive</td>
<td>Ludgershall</td>
</tr>
<tr>
<td>Linden Close</td>
<td>Ludgershall</td>
</tr>
<tr>
<td>Easterton Lane</td>
<td>Pewsey</td>
</tr>
<tr>
<td>Rogers Meadow</td>
<td>Marlborough</td>
</tr>
</tbody>
</table>

3.25 Casual play spaces should be provided on the basis of 0.41 ha per 1000 people, as stated in policy HC34. This is an objective for the whole District. The aim should be that no house is more than 600 metres from such a facility, although this can only be a guide. It is accepted that in some rural areas (where there are very isolated pockets of housing); as well as in the larger settlements (where it might be felt more appropriate to provide fewer but better equipped facilities) larger distances might be acceptable.

3.26 Individual casual play space within a single residential development should, therefore, normally meet the following requirements:

Accessibilty

a) The space should not be more than 600 metres from any of the houses it serves (approximately a 15 mins walk);

b) It should be accessible on foot and cycle from every dwelling in the group via a route that provides safe crossing points on through vehicular route;

c) Gates and surfacing should be designed to provide ease of access for those with mobility impairment, eg wheelchairs, pushchairs, in accordance with the Disability Discrimination Act 1995.
Quality

d) The space should be at least 750 sq metres (useable space) in area;

e) The area should be capable of sustaining a number of activities and
provide a mixture of hard and soft surfaces as well as casual seating;

f) There should be a minimum of 8 pieces of equipment each offering a
different activity OR a specific unit of provision such as a social tarmac
or multi-use games area OR a mix of both in agreement with the local
planning authority. The specification for the equipped play space to be
agreed with the Leisure Services Manager in consultation with the
Planning Services Manager and the Environment/Amenities Manager.

g) The space should be located to benefit from good informal supervision
from surrounding dwellings with landscaping and planting which does
not interfere with this supervision;

h) The siting of elements within the space should have regard to potential
problems of noise and nuisance;

i) It should comply with technical standards for safety and be constructed
in materials consistent with the design of houses in the development;

j) Where possible, provision of an appropriate buffer zone between the
activity area and neighbouring properties (at least 30 metres from the
nearest wall of the closest house);

k) All appropriate UK and EU safety standards should be met.

3.27 Where local circumstances permit, there may be merit in grouping facilities
for older children with those for younger children. For example, where
housing is clustered around open space, providing facilities where they are
overlooked by housing can help in avoiding vandalism and abuse of
equipment, as well as ensuring that users are near to help if need be.
Regular maintenance costs can also be reduced. An example of this type
of approach is at Osmund Road, Brickley Lane in Devizes (see page 24
for more details). However, the advantages of locating facilities in this way
must be weighed against the potential problems of noise and nuisance.

3.28 Criterion (d) refers to the minimum area acceptable as an equipped casual
play space. 750 sqm is the equipped casual play space requirement
generated by a development of 76.22 houses. Smaller areas for equipped
play space may be considered depending on the location of the site and
its individual characteristics. Otherwise, the Council will seek to negotiate
off site contributions to improve the quality and range of existing play
areas. (See Diagram 3.2, above.)

Phasing

3.29 Equipped casual play space should be available concurrent with the
ongoing completion of the development. Where an equipped casual play
space is to be provided on a large site it should be available for use once
the first 30 dwellings are available for occupation. Where improvements
are to be made to an existing equipped casual play space financial
contributions to carry out those improvements should be paid to the local
planning authority once development commences on site. (This should
provide sufficient time for the local planning authority to carry out the improvements before the site is completed.)

**Committed Payments**

3.30 Where a committed payment has been agreed this will be based on the pro rata cost of maintaining a typical equipped casual play space or a multi use games area of 750 sqm. At January 2005 prices this has been estimated to be £60,000. (The components of this cost are explained at paragraph 3.48)

3.31 To give an example, the committed payments for a scheme for 30 houses in relation to an equipped casual play space (ECPS) would be as indicated below. Where an equipped casual play space is provided on site, the same calculation will be used to calculate a committed payment towards future maintenance of the play area by the Council.

### Standard equipped Casual Play Space Provision

- 0.41ha/1000 people = 4.1 sqm
- 750 sqm = 750/4.1 = 182.9 people
- 182.9/2.4 persons per household = 76.22 houses

*76.22 houses generates the need for 750 sqm ECPS. [See 3.11]*

Development with less than 76.22 houses pay a pro rata committed sum

### Developers equipped Casual Play Space Pro Rata Calculation

Cost of installation plus committed maintenance for a 750 sqm ECPS = £60,000

- £60,000/76.22 houses = £787 per house

Therefore:

- 30 houses = £787 x 30 = £23,610 for the development

NB 2.4 is the average household size in Kennet, 750 sqm is the minimum size for a casual equipped play space
Exceptions for equipped casual play space requirement

3.32 Sheltered accommodation, elderly persons accommodation, student or holiday accommodation, single bedroom dwellings, bed sits and temporary housing, whose occupiers are not likely to place any additional demand on existing equipped play areas, will not be expected to make a contribution towards new play provision.

Osmund Road, Devizes - Combined Casual and Equipped Play Space

<table>
<thead>
<tr>
<th>Application No.</th>
<th>K43138</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decision Date</td>
<td>24/03/03</td>
</tr>
<tr>
<td>Location</td>
<td>Phase 3, Brickley Lane, Devizes</td>
</tr>
<tr>
<td>No of dwellings</td>
<td>51 dwellings</td>
</tr>
<tr>
<td>Name of Play Area</td>
<td>Osmund Road</td>
</tr>
<tr>
<td>Type of play area</td>
<td>Combined equipped and casual play space</td>
</tr>
</tbody>
</table>

Maintenance contribution: £23,405 (for equipped play space element for 10 years)

Planning Condition:
The play area shown on the approved drawing shall be equipped in accordance with details first agreed by the local planning authority and shall be constructed before the 20th dwelling is first occupied.

Note: This central play area was included in a reserved matters application for 51 dwellings. It serves the whole development of more than 300 dwellings. The total contributions towards the maintenance of equipped play areas throughout the development was £85,215)
**Formal Sports/Pitches (Criterion (c) Policy HC34)**

3.33 The provision of formal sports pitches is the third element of Policy HC34. From the outset it is important to define what is meant by formal sports/pitches as the standard covers the provision of most kinds of outdoor sport (but excludes those requiring very large amounts of space like golf and water sports).

Formal sports/pitches include all areas used primarily for pitch sports such as cricket, rugby and hockey; full size artificial turf pitches; athletics tracks; tennis courts and bowling greens that are in secured community use. Secured community use includes:

- all district and local council managed facilities;
- any school facilities where they are subject to formal dual/community use agreements between (for example) the school/education authority and the District Council;
- any other institutional facilities available to the public as a result of dual/community use arrangements; and,
- any facilities owned, used or maintained by clubs/private individuals which as a matter of policy or practice are available for use by large sections of the public through membership of a club or admission fee. In either case the 'cost of use' must be reasonable and affordable for the majority of the community.

3.34 The standard for formal sports/pitches will be applied to all developments of 20 dwellings or more. As can be seen from examples given below developments involving less than 146.2 houses are insufficient to provide space for a football pitch. (146.2 x 2.4 = 350 people. 350/1000 x 1.7ha = 0.56ha). As the scale of housing in Kennet (outside sites allocated in the Kennet Local Plan) will generally involve less than 146.2 houses no single site is likely to provide a new pitch. However, this does not mean that no contribution will be sought as these developments will increase the pressure for use on existing facilities. The emphasis will be on negotiating improvements to existing facilities to cater for the increased demand. The Council will take the following into consideration when assessing the contribution individual sites should make towards formal sports/pitches:

- The location of the housing development eg how accessible it is.
- The amount of land to be made available for sports pitches and how that compares to the minimum space standards for different sports.
- The sports facilities already available within the locality.
- The area that existing sports facilities serve.
- Any identified gaps in formal sports provision within the area.
- The quality of existing pitches.
### Table 3.2: Examples of the Dimensions of Formal Pitches

<table>
<thead>
<tr>
<th>Sport</th>
<th>Total Area</th>
<th>Dimensions</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Football (18yrs+)</td>
<td>100m x 64m</td>
<td>6,400sqm 0.64ha</td>
<td>(includes end &amp; side margins)</td>
</tr>
<tr>
<td>Cricket (average size)</td>
<td>110m x 137m</td>
<td>15,000sqm 1.50ha</td>
<td></td>
</tr>
<tr>
<td>Rugby Union</td>
<td>100m x 64m</td>
<td>6,400sqm 0.64ha</td>
<td>(includes side &amp; end margins)</td>
</tr>
</tbody>
</table>

3.35 A recent review of the council’s ‘Playing Pitch Strategy’ and an assessment of existing sport and recreation facilities in the light of advice in PPG17 has concluded that the existing level of provision of formal sports/pitches in the District, in terms of volume and type, is adequate. There are, however, concerns about the quality of facilities. It is likely, therefore, that during the lifetime of the Kennet Local Plan 2011 the application of policy HC34 in relation to formal sports/pitches will concentrate on the improvement of existing facilities on existing sites within the same settlement. In this way their use and availability can be extended to meet the needs of new residents. Therefore, when considering individual planning applications, in the majority of cases, the Council will be seeking to negotiate a commuted payment for the improvement of existing facilities in lieu of on site provision.

3.36 In rural areas adult sport provision within the parish or related group of parishes will be considered (based on primary school catchments, see Appendix 3.1). The council maintains a record of existing sports and recreation facilities that fall into the formal sports/pitches category across the District. This will be used when considering applications. For information the key sites for improvement in the main settlements where large housing sites are likely to arise are listed below:

---

### Table 3.3: Key Adult Recreation Sites

<table>
<thead>
<tr>
<th>Location</th>
<th>Sites</th>
</tr>
</thead>
</table>
| Devizes  | Devizes Leisure Centre  
Devizes Sports Club  
Green Lane Playing Fields  
Hillworth Park |
| Marlborough | Marlborough Leisure Centre  
Elcot Lane Playing Fields  
Salisbury Road Recreation Ground |
| Pewsey | Pewsey Sports Centre  
Wilcot Road Rugby/Football Grounds  
Easterton Lane Playing Fields |
| Tidworth | Tidworth Leisure Centre |
| Ludgershall | Castledown Sports Centre  
Astor Crescent Cricket Club  
Deweys Lane Recreation Ground |

3.37 The review also recommended that a hierarchy of provision should be considered with equipped play areas being the most accessible grading to accepting greater distances of accessibility for playing pitches then pools and sports halls. This section of the SPG has looked to reflect this by considering the level of provision proposed in the context of the whole settlement the housing site is within in the larger towns or related group of parishes in rural areas (based on primary school catchment areas).

3.38 Where new formal sports/pitch provision is being considered because a number of sites are coming forward together or a single large site is proposed the following principles should be applied:

a) All new formal pitch provision resulting from residential development should be in ‘community use’

b) Wherever possible new provision should be designed and laid out so as to provide for shared use on a seasonal basis i.e. football/rugby and cricket. In practice this will mean that new sites should be able to accommodate the equivalent of at least 2 full size football/rugby pitches.

c) All new provision should be serviced with appropriate changing accommodation and parking space in accordance with Sport England or other appropriate guidance as agreed between the Council and the developer.
d) Provision should be well located to public transport routes, footpaths and cycleways.
e) The quality of the playing surface must at least meet the minimum standards set out in Sport England’s Guidance Note ‘Natural Turf for Sport’

3.39 The detailed specification for new provision will need to be agreed between the developer, local community and Kennet District Council. However, it is expected that it will take into account:

- All appropriate UK & EU safety standards
- Appropriate governing body standards for design
- Disabled access
- Quality of materials
- Energy efficiency and conservation
- Drainage

**Commutted Payments**

3.40 Where a commuted payment has been agreed this will be based on the pro rata cost of providing and maintaining a new football pitch. At January 2005 prices this has been estimated to be £73,500 (The components of this cost are explained at paragraphs 3.48-3.51)

<table>
<thead>
<tr>
<th>Standard Formal Pitch Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.7ha/1000 people = 17 sqm per person</td>
</tr>
<tr>
<td>6400 sqm = 6400/17 sqm = 376.5 people</td>
</tr>
<tr>
<td>376.5/2.4 persons per household = 156.9 houses</td>
</tr>
</tbody>
</table>

*156.9 houses generate the need for 6400 sqm formal pitch provision.*

[See 3.11]

Development with less than 157 houses pay a pro rata commuted sum

<table>
<thead>
<tr>
<th>Developers Formal Pitch Provision Pro Rata Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost of installation plus commuted maintenance for 6400 sqm formal pitch = £63,000 plus £10,500 maintenance</td>
</tr>
<tr>
<td>£73,500/156.9 = £469 per house</td>
</tr>
<tr>
<td>Therefore:</td>
</tr>
<tr>
<td>30 houses = £469 x 30 = £14,070 for the development</td>
</tr>
</tbody>
</table>

NB 2.4 is the average household size in Kennet, 6,400 sqm is the minimum size for a formal pitch
3.41 There are no exceptions for the application of the adult sports/pitch requirement of Policy HC34. In the case of sheltered accommodation and elderly persons accommodation the nature and type of new/improved provision should be considered but it is still appropriate to seek contributions.

**Policy HC35 - Standards of Provision in Developments of 5-19 Residential Units (Net)**

**Policy HC35**

**RECREATION PROVISION ON SMALL HOUSING SITES**

New residential developments of between 5 and 19 dwellings, which do not form part of a larger scheme or potential scheme, will be expected to provide land for children’s recreation on the basis of 0.72 ha/1000 people.

3.42 This policy is effectively the combined equipped play space and casual play space provision in policy HC34 in order to achieve improvements in play provision for children on smaller residential schemes. As stated above the minimum useable area of play space that can provide a good range of play activity is 400sqm (based on NPFA advice). The example set out below explains how contributions towards providing useable play space will be calculated in relation to developments between 5 and 19 houses. The emphasis in these smaller schemes will be on providing improvements to existing facilities within walking distance of the housing scheme. Consequentially, the Council will seek commuted payments towards the improvement of existing equipped play spaces on all developments between 5-19, where existing provision is inadequate or in need of refurbishment. The process outlined in Diagram 3.1 will be followed to identify whether there are existing equipped play spaces that could be improved for use by new residents.

**Combined Equipped Play Space Provision**

- 0.72ha/1000 people = 7.2 sqm per person
- 400 sqm = 400/7.5 = 55.6 people
- 55.6/2.4 persons per household =23.17 houses
- 23.17 houses generates the need for 400 sqm EPS. [See 3.11]
Example of Developers Combined Equipped Play Space Pro Rata Calculation

Cost of installation plus commuted maintenance for a 400 sqm EPS = £55,100

£55,100/ 23.17 houses = £2378 per house

Therefore:

10 houses = £2378 x 10 = £23,780 for the development

NB 2.4 is the average household size in Kennet, 400 sqm is the minimum size for a children’s equipped play space

Standards of Provision in Developments of 1-4 Residential Units (Net)

Where a development involves between 1 and 4 dwellings (net) and does not form part of a larger scheme or potential scheme, no recreation space provision will be required. Where the council consider the application to be part of a larger scheme, contributions will be sought on a pro rata basis depending on the eventual size of the scheme. For example, if the scheme could be part of a larger development for 10 houses the pro rata estimates for a development of between 5-19 houses (Policy HC35) will be used (see para 3.41), if the larger development is likely to be 30 homes the pro rata costs estimated in relation to Policy HC34 will be used.

Implementation, Maintenance & Adoption

Policy HC36

RETENTION OF LAND FOR RECREATION

The recreation land provided under policies HC34 and HC35 should always be available and maintained as recreation space for the benefit, primarily, or residents of the related housing developments. Therefore, planning permission will be subject to conditions or a planning obligation will be negotiated to ensure that the recreation space is provided to an agreed standard and site specification and remains available and maintained in the long term.

3.43 It is the developer’s responsibility to provide and maintain recreation space to comply with the terms of their planning permission. However, the council’s view is that the best way to guarantee that land provided for recreation will be retained for such use and maintained correctly is for the
Council to adopt the land and make appropriate arrangements for its future maintenance. Whilst the Council cannot insist that the land provided for recreation is transferred to the Council, all developers should be aware that the offer to adopt and maintain recreation space provided as part of a development is an option. Apart from ensuring that the recreation space does remain as a recreation space this practice will also relieve developers of the responsibility of maintaining recreation space long after they may have sold all of the houses and moved to another site.

Conditions on Planning Permissions

3.44 As indicated in policy HC36 conditions will be placed on all planning permissions for residential developments where recreation provision is required to ensure compliance with the standards and to ensure that the land provided is subsequently maintained. Examples of the type of conditions currently being used are shown below.

Example Conditions

The development shall make provision for open space, amenity areas and play areas in accordance with Kennet District Council's adopted guidance. The plans shall define the boundaries and shall include details of the intended future uses of each area, in particular the user age groups of play areas together with the features and items of play equipment it is proposed to install.

REASON:
To ensure a satisfactory provision of different forms of open space throughout the development in the interests of the amenity of future residents.

Before the XXth dwelling hereby permitted is occupied the play area shown on the submitted plans shall be laid out and equipped in accordance with a scheme to be first agreed in writing by the local planning authority before any of the dwellings are first occupied. The submitted scheme shall include landscaping and make provision for future maintenance.

REASON:
To ensure that the play area is provided in the interests of the amenity of future residents, at no additional costs to the local planning authority

Implementation

3.45 As explained in para 3.11, the council are requesting that planning briefs be prepared for all housing sites involving 25 or more houses (paragraph 1.19, Kennet Local Plan 2011). These briefs should address the need for recreation space and identify how the requirements of policy HC34 can be met. Where a site is in multiple ownership all owners should contribute to
the preparation of the planning brief. As part of this consultation the views of potential users, the parish council and existing local residents should be sought to elicit views on the type of equipment needed and appropriate locations for an equipped play space within the development. The council will adopt individual planning briefs prepared in accordance with the Kennet Local Plan 2011 as supplementary planning guidance. Individual applications and successive owners/developers will then be expected to comply with the adopted planning brief. The council has successfully pursued this approach recently and have adopted planning briefs for the Le Marchant Barracks and Roundway Mill sites in Devizes, Pewsey Hospital and Broomcroft Road sites in Pewsey and Pennings Road, Tidworth. In this way recreation is considered at an early stage, reflecting the importance Kennet places on recreation space provision.

3.46 For developments involving 10 or more dwellings, Kennet’s draft Statement of Community Involvement requires local consultation (residents, parish council) which should include a debate about local play provision. For smaller sites (that is less than 10 houses), a ‘Statement of Design Principles’ is to be submitted with each planning application in accordance with paragraph 1.21 of the Kennet Local Plan. Where schemes involve more than 4 houses, these statements should identify how the requirements of policy HC34 or HC35 have been considered. These pre-application statements will be used to assess whether the requirements of policies HC34 and HC35 are being met. On occasion, at the outline stage, additional supporting details may be requested to demonstrate that the recreation requirements can be met if the information in the planning brief or statement of design principles is not sufficiently clear. Again, in this way recreation is considered at an early stage.

3.47 When preparing a planning brief or a statement of design principles early discussion with the Council’s Leisure Services Manager is encouraged to ensure opportunities for on site/off site provision and future adoption and maintenance have been explored. Where large housing schemes (25+) are being proposed the involvement of the parish/town council and local community is seen by Kennet as an essential part of the process for preparing a planning brief.

**Maintenance**

3.48 It will be up to the developer and the Council to reach agreement on the adoption and maintenance of recreation space provided in a particular housing scheme. As indicated below, the cost of maintenance etc. for an equipped play space and an equipped casual play space includes a one off administration payment of £1000 to ensure the site is of an appropriate standard to be adopted and insured. Once the site has been judged to be of an adoptable standard the Council will seek to negotiate a payment for maintenance based on the following costs:
**Equipped Play Space**  £55,100 for a 400 sqm minimum area

**Casual Play Space/Multi Use Games Area**  £60,000 for a 750 sqm minimum area

**Football Pitch**  £73,500 for a 0.64ha minimum area

3.49 The detailed components of children’s equipped play space provision are:
   a) Replacement equipment costs in year 10,
   b) Installation,
   c) Safety surfacing,
   d) Fencing & gates,
   e) Sum for Health & Safety inspections and associated administration,
   f) One off £1000 for pre adoption insurance inspection,
   g) KDC sign and litter bins.

3.50 The estimate for an equipped casual play space or multi use games area is based on two options. A standard play space for older children that includes 8 pieces of different equipment plus a free play zone or a multi use games area. Both estimates include general maintenance costs for a period of 20 years, fencing & gates, safety surfacing, repair and replacement of individual components, and health and safety inspections. The cost for a multi use games area reflects the latest advice on Sports Facility Costs published from Sport England for the 3rd Quarter 2004.

3.51 With the adult sports/pitch provision it is more difficult to estimate the likely cost to the developer as the nature of improvements needed to an existing facility will vary considerably. For example, maintenance contributions will vary depending on whether the proposed works is to improve the drainage of an existing playing field to extend its use or building better changing facilities. For this reason, the estimate for providing and maintaining a new football pitch which needs levelling & new drainage will be used as a guide. It has been estimated that to provide a football pitch will cost £63,000 which will cost approximately £10,500 to maintain for 20 years.

3.52 Policy HC36 talks about the availability of a recreation space and maintenance in the long term. For the purposes of the calculations indicated above a period of 20 years has been used.

**Bibliography**

PPG17 – Planning for Open Space, Sport & Recreation
Circular 1/97

September 1998

### Appendix 3.1:

**Primary School Catchments**

<table>
<thead>
<tr>
<th>School location</th>
<th>Parishes that form the main catchment area</th>
</tr>
</thead>
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<tr>
<td>Aldbourne</td>
<td>Aldbourne</td>
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<tr>
<td>All Cannings</td>
<td>All Cannings</td>
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<td>Avebury</td>
<td>Avebury</td>
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<tr>
<td>Etchilhampton</td>
<td></td>
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<tr>
<td>Avebury</td>
<td>Berwick Bassett</td>
</tr>
<tr>
<td>Avebury</td>
<td>Winterbourne Monkton</td>
</tr>
<tr>
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<td>Baydon</td>
</tr>
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<td>Bishops Cannings</td>
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<td>Broad Hinton</td>
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<td>Winterbourne Bassett</td>
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<td>Chilton Foliat</td>
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<td>Chirton</td>
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<td>Collingbourne Ducis</td>
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</tr>
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<td>All Devizes wards</td>
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<td>Stert</td>
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<td>Ogbourne St</td>
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George Ogbourne St George
Pewsey Milton Lilbourne
Pewsey Wootton Rivers
Potterne Potterne
Preshute Preshute
Ramsbury Ramsbury
Rowde Poulshot
Rowde
Rushall Charlton
Manningford
North Newnton
Rushall
Wilsford
Savernake Froxfield
Savernake
Seend Seend
Shalbourne Ham & Buttermere
Shalbourne Tidcombe & Fosbury
Tidworth Tidworth
Upavon Everleigh
Upavon
Urchfont Urchfont
West Lavington West Lavington
West Overton Fyfield
West Overton
Woodborough Alton
Beechingstoke
North Newnton
Stanton St Bernard
Woodborough
Worton & Marston
Marston
Worton
SECTION FOUR : Community & Social Needs

Policy HC42

ADDITIONAL SOCIAL AND COMMUNITY NEEDS

In the case of new housing developments involving 25 or more dwellings or 1 hectare of land (irrespective of the number of dwellings), the local planning authority will need to be satisfied that the social and community needs of the new residents can be met. Where the local planning authority has evidence to demonstrate that these needs cannot be met by existing infrastructure, appropriate provision to meet the needs arising from the development will be sought.

Introduction

4.1 The Council, through its emerging Leisure and Arts Strategy, is committed to ensuring that a minimum standard of provision for community buildings are provided across the district. This standard is set out below.

At least 1 village hall/community hall should be provided within:

a) no more than 10 minutes drive time in rural areas,
b) no more than 15 minutes walking time in the main settlements of Devizes, Marlborough, Tidworth, Pewsey and Ludgershall.

The planning and design of these facilities should take into account the following considerations.

- Facilities (these should include at least 1 large room suited to a range of activities including meetings, functions, dances, and appropriate indoor sports such as table tennis and carpet bowls), a meeting room, kitchen, storage space.
- Local residents views on design
- Energy efficiency and conservation
- Disabled access
- Quality of materials used
- Parking and access by foot, bike and car
- All relevant legislation affecting public buildings of this kind

4.2 Recent research\(^4\) carried on behalf of Kennet has established that many communities already have village halls/community buildings that meet this minimum standard. Some, however, do not. It is also important to recognise that:

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a) this guidance is a minimum benchmark. Density of population and the capacity of the building to meet the demands of that population should also be taken into account.

b) Even the smallest settlements should have convenient and safe access to a good standard community facility, although this could be provided on a shared use basis. In some cases it may be desirable for smaller settlements and population catchments to ‘group together’ to provide facilities where a single village or parish cannot by itself justify its own hall.

c) It may sometimes be desirable and more appropriate to improve existing facilities to satisfy the standards rather than building new. For example it may be more cost effective to co-operate with an existing club or organisation to bring an existing voluntary facility up to the suggested standard and enter into a formal agreement providing for secured community use rather than building an entirely new facility.

d) Where facilities provided to the suggested standards are located in the main towns and larger villages they will generally be within easy walking distance. However, car borne travel is often necessary in the rural areas and this has been accommodated within the standard.

e) When considering improvements to an existing community building or a new building the location of the building should be considered. Every attempt should be made to provide a safe, secure access to the building from the immediate vicinity.

4.3 Meeting the standard will mean that in the larger settlements (in particular) more than one hall may be within easy reach. However, larger populations will result in heavier demand, and it will be important to ensure in such locations that facilities are not just within easy reach, but also that there is sufficient capacity to meet local needs.

4.4 There are several ways in which the council can pursue establishing this standard throughout the district. For example, through the Leisure and Arts Strategy or using developer contributions as partnership funding with Parish Councils or the lottery. The Council recognises that it has an important role to play in this new financial environment. As such, a key commitment contained within its Leisure & Arts Strategy is to:

‘Enable community led activities by providing grant assistance towards appropriate projects and providing assistance on a variety of National Lottery funding streams.’

4.5 It is important, however, that new housing does not exacerbate existing deficiencies or result in unacceptably high demands on existing facilities that meet the standard.
Local Plan Policy Process

4.6 Large scale housing development can generate the need for new or improved community buildings and/or facilities. The provision of these facilities is an essential part of the infrastructure to service new development and to allow it to function as a community. In Kennet, developments of 25 houses or more are considered to be significant and likely to place additional demands on existing community infrastructure, hence the threshold in policy HC42.

4.7 Using the minimum standards for a village hall/community building set out above, the council will use the following process to identify whether contributions are required to improve existing facilities in Devizes, Marlborough, Pewsey, Tidworth and Ludgershall when an application involving 25 or more houses is submitted. In the rural areas the same process will apply except for the substitution of a 10 minute drive for 600m walk.

Definition of a Community Building

4.8 Although the term ‘community building’ is widely used attempts to define what it specifically refers to is more difficult. One of the most helpful definitions was developed in a survey commissioned by the Joseph Rowntree Foundation\(^5\). They defined a ‘community building’ as:

\[
\text{‘a building which is managed by a voluntary management committee, run for public benefit, and plays host to a range of activities for a range of users.’}
\]

4.9 When following the Kennet process a ‘community building’ is defined as:
  a) A meeting place managed by a voluntary committee that is available
     for hire and can accommodate a variety of activities; or,
  b) Space available for hire within a school where there is a formal
dual/community use agreement or the school have an adopted policy
of allowing access to external organisations; or,
  c) Church halls or venues managed by local organisations or charities
that are available for hire and can accommodate a variety of activities

Diagram 4.1 : Process for the Application of Policy HC42
Devizes, Marlborough, Pewsey, Tidworth & Ludgershall

Implementation

4.10 Policy HC42 of the Kennet Local Plan 2011 sets out the circumstances in
which the council will seek developer contributions to meet the social and
community needs arising out of residential developments on large sites. A
critical aspect of this policy is that the onus for demonstrating such needs
is placed on the council, not the developer. As such, it is important that the
council retains an up-to-date picture of the existing provision and
distribution of community buildings across the District in order to inform
negotiations with prospective developers from an early stage in the
process.
4.11 The research carried out on behalf of the council in 2003\(^6\) will be used as the base data of information to inform the process. A list of the community rooms currently included on this list is provided at Appendix 4.1. The council will work with individual parish councils and the Village Hall Adviser at Community First to augment this list with details of the current levels of use of individual buildings and improvements needed to make them more widely available. This approach has worked well recently with Pewsey Parish Council who contacted the managers of the community buildings in Pewsey for information on levels of use and their future needs during discussions on the impact of a new 100+ housing site. As a general rule if an existing community building is deemed to be 80% occupied through regular bookings it should be considered to be fully used as it is important to retain some capacity to respond to occasional needs and one off events which help develop the local community.

4.12 Where an extension to an existing community building is to be provided the likely future uses of the new room(s) should be taken into account when designing the scheme. For example a toddlers group may have different requirements to a dance class. There may also be opportunities for outreach medical services, in association with the local GP, to be provided close to the new community. It is important that the new space should be flexible to facilitate its greatest possible use.

4.13 In many cases, the specific use and function of individual community buildings will need to be discussed with local communities. This is particularly the case where a new community building is proposed or where a large extension to an existing building is proposed. Here the help of parish councils or the local strategic partnership will be sought to inform this process and, if appropriate, lead on the consultation with the local community. A recent example of this co-operation is Bishops Cannings Parish Council’s use of their Parish Newsletter to seek views on the need and location for a new community building in the Cannings Hill area.

4.14 Given the nature of housing developments in Kennet and the number of existing community buildings throughout the District it is not envisaged that a single development will be large enough to generate sufficient demand for a new community building. The emphasis will, therefore, be on negotiating improvements to existing facilities to cater for the increased demand generated by a development. However, where an existing deficiency in community building provision has already been identified and a new housing site will exacerbate this situation the Council will pursue the concept of a ‘community chest’. This means that individual housing sites will incrementally contribute, on a pro rata basis, towards the completion of a new community building. The Council will be responsible for identifying a site for the building and for holding the contributions until the ‘community chest’ is sufficient to deliver the new building. This approach has been used to address the cumulative impact of the housing sites proposed in Devizes where a new community school is proposed which will have a full

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dual use agreement for the community use of facilities out of school hours. (For further information see the Devizes Strategic Development Brief).

**Developer Contributions**

4.15 Calculating contributions from developers towards improvements to existing facilities is complex. One village hall may need minor improvements that could be funded by a development of 25 houses; another may need extensive refurbishment. It is important to establish that the nature/cost of improvements must be reasonably related in scale and kind to the nature of the development proposed. It would be unreasonable to seek contributions to totally rebuild a village hall on the back of 25 houses. A mechanism is therefore needed to establish a benchmark for reasonableness. In all cases early discussion with the Leisure Services Manager and Planning Services Manager is important.

**Cost of a New Community Building?**

4.16 The most recent example of a new community building being provided in Kennet dates back to 2000 and was in Rushall. This was a small hall costing £250,000, excluding the cost of the land. There are one or two more recent examples in Wiltshire that could help establish a guide price in 2004. A community building comprising a main hall, kitchen, toilets and changing facilities was completed in Biddestone, North Wiltshire in August 2003 at a cost of £370,000, excluding the land. More recently negotiations have been completed for a new community building at Bowerhill, Melksham comprising a main hall, kitchen, storage, meeting room and toilets at a cost of £415,000. In October 2004, Sport England published estimates for sport facility costs for the 3rd quarter of 2004. They estimate a small hall the size of a badminton court will cost £570,000\(^7\). Clearly, building costs will increase over time and the estimate of cost for a basic community building will need to be reviewed and up-dated on an annual basis to inform the application of this supplementary planning guidance.

\(^7\) Planning Obligations Kitbag, Sport England, October 2004
but it is proposed to use £400,000 as a guide price in 2004 for providing a new community building that meets the Kennet standard, based on recent local examples.

4.17 In relation to an extension or improvements to an existing community building, information gathered by Local Authority Building Control Sections across Wiltshire and the County’s formerly known as Avon tend to suggest that a building of this nature would cost between £950 - £1200 per square metre. Where a scheme comes forward the cost of the work, using these figures as a guide, will be estimated and compared to the cost calculated using the examples in Table 4.1. A realistic contribution can be derived by comparing the two outcomes. Clearly costs will reflect the individual scheme proposed and advice should be sought from the Planning Services Manager for further information at the time of application.

**Number of Houses Generating a Need for New Community Building?**

4.18 It is difficult to derive a ‘standard’ of provision for social and community buildings. South Somerset District Council has adopted a standard that aims for 1 small hall for every 250 people. West Berkshire consider housing developments of 200 dwellings or more may be expected to make on site provision for community facilities. George Torkildsen in his book ‘Leisure and Recreation Management’ suggests that a hamlet/village of between 100-500 people should have a village/community hall. In terms of new development, earlier guidance provided by Sport England argues that a housing development of 500 houses could support a small sports hall of 1 badminton court size.

4.19 The Sport England benchmark is perhaps the most robust. It is based on a sports participation survey applied to various size housing developments and densities to provide guidelines on levels of demand. The Sports Council’s report emphasises that if the objective of providing a new building is not just for sports but also to provide for social and community use the justification for the small sports hall is strengthened. It is, therefore, proposed to use 500 houses as the benchmark in Kennet.

4.20 The table below gives an indication of how contributions towards improvements to social and community provision will be initially calculated where there is evidence of need. However, it will be important for the managers of individual community buildings to prepare an outline of the works proposed and the cost of those works to justify the contribution sought from developers. Clearly, if the actual cost of the works to an existing community building to extend its capacity is less than these estimates the lower cost will be the contribution sought.

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Table 4.1: Examples of Estimated Contributions towards Community Buildings

<table>
<thead>
<tr>
<th>No. of Houses</th>
<th>Nature of Contribution</th>
<th>Estimate of Cost</th>
</tr>
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<tbody>
<tr>
<td>500</td>
<td>Provide new community building on site</td>
<td>Not known as developer on site will build the facility</td>
</tr>
<tr>
<td>100</td>
<td>Provide improvements to existing facility</td>
<td>400/500 = £800/house</td>
</tr>
<tr>
<td></td>
<td></td>
<td>100 house x £800 = £80,000</td>
</tr>
<tr>
<td>25</td>
<td>Provide improvements to existing facility</td>
<td>400/500 = £800/house</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25 house x £800 = £20,000</td>
</tr>
</tbody>
</table>

**Maintenance & Management**

4.21 The estimate of costs so far does not include an element for maintenance or set up costs. Where an improvement to an existing facility is proposed it will fall to the existing management of that building to provide on-going maintenance and management.

4.22 Where a new community building is to be built the Council will work closely with the proposed local management committee to establish an appropriate mechanism for future management. This could be in the form of a local residents committee once new houses are built, establishing a committee in a similar way to the way ‘Village Hall Committees’ are currently set up or through the direct control of the Parish Council. In these circumstances, where the developer is building the community facility as part of the housing development the actual cost to the developer is likely to be less than the £400,000 estimated for a new off site facility. Therefore, to ensure the new community building is managed by the local community, the Council will seek to negotiate a one off payment of 5% of the cost of a new off site community building ie £20,000 for set up costs and to establish future management and maintenance agreements. It is anticipated that once established the new hall will generate funds through hire of the hall to continue maintaining the site.

**Bibliography**


Appendix 4.1 – List of Community Buildings

*Please note that this list is continually being updated. For the latest information contact the Forward Planning team at Kennet District Council*

### Devizes Community Area

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Community Room</th>
<th>Address</th>
<th>Facilities</th>
<th>Disabled Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Cannings</td>
<td>All Cannings Village Hall</td>
<td>All Cannings, Devizes SN10 3PA</td>
<td>Car park, kitchen facilities, seating for 60, meeting room</td>
<td>No details</td>
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<tr>
<td>Bishop Cannings</td>
<td>Bishops Cannings Parish Hall</td>
<td>Bishop's Cannings, Devizes SN10 2LD</td>
<td>Car park, kitchen facilities, seating for 85, meeting room</td>
<td>Wheelchair access</td>
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<td>Bromham</td>
<td>Bromham Social Centre</td>
<td>New Road, Bromham, Devizes SN15 2JB</td>
<td>Car park, kitchen facilities, seating 200, meeting room, skittle alley, indoor bowls, lounge &amp; bar, hall &amp; rooms for hire</td>
<td>Wheelchair access, accessible/disabled toilet</td>
</tr>
<tr>
<td>Devizes</td>
<td>Nursteed Centre, Devizes</td>
<td>Nursteed Road, Devizes SN10 3AH</td>
<td>Centre for 14 clubs for the disabled</td>
<td>Wheelchair access, disabled/accessible toilet, loop system, adjacent parking</td>
</tr>
<tr>
<td>Devizes</td>
<td>Corn Exchange</td>
<td>Market Place, Devizes SN10 1BN</td>
<td>Kitchen and bar facilities, PA system, conference and function facilities</td>
<td>Loop system, wheelchair access, accessible/disabled toilet, lift to all floors</td>
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<tr>
<td>Devizes</td>
<td>Devizes Public Library</td>
<td>Sheep Street, Devizes SN10 1DL</td>
<td>Meeting room, exhibition, display and audio-visual facilities</td>
<td>Lift, disabled/accessible toilet and access</td>
</tr>
<tr>
<td>Devizes</td>
<td>Devizes Town Hall</td>
<td>St John's Street, Devizes SN10 1BN</td>
<td>Kitchen and bar facilities, PA system, conference and function facilities</td>
<td>Wheelchair access, accessible/disabled toilet, chair lift, loop system, lift and ramp</td>
</tr>
<tr>
<td>Devizes</td>
<td>Friends Meeting House, Devizes</td>
<td>Sussex Wharf, Devizes SN10 2AE</td>
<td>Two meeting rooms, one large, one small well equipped kitchen, outside lawns</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Devizes</td>
<td>London Road Youth Centre, Devizes</td>
<td>Estcourt Crescent, Devizes SN10 1LW</td>
<td>Four meeting rooms, refreshment facilities</td>
<td>Wheelchair access, disabled/accessible toilet</td>
</tr>
<tr>
<td>Devizes</td>
<td>Nursteed Primary School</td>
<td>Brickley Lane, Devizes</td>
<td>Large sports hall, kitchen, small meeting room</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Kennet Local Plan 2011
Supplementary Planning Guidance

Community Benefits from Planning
March 2005

45
<table>
<thead>
<tr>
<th>Settlement</th>
<th>Community Room</th>
<th>Address</th>
<th>Facilities</th>
<th>Disabled Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Devizes</td>
<td>Sheep Street Baptist Church</td>
<td>Sheep Street, Devizes SN10 1EW</td>
<td>Meeting rooms for hire.</td>
<td>Wheelchair access, accessible/disabled toilet, loop system.</td>
</tr>
<tr>
<td></td>
<td>The Wharf Theatre, Devizes</td>
<td>Wharfside, Couch Lane, Devizes SN10 1EB</td>
<td>Theatre available for productions, conferences, seminars etc. lounge area suitable for smaller meetings. Workshop/teaching/rehearsal facilities</td>
<td>4 disabled parking spaces, loop system, wheelchair access, disabled/accessible toilet</td>
</tr>
<tr>
<td>Devizes</td>
<td>Southbroom &amp; London Road Youth Development Centre</td>
<td>The Green, Devizes SN10 5AB</td>
<td>no details</td>
<td>wheelchair access</td>
</tr>
<tr>
<td>Devizes</td>
<td>St James Parish Centre</td>
<td>London Road, Devizes SN10 1LT</td>
<td>Seating for 80</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Devizes</td>
<td>St Johns Church Hall</td>
<td>Devizes SN10 1NS</td>
<td>1 medium size hall (max 80 people), 1 small meeting room, kitchen</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Easterton</td>
<td>Easterton Village Hall</td>
<td>Easterton, Devizes SN10 4PX</td>
<td>Car parking, kitchen, seating for 150</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Easterton</td>
<td>St Barnabas Church Room</td>
<td>Easterton, Devizes SN10</td>
<td>No details</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Erlestoke</td>
<td>Erlestoke Village Hall</td>
<td>Erlestoke, Devizes</td>
<td>Car park, limited kitchen, meeting room, seating for 100</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Etchilhampton</td>
<td>Etchilhampton Village Hall</td>
<td>Etchilhampton, Devizes SN10 3JJ</td>
<td>Small car park, kitchen facilities, seating for 58, meeting room</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Great Cheverell</td>
<td>Great Cheverell Village Hall</td>
<td>Great Cheverell, Devizes SN10 5UJ</td>
<td>Seats 40, meeting room &amp; hall for hire</td>
<td>No details</td>
</tr>
<tr>
<td>Little Cheverell</td>
<td>Little Cheverell Village Hall</td>
<td>Coldharbour, Little Cheverell, Devizes SN10 4JY</td>
<td>No car park, minimal kitchen facilities, seating for 50</td>
<td>No details</td>
</tr>
<tr>
<td>Market Lavington</td>
<td>Ebenezer Baptist Church Hall</td>
<td>Littleton Panell, Devizes SN10 4ET</td>
<td>No details</td>
<td>No details</td>
</tr>
<tr>
<td>Marston</td>
<td>Worton and Marston Village Hall</td>
<td>Marston, Devizes SN10 5SW</td>
<td>Car park, kitchen facilities, seating for 100</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Potterne</td>
<td>St Mary the Virgin Parish Rooms</td>
<td>Potterne, Devizes SN10 5NF</td>
<td>Two rooms available for hire</td>
<td>No details</td>
</tr>
<tr>
<td>Potterne</td>
<td>Potterne Village Hall</td>
<td>Mill Lane, Potterne, Devizes SN10 5QE</td>
<td>Car park, kitchen facilities, seating for 100, meeting room</td>
<td>No details</td>
</tr>
<tr>
<td>Poulshot</td>
<td>Parish Hall, Poulshot</td>
<td>The Green, Poulshot, Devizes SN10 1RT</td>
<td>No details</td>
<td>No details</td>
</tr>
<tr>
<td>Rowde</td>
<td>Hall at CARE, Rowde</td>
<td>Rowde, Devizes SN10 2TQ</td>
<td>Multipurpose hall available for community use</td>
<td>No details</td>
</tr>
<tr>
<td>Rowde</td>
<td>Rowde Village Hall</td>
<td>Cock Road, Rowde, Wiltshire</td>
<td>Car park, kitchen facilities, seating for 80</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Settlement</td>
<td>Community Room</td>
<td>Address</td>
<td>Facilities</td>
<td>Disabled Access</td>
</tr>
<tr>
<td>-----------------</td>
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</tr>
<tr>
<td>Seend</td>
<td>Irene Usher Hall, Seend</td>
<td>Rusty Lane, Seend, Melksham SN12 6PY</td>
<td>Hall and field available</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Seend</td>
<td>Seend Women’s Institute Hall</td>
<td>Seend, Devizes SN1 2PF</td>
<td>Car park, kitchen facilities, seating for 100</td>
<td>No details</td>
</tr>
<tr>
<td>Urchfont</td>
<td>Urchfont Village Hall</td>
<td>Church Lane, Urchfont, Devizes SN10 4QS</td>
<td>Car park, kitchen facilities, seating 100 in village hall, 25 in small committee room</td>
<td>Wheelchair access, disabled/accessible toilet</td>
</tr>
<tr>
<td>West Lavington</td>
<td>West Lavington Village Hall</td>
<td>West Lavington, Devizes SN10 4DN</td>
<td>New stage, car park, adequate kitchen facilities, seats 150</td>
<td>Wheelchair access, disabled/accessible toilet, lift to stage</td>
</tr>
</tbody>
</table>

### Marlborough Community Area

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Community Room</th>
<th>Address</th>
<th>Facilities</th>
<th>Disabled Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aldbourne</td>
<td>Methodist Church Centre</td>
<td>Lottage Road, Aldbourne, Marlborough</td>
<td>No details</td>
<td>Wheelchair access, disabled/accessible toilet</td>
</tr>
<tr>
<td>Aldbourne</td>
<td>Aldbourne Village Hall</td>
<td>Aldbourne, Wiltshire, SN8 2DZ</td>
<td>Car park, kitchen facilities, seats 60; for concerts, 85 for receptions, 120 for dances, meeting room</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Avebury</td>
<td>Avebury Social Centre</td>
<td>Beckhampton Road, Avebury SN8 1RF</td>
<td>Car park, new kitchen &amp; toilet facilities, seating for 60, standing for 100, meeting room</td>
<td>Wheelchair access, accessible/disabled toilet</td>
</tr>
<tr>
<td>Axford</td>
<td>Axford Village Hall</td>
<td>Axford, Marlborough SN8 2EY</td>
<td>2 halls, licensed, seating for 80, kitchen facilities, toilets, car parking by arrangement, adjacent children's playground</td>
<td>Wheelchair access, accessible/disabled toilet</td>
</tr>
<tr>
<td>Broad Hinton</td>
<td>Broad Hinton Village Hall</td>
<td>High Street, Broad Hinton SN4 9PQ</td>
<td>Car park, kitchen facilities, seating 100, meeting room, hall for hire</td>
<td>No details</td>
</tr>
<tr>
<td>Burbage</td>
<td>Burbage Village Hall</td>
<td>Burbage, Marlborough SN8 3AP</td>
<td>Car park, kitchen and bar facilities, seats 180, meeting room</td>
<td>Wheelchair access, accessible/disabled toilet</td>
</tr>
<tr>
<td>Chilton Foliat</td>
<td>Chilton Foliat Village Hall</td>
<td>Chilton Foliat, Marlborough RG17 0TF</td>
<td>On street parking, only hot drinks in kitchen, seating for 75</td>
<td>No details</td>
</tr>
<tr>
<td>East Grafton</td>
<td>East Grafton Coronation Hall</td>
<td>Village Green, East Grafton, Marlborough SN8 3DB</td>
<td>Kitchen facilities, seating for 75</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Foxfield</td>
<td>Foxfield Memorial Hall</td>
<td>Foxfield, Marlborough</td>
<td>Car park, stage, seating for 100, meeting room</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Settlement</td>
<td>Community Room</td>
<td>Address</td>
<td>Facilities</td>
<td>Disabled Access</td>
</tr>
<tr>
<td>------------</td>
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</tr>
<tr>
<td>Great Bedwyn</td>
<td>Bedwyn Memorial Village Hall</td>
<td>Frog Lane, Great Bedwyn, Marlborough SN8 3PD</td>
<td>Car park, kitchen facilities, seating 90, stage, floodlights and curtains</td>
<td>Loop system, wheelchair access, accessible / disabled toilet</td>
</tr>
<tr>
<td>Great Bedwyn</td>
<td>Great Bedwyn Community Day Centre</td>
<td>Frog Lane, Great Bedwyn, Marlborough SN8 3PD</td>
<td>Drop in centre for the elderly</td>
<td>No details</td>
</tr>
<tr>
<td>Lockeridge</td>
<td>Kennet Valley Hall</td>
<td>Lockeridge, Marlborough SN8 4HE</td>
<td>Car parking, kitchen facilities, seating for 200, meeting room, changing room/showers, playing fields, stage</td>
<td>Wheelchair access, disabled/acces sible toilet, adjacent parking</td>
</tr>
<tr>
<td>Manton</td>
<td>Manton Village Hall</td>
<td>Manton, Marlborough SN8 4HP</td>
<td>Kitchen caters for 60, seating for 80</td>
<td>Wheelchair access, disabled/acces sible toilet</td>
</tr>
<tr>
<td>Marlborough</td>
<td>Wesley Hall, Marlborough</td>
<td>Oxford Street, Marlborough SN8 1AH</td>
<td>No details</td>
<td>Wheelchair access, disabled/acces sible toilet</td>
</tr>
<tr>
<td>Marlborough</td>
<td>Marlborough Development Centre</td>
<td>St Margarets Mead, Marlborough SN8 4BA</td>
<td>Adjacent parking, meeting room, small sports hall, lounge &amp; coffee bar, youth centre &amp; youth club, building for hire</td>
<td>No details</td>
</tr>
<tr>
<td>Marlborough</td>
<td>Marlborough Public Library</td>
<td>91 High Street, Marlborough SN8 1HD</td>
<td>Meeting room, exhibition and display facilities</td>
<td>Lift, wheelchair access, disabled/acces sible toilet</td>
</tr>
<tr>
<td>Marlborough</td>
<td>Marlborough Town Hall</td>
<td>High Street, Marlborough SN8 1AA</td>
<td>Assembly room, kitchen/bar, licensed for weddings etc.</td>
<td>Lift, disabled/acces sible toilet</td>
</tr>
<tr>
<td>Marlborough</td>
<td>Friends Meeting House</td>
<td>The Parade, Marlborough SN8 1NE</td>
<td>Small room, upstairs room seating for 30, limited kitchen facilities, no smoking or alcohol allowed</td>
<td>Stair lift, loop system, accessible/disabled toilet</td>
</tr>
<tr>
<td>Marlborough</td>
<td>New Road Centre</td>
<td>New Road, Marlborough SN8 1AH</td>
<td>Community resource for those with any form of moderate disability, living in and around Marlborough</td>
<td>Wheelchair access, disabled/acces sible toilet, adjacent parking, guide dogs accepted</td>
</tr>
<tr>
<td>Marlborough</td>
<td>St Marys Church Hall</td>
<td>Silverless Street, Marlborough SN8 1JQ</td>
<td>No details</td>
<td>Disabled Access</td>
</tr>
<tr>
<td>Marlborough</td>
<td>St Peters Church Community Centre</td>
<td>High Street, Marlborough SN8 1HQ</td>
<td>Café, craft shop, central &amp; south aisle available for hire (up to 180 people), kitchen facilities, tower open to visitors some summer Saturdays. Available for hire to</td>
<td>Wheelchair access, accessible/disabled toilet, loop system</td>
</tr>
<tr>
<td>Settlement</td>
<td>Community Room</td>
<td>Address</td>
<td>Facilities</td>
<td>Disabled Access</td>
</tr>
<tr>
<td>-----------------------------</td>
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<tr>
<td>Marlborough</td>
<td>Jubilee Centre</td>
<td>28, High Street, Marlborough SN8 1LW</td>
<td>Room for hire at drop in centre for the elderly</td>
<td>Wheelchair access, accessible/disabled toilet</td>
</tr>
<tr>
<td>Mildenhall</td>
<td>Mildenhall Village Hall</td>
<td>Mildenhall, Marlborough SN8 2LR</td>
<td>Seating for 100, good kitchen facilities, committee room with own entrance</td>
<td>Wheelchair access, accessible/disabled toilet, adjacent parking</td>
</tr>
<tr>
<td>Ogbourne St George</td>
<td>Ogbourne St George Village Hall</td>
<td>High Street, Ogbourne St George, Marlborough SN8 1SU</td>
<td>Car park, kitchen facilities</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Ramsbury</td>
<td>Holy Cross Church Room</td>
<td>Back Lane, Ramsbury Marlborough SN8</td>
<td>Hall seating for 80, kitchen, toilet</td>
<td>Ramp wheelchair access via fire door, accessible/disabled toilet</td>
</tr>
<tr>
<td>Ramsbury</td>
<td>Ramsbury Memorial Hall</td>
<td>Ramsbury, Marlborough SN8 2QN</td>
<td>Seating for 175, kitchen facilities, limited parking (1 disabled bay)</td>
<td>Wheelchair access, accessible/disabled toilet, loop system</td>
</tr>
<tr>
<td>Shalbourne</td>
<td>Shalbourne Village Hall</td>
<td>Kingston Road, Shalbourne, Marlborough SN8 3QH</td>
<td>Limited car park, kitchen facilities</td>
<td>No details</td>
</tr>
</tbody>
</table>

**Pewsey Community Area**

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Community Room</th>
<th>Address</th>
<th>Facilities</th>
<th>Disabled Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alton Barnes</td>
<td>Coronation Hall</td>
<td>Alton Barnes, Marlborough</td>
<td>Car park, kitchen facilities, small meeting room, serving bar and large kitchen</td>
<td>Disabled access available</td>
</tr>
<tr>
<td>Chirton</td>
<td>Chirton Village Hall</td>
<td>Chirton, Devizes SN10 3QX</td>
<td>No car parking, adequate kitchen facilities, seating for 50, meeting room</td>
<td>Assisted wheelchair access</td>
</tr>
<tr>
<td>Easton Royal</td>
<td>Easton Royal Village Hall</td>
<td>The Street, Pewsey SN9 5LZ</td>
<td>Car parking, kitchen facilities, seating for 120, meeting room</td>
<td>No details</td>
</tr>
<tr>
<td>Enford</td>
<td>Enford Village Hall</td>
<td>Enford, Pewsey SN9 6DD</td>
<td>Car park, kitchen, seating 100, recreation ground and sports field, meeting room</td>
<td>No details</td>
</tr>
<tr>
<td>Hilcott</td>
<td>Hilcott Parish Room</td>
<td>Hilcott, Pewsey SN9 6LE</td>
<td>Car parking, kitchen facilities, seating for 70, meeting room</td>
<td>No details</td>
</tr>
<tr>
<td>Settlement</td>
<td>Community Room</td>
<td>Address</td>
<td>Facilities</td>
<td>Disabled Access</td>
</tr>
<tr>
<td>-----------------------------</td>
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</tr>
<tr>
<td>Manningford Bruce</td>
<td>Manningford Village Hall</td>
<td>Manningford Bruce, Pewsey SN9</td>
<td>No details</td>
<td>Ramp wheelchair access, accessible/disabled toilet</td>
</tr>
<tr>
<td>Marden</td>
<td>Marden Village Hall</td>
<td>Marden, Devizes SN10 3RQ</td>
<td>Car park, good kitchen facilities, seats 100</td>
<td>No details</td>
</tr>
<tr>
<td>Milton Lilbourne</td>
<td>Milton Lilbourne Village Hall</td>
<td>The Street, Milton Lilbourne, Pewsey SN9 5LQ</td>
<td>Car park, kitchen facilities, seating for 100</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Netheravon</td>
<td>Phoenix Hall, Netheravon</td>
<td>High Street, Netheravon, Salisbury SP4 9PJ</td>
<td>Hall available for community hire</td>
<td>Wheelchair access, accessible/disabled toilet</td>
</tr>
<tr>
<td>Oare</td>
<td>Oare Village Hall</td>
<td>Oare, Wiltshire SN8</td>
<td>Limited car parking, adequate kitchen facilities, seating for 60-100</td>
<td>No details</td>
</tr>
<tr>
<td>Pewsey</td>
<td>Pewsey Scout Hut</td>
<td>Aston Close, Pewsey</td>
<td>No car parking, adequate kitchen facilities, seating for 200</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Pewsey</td>
<td>Bouverie Hall</td>
<td>North Street Car Park, Goddard Road, Pewsey SN9 5QE</td>
<td>Large village hall with stage, seating for 250 (350 standing), 2 meeting room, extensive kitchen facilities</td>
<td>Wheelchair access, disabled/acces sible toilet, adjacent parking</td>
</tr>
<tr>
<td>Pewsey</td>
<td>Wesley Hall</td>
<td>Pewsey Methodist Church, North Street, Pewsey SN9 5ES</td>
<td>No details</td>
<td>No details</td>
</tr>
<tr>
<td>Stanton St Bernard</td>
<td>Stanton St Bernard Village Hall</td>
<td>Stanton St Bernard, Marlborough SN8 4LN</td>
<td>Car park, kitchen facilities, seating for 30</td>
<td>Wheelchair access</td>
</tr>
<tr>
<td>Upavon</td>
<td>Upavon Village Hall</td>
<td>Andover Road, Pewsey SN9 6EA</td>
<td>Car park, adequate kitchen facilities, seats 100</td>
<td>Assisted wheelchair access</td>
</tr>
<tr>
<td>Wilcot</td>
<td>Wilcot Village Hall</td>
<td>The Green, Wilcot, Pewsey SN9 5NN</td>
<td>15 parking spaces, hall can be divided in two areas, seats 70, large village green</td>
<td>Wheelchair access, adjacent parking</td>
</tr>
<tr>
<td>Wilsford</td>
<td>Wilsford Village Hall</td>
<td>Wilsford, Pewsey SN96HB</td>
<td>Small car park, adequate kitchen facilities, seating for 100</td>
<td>Lottery grant works anticipated in near future to improve wheelchair access and disabled toilet</td>
</tr>
<tr>
<td>Woodborough</td>
<td>Woodborough Parish Room</td>
<td>Woodborough, Pewsey SP 9 5PA</td>
<td>Car park, kitchen facilities, seating for 50</td>
<td>No details</td>
</tr>
<tr>
<td>Wootton Rivers</td>
<td>Wootton Rivers Village Hall</td>
<td>Wootton Rivers, Wiltshire SN8 4NL</td>
<td>No details</td>
<td>Ramp wheelchair access to hall</td>
</tr>
</tbody>
</table>
## Tidworth Community Area

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Community Room</th>
<th>Address</th>
<th>Facilities</th>
<th>Disabled Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collingbourne Ducis</td>
<td>Collingbourne Ducis Village Hall</td>
<td>Chicks Lane, Collingbourne Ducis, Marlborough SN8 3EL</td>
<td>Capacity 240</td>
<td>Wheelchair access to new stage, accessible/disabled toilet</td>
</tr>
<tr>
<td>Collingbourne Kingston</td>
<td>Collingbourne Kingston Hall</td>
<td>Brunton Lane, Collingbourne Kingston, Marlborough SN8 3SE</td>
<td>Car park, kitchen facilities, seating for 100, meeting room</td>
<td>Wheelchair access, disabled /accessible toilet</td>
</tr>
<tr>
<td>Ham</td>
<td>Ham Village Hall</td>
<td>Ham, Marlborough SN8 3QZ</td>
<td>Car park, limited kitchen facilities, seats 70</td>
<td>Adjacent parking</td>
</tr>
<tr>
<td>Ludgershall</td>
<td>Ludgershall Youth Development Centre</td>
<td>Andover Road, Ludgershall</td>
<td>Youth centre for children 13-19, hall available for hire</td>
<td>No details</td>
</tr>
<tr>
<td>Ludgershall</td>
<td>St James Church Rooms</td>
<td>Ludgershall, Wiltshire SP11 9QF</td>
<td>Two rooms for hire</td>
<td>Wheelchair access, disabled/accessible toilet</td>
</tr>
<tr>
<td>Ludgershall</td>
<td>Ludgershall Scouts Hall</td>
<td>Chapel Lane, Ludgershall, Nr Andover SP11 9QR</td>
<td>Suitable for upto 70 people</td>
<td>Wheelchair access, adjacent parking</td>
</tr>
<tr>
<td>Ludgershall</td>
<td>Ludgershall Memorial Hall</td>
<td>Ludgershall, Wiltshire SP11 9QH</td>
<td>No details</td>
<td>Ramped wheelchair access at side door, accessible/disabled toilet</td>
</tr>
<tr>
<td>Ludgershall</td>
<td>Pavilion</td>
<td>Deweys Lane, Ludgershall</td>
<td>Kitchen and activity area</td>
<td>No info</td>
</tr>
<tr>
<td>Tidworth</td>
<td>Grapevine Community Centre</td>
<td>Perham Down, Tidworth SP11 9LQ</td>
<td>Kitchen</td>
<td>No details</td>
</tr>
<tr>
<td>Tidworth</td>
<td>Tidworth Youth and Community Centre</td>
<td>Bulford Road, Tidworth SP9 7RZ</td>
<td>Hall for hire</td>
<td>No details</td>
</tr>
<tr>
<td>Tidworth</td>
<td>Tidworth Community Centre</td>
<td>Wylye Road, Tidworth, Hampshire SP9 7QQ</td>
<td>Hall for hire</td>
<td>Wheelchair access, disabled/acces sible toilet</td>
</tr>
<tr>
<td>Tidworth</td>
<td>Holy Trinity Hall</td>
<td>Holy Trinity Church, Pennings Road, Tidworth</td>
<td>Not great</td>
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SECTION FIVE : Public Art

POLICY TR22

Public Art

The Council will encourage the provision of new works of public art on suitable key development sites in order to enhance the appearance of the development, the amenity of the area and the quality of the local environment.

Introduction

5.1 The term ‘public art’ refers to work by artists and craftspeople in the built or natural environment that is in publicly accessible places. It is the commissioning of artists and craftspeople to make new site-specific work that can be permanent, temporary, internal or external. Public art is appropriate in all significant development sites not just housing.

5.2 Quality public art adds greatly to the public enjoyment of an area and encourages a sense of place and local identity. Through public art Kennet District Council’s priority is to reflect the district’s local distinctiveness and character in creative and innovative ways, by encouraging artists to be involved in the development of a public art project at the earliest opportunity. This reflects the objectives of the council’s Cultural Strategy.

5.3 For developers public art can raise the quality of a development providing a sense of place and identity which attracts purchasers.

The Benefits of Public Art

5.4 The integration of Public Art works into development schemes can:

a) transform public spaces, creating places for people to interact and improve the general quality of life
b) encourage tourism by giving an area a competitive edge in relation to competing visitor destinations
c) provide opportunities to involve local communities in expressing the identity of their area
d) encourage social inclusion and create concern for the local environment
e) Create work for artists living in the area
f) Assist in attracting investment to an area
g) Promote quality, innovation and a lasting vision for the future
Purpose of the Public Art Supplementary Planning Guidance

5.5 The reason for including guidance on the provision of public art in developments is as follows:

- To define the local and policy contexts for the development of public art projects in Kennet
- To give practical guidance to developers on how public art should be integrated into development schemes in Kennet
- To define public art and the benefits of implementing public art schemes
- To explain how the process will work

Forms of Public Art

5.6 Public art may be integrated into a development in a variety of ways, and the physical outcome could take on a variety of forms. It is anticipated that Public Art will be integrated into a scheme as either:

a) a functional element to a scheme (e.g. lighting, landscape, seating, fencing, signage etc)

b) a landmark work by an artist (e.g. sculpture / painting / visual artwork)

5.7 Public art works can be internal or external, integral or free standing, monumental or domestic, large or small scale, design or ornament. Whatever the outcome, it has to have one consistent quality; to be specific to the site and the locality in relation to the context of the site. It should be complementary to good building design (see policy PD1).

Kennet Local Plan Policy

5.8 Policy TR22 (above) of the Kennet Local Plan 2011 sets the planning policy context for the provision of public art in developments. Developers should consider including these elements in design proposals when preparing a Planning Brief for a site that involves 25 or more houses or 1 hectare of land\(^9\) (see paragraph 1.19 of KLP) to support an application. It should be noted that the threshold of 1 hectare of land applies to all types of development not just housing.

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\(^9\) Defined as ‘Key Development Sites’ in the Local Plan, see Glossary to the Kennet Local Plan 2011.
5.9 The Council considers Public Art to be appropriate in all key development sites. For these, developers will be expected to indicate how public art has been considered as contributing to the overall scheme. Clearly there will be occasions where elements of public art will not be appropriate but the presumption will always be for the provision of public art in the design process. In this way public art will emerge as an integral element of the proposal or rejected as inappropriate in individual cases in an open and transparent way.

Kennet’s Cultural Strategy

5.10 Kennet District Council’s Cultural Strategy supports the local plan policy and will help provide the foundation for the development of public art in Kennet. It has the following key aims:

- to identify, promote and celebrate diverse cultural opportunities for residents and visitors to the area
- to raise the social and economic profile of the area for communities and visitors
- to widen the appeal of Kennet as a place to live, work and visit.

5.11 Kennet District Council will be seeking to commission public works of art through the planning process that reflect the local distinctiveness of the area in effective and innovative ways.

5.12 The Cultural Strategy has identified that Kennet’s ‘distinctiveness’ is encapsulated by:

- historic landscape - the white horses, roman roads, ancient sites and archaeology
- modern landscape - farming, dairy, arable and traditional countryside management
- architecture and use of local materials (see policy PD1)
- Local history
- Local traditional trades such as agriculture, textiles, thatching and brewing

5.13 Design briefs for public art projects will ensure that artworks are sympathetic to the distinctiveness of the local area and consider the meanings that the site may already have to local people.

Costs

5.14 ‘Percentage for Art’ is an internationally used funding mechanism for the commissioning of public art. Arts Council England endorsed Percent for Art in 1988 as an important means to integrate the work of artists into the planned development of public space. Percent for Art is widely used by local authorities across the country. Whilst there is no statutory requirement for a 1% contribution for public art the length of time the practice has been operating in the country and the breadth of its
acceptance does provide a high degree of validity and legitimacy as a mechanism.

5.15 ‘Percentage for Art’ enables a proportion of the capital cost of a building or environmental scheme to be set aside for the integration of works by artists and crafts people. The council recommends that developers consider using the standard 1% of construction costs as a guide when allocating sums to public art schemes. Schemes will be considered that are an integral part of the development and, therefore, not potentially funded from an additional fund provided they comply with the objective of promoting public art within a development. For example railings, street furniture, and other design features could meet the public art objective.

5.16 In addition developers will be encouraged to contribute allocated sums from the capital budget for items such as railings, street furniture and design features to enhance/reflect individual elements of public art when appropriate and feasible.

5.17 Expenditure on public art can cover the following:

- Artists fees, including a design fee, fabrication and installation
- Specialist advice and project management
- Linked education / community consultation programmes
- Legal and professional fees
- Administration fees for commissioning work and drafting contracts.

The Process

5.18 Public art is one of a number of developer contributions that may be sought on a development site. As such, developers and their agents are strongly advised to discuss proposals with the council’s planning officers and Leisure Services Manager at the earliest possible opportunity. The most appropriate time would be when preparing a planning brief in accordance with paragraph 1.19 of the Kennet Local Plan 2011. In this way it can be established whether public art is appropriate to an individual scheme and, if so, the process for including elements of public art in the proposal. Where public art is appropriate, ideas about how to incorporate elements of art can then be discussed with local communities as part of the planning brief process. The developer may wish to engage a professional artist to assist in the production of proposals. It is the Council’s intention to adopt planning briefs prepared in accordance with paragraph 1.19 of the Kennet Local Plan 2011 as supplementary planning guidance to inform development control decisions. Public art properly integrated into the planning brief will then gain status as a material planning consideration.

5.19 At the planning application stage, when the public art proposals have been agreed with the Council, developers should discuss plans for commissioning the works, including the preparation of appropriate commissioning briefs with the Leisure Services Manager.
5.20 The commissioning brief will include:

- fee proposals
- timescales
- relevant themes
- materials
- consultation arrangements

The commissioning brief will not be prescriptive, and will aim to foster rather than restrict the creativity and imagination of artists.

5.21 The council will be responsible for commissioning the work from the artist, designer or craftsperson. The council will also be responsible for drawing up and managing contracts with commissioned artists. Adoption, long term maintenance or otherwise by Kennet District Council will be subject to separate negotiation.

5.22 The provision of public art will be facilitated by way of planning conditions and/or planning obligations.
SECTION SIX: Residential Amenity Areas

Policy PD1

DEVELOPMENT AND DESIGN

A. General Application

A high standard of design will be expected in new developments, extensions or alterations to existing buildings, changes of use and in proposals affecting the landscape and environment, to ensure that the character, appearance and environmental quality of the Kennet area is maintained or enhanced, and to promote safety and compatibility between adjoining land uses.

B. Considerations

In order to achieve high standards of design, all development proposals should adequately address the factors listed below, where they are relevant to the development under consideration:

... 10) The impact on residential amenity, including that caused by reason of noise and disturbance.

Background

6.1 In February 1998 Kennet published Supplementary Planning Guidance in relation to the then adopted Kennet Local Plan 2001. It included a section on the provision of open space and private amenity space in residential areas. This section of the Community Benefits from Planning SPG brings forward and updates the information from 1998 and relates it to clause 10 of Policy PD1 of the Kennet Local Plan 2011. It looks first at the concept of open space in the context of creating individual character within new residential developments and secondly the provision of private amenity space in order to protect residential amenity

Amenity Open Space

6.2 The aspects of open space dealt with under this heading relate to the casual needs of people in housing areas using land set aside for their general use, whether as publicly adopted land or as land held by a Management Company or Trust of some kind which may control it on behalf of the residents.

a) General Amenity Open Space

6.3 General amenity open space (or ‘greenspace’) will take a number of different forms, dependent upon the physical characteristics of the site. It
may, for example, include existing woodland, stream valleys set aside from the areas to be developed for housing, or hedgerows and other physical features to be retained for their nature conservation value.

6.4 The design of general amenity open spaces within a development and the links between these spaces should aim to create a local identity. For example, the opportunity should be taken to develop open spaces around protected trees or landscape features and, if appropriate, existing man made features within the site worthy of retention.

6.5 There is a need to consider the natural environment as an integral part of community benefits from planning. Access to natural greenspace is a strong factor in people's quality of life, with social, economic, physical and mental health benefits. This should be recognized when considering linkages within and through a site to other natural greenspaces and green corridors when general amenity open space is being planned into a development.

6.6 Responsibility for future maintenance of general amenity open spaces should be discussed early in the planning process. Where the Council are to become responsible for future maintenance early discussions should take place with Kennet’s Leisure Services Manager and Environment and Amenity Services Manager because different types of amenity areas will require different styles of maintenance eg a wooded area will require different treatment to an open area adjacent to a canal.

b) Public Amenity Open Space

6.7 In addition to areas for active recreation ie equipped and casual play space and formal sports pitches, there is a requirement for incidental open space within housing areas. The requirement is for a minimum standard of 10 sqm per house within the development, thus providing 200 sqm for 20 houses, 500 sqm for 50 houses, 1000 sqm for 100 houses, and so on.

6.8 Public amenity areas should be planned as an integral part of the development and provide areas that are practical from a maintenance point of view. Very small areas of land simply ‘left over’ will not be considered.

c) Private Amenity Open Space in Family Housing

6.9 This aspect is too often neglected in consideration of the recreational needs of families and individuals. It will obviously have a bearing on the pressures placed on communal forms of open space and the design, size and privacy of such spaces are a major element in the provision of a quality housing environment.

6.10 Private amenity open space is the land within the curtilage of a house, bungalow or flat used for the day-to-day activities of the household. It will normally be provided in a rear garden and should generally comprise a single area of not less than 50 sqm to accommodate sitting out, clothes drying and gardening, together with an allowance for ‘permitted
development' house extensions. The standards for extensions to dwelling houses under permitted development rights are set out in Article 3, Schedule 2, Part 1, Class A of The Town & Country Planning (General Permitted Development) Order 1995. They are based on the cubic area of the house and will therefore vary from house to house. In practice, an allowance for an additional 20 sqm of garden space will be sufficient, generating a minimum garden area of 70 sqm.

6.11 In certain cases, where there is access to a communal private open space, maintained at private expense by and for the sole benefit of those residents, a lower standard may be applied. A single area of not less than 20 sqm (plus an allowance for 'permitted development' unless such rights have been removed by condition) per dwelling would be acceptable if the communal open space provides the remaining 30 sqm per dwelling that would otherwise have been required. The communal space should lie within 50 m. of each of the dwellings it serves.

6.12 These general standards will not be rigidly applied where higher density, imaginative schemes with a high quality of layout and design are proposed in central areas, where there is easy access to a local park or public garden.

d) Private Amenity Space in Non Family Housing

6.13 Non family housing includes sheltered accommodation where there is a restriction on the occupancy of the unit and hostel or bed sitting accommodation. In such cases the private amenity space needs are assumed to be lower than with family housing. The single area for sitting out, clothes drying etc. may be reduced to 25 sqm as a minimum plus an allowance for 'permitted development'. Again, in practice an allowance for a further 20 sqm (a total area of 45 sqm) would be sufficient. If a communal area is provided, the standard may be reduced to 20 sqm as a minimum for each dwelling served, with no separate sitting out area required, provided that the communal area is within 50 m. of each dwelling served.

Freedom From Overlooking, and Privacy

6.14 It is important to achieve freedom from overlooking, and privacy, between the rooms of one house and those of another, and for at least some parts of the private open space. Except in developments of a lower density this requires careful design of both house types and layout. Careful design which avoids houses lining up back-to-back and looks at each houses’ orientation and aspect is often the most efficient way to introduce privacy to a housing layout. Where back-to-back housing is proposed the developer will be expected to produce a design so that a back-to-back spacing of 21 m. is achieved as an absolute minimum, with adequate screening between properties.

6.15 Even where houses are built adjacent to undeveloped land, or existing houses where windows are more than 10.5 m. away from the boundary, rear garden lengths should not be less than 10.5 m., in order to safeguard
the privacy of any future development or redevelopment.

6.16 At least the sitting out space of private gardens must be reasonably free from overlooking from other dwellings and from public open space or footpaths. Overlooking at ground floor level is easily dealt with by some form of screen at least 1.5 m. high, but overlooking from first floor adjacent windows is more difficult to deal with. Nevertheless this must be given proper consideration in layouts.

**Daylight and Sunlight**

6.17 Private open spaces should be so designed that they receive maximum amounts of daylight and sunlight, and this will be a factor taken into consideration in dealing with subsequent applications for extensions to adjacent properties.