

82. Developers' contributions should be used to support both new MUGAs and improve the existing network of youth provision.

## Playing Pitches

### Existing and planned provision

83. A joint Playing Pitch Strategy (PPS) has just been commissioned by South and Vale and its findings will be available in 2015. This work will review the existing playing fields standards in both authority areas.
84. Didcot Town Council has assessed provision and has concluded that there is a shortfall of pitch provision in the town. In response to this they are purchasing land for new sports facilities at Hadden Hill to the east of the town. The Leisure and Sports Facility Strategy 2011 identifies that for Didcot “There is clear evidence of suppressed demand” and that the quality of the changing rooms is generally below standard.
85. The current position is:
86. *Didcot area (South)*: the South’s adopted Leisure and Sports Facility Strategy 2011 (and its standards) identified a need for 11 junior pitches, five cricket pitches and two rugby pitches. It recommended that pitches and pavilions should be located at NE Didcot and at Great Western Park. However this conclusion excludes consideration of the new housing growth.
87. *Didcot area (Vale)*: The Vale’s Open Space SPD 2008 standards will apply, being 1.6ha per 1000 people, within 15 minutes walking catchment. The 2009 Kit Campbell Background Study report did include all of the proposed new housing sites.

### Demand

88. Demand from new housing in the DLSA has been assessed using the adopted standards for South and Vale, but also allowing for a 0.5% increase per annum (i.e. 108.5% over the period up to 2031).
89. Note, the following table refers to the pitch area required not the full area of playing fields, which will be approximately 150% of the pitch area.

Demand arising from new housing as at 2031 plus participation increase		Football (ha)	Cricket (ha)	Rugby (ha)
Vale area	New housing (c15,000)	9.9	4.1	2.5
South area	New housing (c12,500)	16.1	4.6	2.4
Didcot Leisure Sub Area	Total ha of pitches for new housing	26.0	8.8	4.9
Didcot Leisure Sub Area	Total are for pitches for new housing plus existing population	70.6	22.5	12.36

90. This interim assessment suggests that there is a need for 40 ha of additional pitches (being 60 ha of playing fields) up to 2031 to meet the needs of the 27,500 additional population, from the homes yet to be built. This excludes any existing playing field deficit in Didcot or the wider DLSA. These interim findings will all be reviewed and confirmed through the Playing Pitch Strategy work which is now underway.
91. In principle, the new playing field provision should be located within the largest housing areas and geographically spread.

## Supply

92. There is planned new provision at:
- Great Western Park: about 7 ha of pitches (or about 10.5 ha of playing fields) with a signed s106 and construction underway:
  - 2 x cricket pitches (though one with a shared outfield)
  - 1 x adult rugby pitch
  - 3 x senior, 4 junior and 3 mini football pitches
  - 1 x 6-team pavilion
93. There are also proposals at pre application stage for:
94. Valley Park: about 6ha of pitches or about 8ha of playing fields, based on 2,550 dwellings
95. North-East Didcot: an area of playing fields of around 9ha
96. Thus about 19 ha of pitches (27.5 ha of playing fields) may be deliverable at present leaving 21 ha of pitches (32 ha playing fields) to be identified.

## Previous strategies

### *S Oxon Leisure and Sports Facilities Strategy 2011*

97. This notes that there is a need for 11 junior pitches, five cricket pitches and two rugby pitches. New pitches and pavilions should be located at NE Didcot and at Great Western Park. The accessibility standard is 10 minutes drive time.

### *Vale Leisure and Sports Facilities Strategy 2013*

98. The strategy uses the Open Space 2008 SPD standards being 1.6 ha per 1000 people, within a 15 minutes walking catchment for urban areas.

## Responding to the growth

### *Football*

99. Of the 26 ha of football pitches which are required, about 5.75ha will be provided at GWP.
100. The larger developments that can be expected to provide on-site facilities other sites to contribute towards off site proposals.
101. With the current standards applied, the following are the requirements for football:
- Valley Park: at least 4 ha of football pitches (6 ha playing field for football)
  - North East Didcot: at least 6.4ha of playing pitches (9.6ha of playing field space for football) to be provided on site. At present the master plan identifies a total playing pitch space of 9.0 ha. The priority is that all this space is required for football on-site to meet the needs of that development alone. There is a clear case for more on site pitch space for cricket and rugby (see below).
  - East of Harwell Campus: 2.7ha of football pitches (4ha of playing field space for football) which also includes the off site provision for North West of Harwell, West of Harwell, and South Drive Harwell Campus.
  - North West Valley Park: 1.3ha of pitches (2 ha playing field for football). This should be adjoin the proposed northern area of playing fields in the Valley Park development as an integrated site.
  - Ladygrove East: 2ha of pitches (3ha of playing fields for football)
102. These allocations would still leave a shortfall of about 4ha of pitches (6ha of playing fields) *excluding* the deficit from the current population in Didcot (yet to be quantified through the PPS), together with any additional demand linked to further new housing in South Oxfordshire.
103. Didcot Town Council is actively pursuing the purchase of land at Hadden Hill to the East of the Golf Course and within the DLSA. The area is stated as being 10 ha, which could accommodate about 7ha of pitches.

### *Cricket*

104. Of the 8.8 ha of cricket area (about 7 full size pitches at 1.3ha per pitch) required using the current standards, about 2.6 ha of pitches will be provided at GWP. Thus 5 other cricket pitches are needed.
105. With the current standards applied, the following are the requirements for cricket:

- Valley Park: on site at least 1.7ha of cricket pitches (2.6 ha playing field); this should be provided on site as a minimum of one full sized pitch at 1.3ha in a 2ha playing field area (0.4ha pitches to be allocated elsewhere). The preference is for 2 cricket pitches on-site, but urban design pressures and the nearby GWP pitches may lead to only one being developed on site.
  - North East Didcot: at least 1.8ha of cricket pitches (2.7 ha playing field); this should be provided on site as a minimum of one full sized pitch at 1.3ha in a 2ha playing field area (0.5ha to be allocated elsewhere). The preference is for 2 cricket pitches on-site, but viability pressures have been indicated this as challenging.
  - East of Harwell Campus: a total of 1.2ha of cricket pitches (1.8ha of playing field), which includes the requirements of East of Harwell plus the off site requirements of North West of Harwell, West of Harwell, and South Drive Harwell Campus. This should be provided on site as a one full sized pitch at 1.3 ha in a 2 ha playing field area.
106. These allocations would still leave a shortfall of about 2.3 ha of pitches (3.5 ha of playing fields) an equivalent of 2 cricket pitches *excluding* the current deficit from Didcot (yet to be quantified through the PPS) and any further demand arising from, as yet unallocated, new housing in South Oxfordshire.
107. It is therefore clear at least one additional new large playing field site would be needed for cricket.
108. Didcot Town Council is actively pursuing the purchase of land at Hadden Hill to the East of the Golf Course and within the DLSA. The area is stated as being 10 ha of playing fields, which thus could accommodate about 7 ha of pitches.

### *Rugby*

109. Of the 4.9 ha of rugby area (about 4 full size pitches at 1.2ha per pitch) required, two full sized pitches will be provided at GWP. Thus two other rugby pitches are required. This may be best delivered as a one double pitch (or larger) site, or alternatively enhancements at existing clubs within the DLSA area. The options need to be confirmed via the current Playing Pitch Strategy work.
110. The larger developments that might be expected to provide on-site facilities for rugby (as a new rugby club with a minimum of 2 pitches) include: NE Didcot, Valley Park and East of Harwell Campus. However the priority on these sites is for football.
111. Didcot Town Council is actively pursuing the purchase of land at Hadden Hill to the East of the Golf Course and within the DLSA. The area is stated as being 10 ha of playing fields thus could accommodate about 7 ha of pitches.

## Conclusions and recommendations

112. There is need to retain all current football, rugby and cricket pitches.
113. A new Playing Pitch Strategy is in hand for both Vale and South, and these recommendations will be reviewed in the light of the findings of those strategies. The strategies will also provide more detail on the supply and demand for playing fields and site quality issues, and will provide new standards of provision.
114. The following sites should be allocated:
- Great Western Park
    - All pitches and related facilities identified in the s106
    - New cricket nets
  - Valley Park:
    - Football: 3 adult pitches size at 4 ha pitches (6 ha field);
    - Cricket: 1 cricket pitch at 1.3 ha pitch (2 ha field)
  - North East Didcot
    - 6.4ha of football playing pitches (9.6 ha of playing fields for football).
    - 1.8ha of cricket pitches (2.7 ha playing field)
    - Increase in area for playing fields to 12.3 ha in total
  - East of Harwell Campus
    - 2.7ha of football pitches (4 ha of playing field)
    - 1 cricket pitch (1.3 ha of cricket in a 2 ha playing field area)
  - North West Valley Park
    - 1.3ha of pitches (2 ha playing field for football)
  - Ladygrove East
    - 2ha of pitches (3 ha of playing fields for football)
  - New site(s)
    - Football: Minimum of 4ha of pitch (6 ha of field)
    - Cricket: 1 cricket pitch at 1.3ha pitch (2 ha field)
    - Rugby: 2 adult pitches: 2.4ha (3.6 ha field)
115. These proposed allocations exclude the current deficit from the current population in Didcot Town (yet to be quantified through the PPS work) and the additional demand from as yet unallocated new housing up to 2031 in South Oxfordshire.
116. Developers' contributions should be used to support both new pitches and pavilions and improve the existing pitch and pavilion facilities.

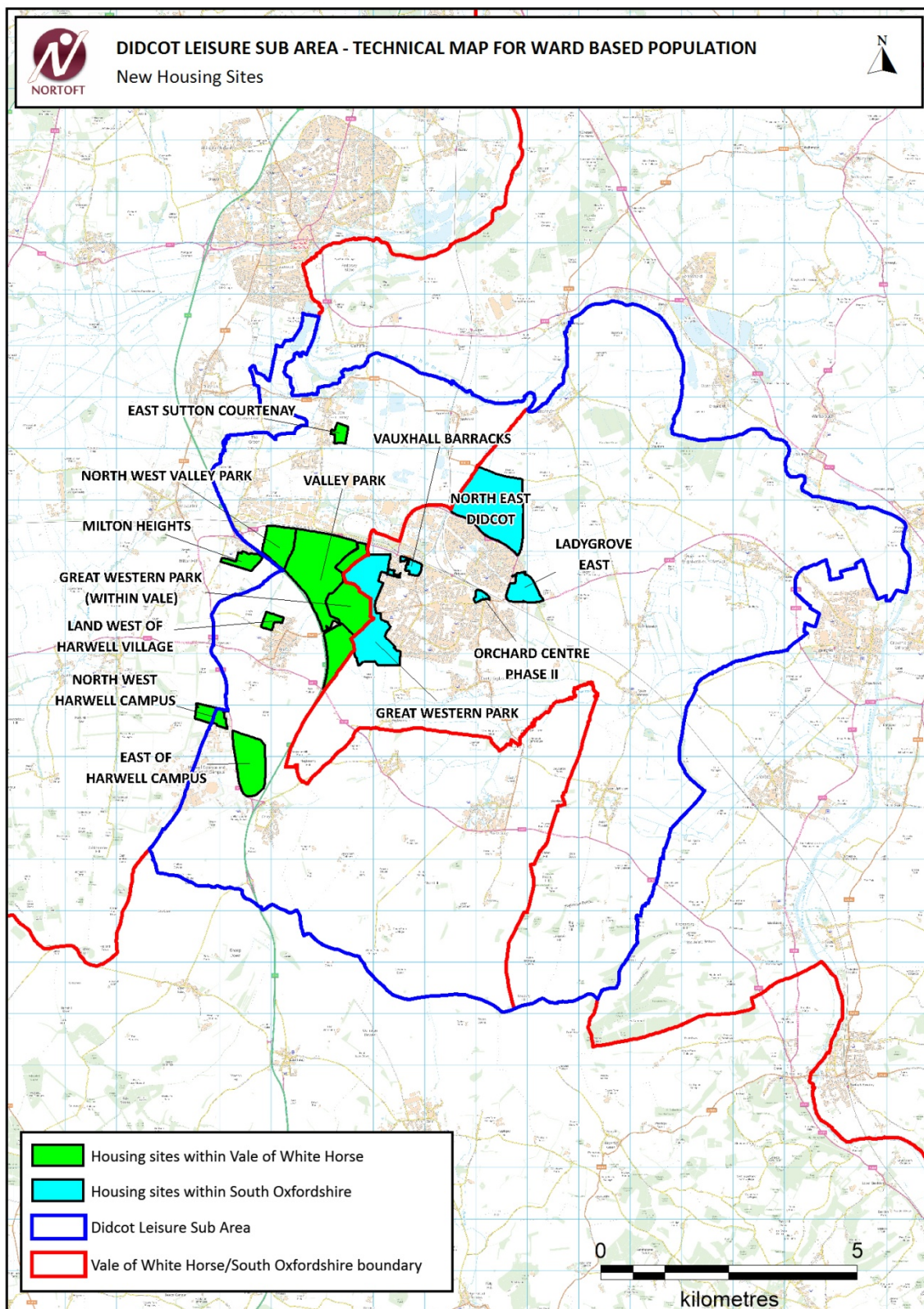
## Technical Note

117. The relevant population profiles for the South and Vale have been applied to the relevant housing areas. Population data has been supplied by Oxfordshire Insight.
118. Population data for the Vale is based on the post consultation housing delivery site mix as at 1<sup>st</sup> August 2014 (see table below). Population data for the South is based on the Core Strategy 2013 as is too early in the plan process. Should additional housing be located in the DLSA then the population data and leisure strategy will need to be updated, *as demand for facilities will increase with implications for the identified mix of new facilities.*

New Housing Sites in the Didcot Leisure Sub Area	Number dwellings*	Popn*
NB: Housing numbers refer to the latest (1 <sup>st</sup> Aug 2014) planned growth and, for where sites have been started, the net dwellings to be completed. NB: The relevant population housing multipliers have been applied to the Vale housing at (x2.39) and to the South at ( x2.43)		
<b>VALE HOUSING</b>		
East Sutton Courtenay	220	526
Milton Heights	300	717
Valley Park	2550	6095
North West Valley Park	800	1912
West of Harwell	200	478
East of Harwell Campus	850	2032
North of Harwell Campus	550	1315
Great Western Park (Vale) * signed s106	794	1929
<b>Total Didcot (Vale)</b>	<b>6,264</b>	<b>15,004</b>
<b>SOUTH HOUSING</b>		
NB: The South housing numbers are based on the Core Strategy 2013 and do not include any additional housing that may be located in the DLSA through the emerging Local Plan 2031 as is too early in the plan process. Should additional housing be located in the DLSA then the leisure strategy will need to be updated.		
Great Western Park (south) * signed s106	1960	4763
North East Didcot (1,880 + 150 smaller sites)	2030	4933
Orchard Centre phase 2	200	486
Ladygrove East	642	1560
Vauxhall Barracks	300	729
<b>Total Didcot (South)</b>	<b>5,132</b>	<b>12,471</b>
<b>Total Didcot (Vale &amp; South)</b>	<b>11,396</b>	<b>27,475</b>

Combined Existing and New Housing in the Didcot Leisure Sub Area	Popn*
*NB: The South housing numbers are based on the Core Strategy 2013 and do not include any additional housing that may be located in the DLSA through the emerging Local Plan 2031 as is too early in the plan process. Should additional housing be located in the DLSA then the population data will need to be updated.	
DLSA Vale 2031	25,905
DLSA South 2031	41,358
<b>DLSA total population at 2031</b>	<b>67,263</b>





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## APPENDIX 10: Local Plan 2011 Policy Consistency

The Local Plan 2011 has a number of policies which directly or indirectly relate to the provision of sport and recreation, as addressed in this Study. These are included in a number of different sections of the Local Plan, and the most relevant are summarised below. Generally they are consistent with the new National Planning Policy Framework, but there is a need to both update some of the policies and to update the evidence base for others.

### *Local Plan Policy Review*

Policy in Local Plan 2011	About	Comment	Policy consistent with Sport and Leisure Facilities Strategy
GS3	Development in Green Belt. Allows small scale developments to support sport	Not specifically addressed in strategy.	Consistent
DC20	Lighting including of sports facilities	Not specifically addressed in strategy but floodlights crucial to many community facilities e.g. artificial grass pitches, rugby and football grass training areas.	Consistent
L1	Protection of existing outdoor playing space incl playing fields and play areas	Updated playing pitch strategy and MUGA review required as evidence to underpin	Consistent but needs updated evidence bases
L7	Protection of existing local leisure facilities	Strategy findings confirm key facilities and needs. Main issue would be management limitations on community use which would be outside the scope of the planning policy	Consistent
H5	Grove Air Field development including requirements for sport, recreation and leisure	Details not specifically addressed in strategy. 2006 SPG on Grove Air Field sets specific policy framework.	Consistent but Grove Air Field SPG needs updating in relation to standards of provision/contributions for facilities on and off site. Needs AGP provision standards adding.
H7	Great Western Park development including requirements for sport, recreation and leisure	Details not specifically addressed in strategy. Infrastructure Development Plan now in place. Need to review community sports provision in relation to new school and dual use issues	Consistent but needs updating in relation to standards of provision/contributions for facilities on and off site.
H23	Open space requirements for new	Introduction to policy include specific reference to the NPFA	Needs updating with specific standards for

	developments	standards. No specific standards given in policy. No reference to SPD 2008. Needs updating in the light of this strategy and follow up work on playing pitch strategy and MUGAs. Also review of green space requirements needed.	sport.  Needs reference to SPD 2008 and follow up work to be completed in 2013
E13	Limitations on other uses at key employment sites	Limits sports provision on employment sites. Not specifically covered in strategy but local sports provision offering opportunities to workers should be more actively encouraged.	Reduce restrictions on sports facility provision within employment areas

APPENDIX 11: Individual Housing Site Calculations

Strategic Housing Area  
Site

Crab Hill (North East Wantage and South East Grove)  
Site number 14

Details

Size of dwelling	Number of dwellings proposed	Housing multiplier (number of occupants)	Number of people
All	1500	2.39	3585
TOTAL			3585

Strategic facilities based on Sport England Sports Facilities Calculator (all off site provision) Cost as per SFC [q4, 2013]						
Swimming pool space (m2 water area)	Swimming pool cost (£)	Sports Hall space (no. badminton courts)	Sports hall cost (£)	Artificial Grass Pitch (AGP) (no. full size pitches)	Artificial Grass Pitch (3G AGP) (£)	TOTAL
40.61	£ 603,137	1.04	£ 687,478	0.11	£ 99,214	£ 1,389,829

Other facilities based on Leisure and Sports Facilities Study standard recommendations			
Health & Fitness requirement @ 5.2 stations per 1000	Health & Fitness requirement @ £16,400 per station	Health & Fitness on or off site requirement <sup>6</sup>	TOTAL
18.64	£ 305,729	off	£ 305,729

Smaller community facilities based on 2008 SPD Open Space, Sport and Recreation Future Provision						
Outdoor tennis provision	Outdoor tennis cost per court (based on 2 courts provision) <sup>3</sup> @£82,500 per court	Tennis: on site or off site provision required	MUGA provision requirement @ 0.76 MUGA/1000	MUGA cost per site <sup>3</sup> @ £120,000	MUGA: on site or off site provision required	TOTAL
3.94	£ 325,339	on	2.72	£ 326,952	on	£ 652,291

Playing fields inc ancillary space and facilities												
1.6 ha playing field per 1000 <sup>1</sup>		Estimated pitch area split across sports <sup>2</sup>			Cost of pitch space			Whether provision should be on site or off site			Clubhouse/ pavilion requirements or contribution <sup>5</sup>	TOTAL
Total area required (ha)	Pitch area required @ 1.1 ha pitch/1000	60% for football	25% for cricket	15% for rugby	<sup>3</sup> Football @ £107,817/ha	<sup>4</sup> Cricket @ £94,922/ha	<sup>3</sup> Rugby @ £100,961/ha.	Football	Cricket	Rugby	1 pavilion required per 6ha of football and rugby and 1 pavilion per cricket pitch.	
5.74	3.94	2.37	0.99	0.59	£ 255,106	£ 93,581	£ 59,721	on	on	off	£ 659,245	£ 1,067,653

TOTAL FOR SPORT AND RECREATION FACILITIES	£3,415,502
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1 Based on the SPD standards of provision. Total playing field area required is assumed to be 150% of the pitch area to allow for ancillary land for run-off, access, parking, pavilion etc.
2 Estimated split across sports based on typical provision across an authority
3 Cost is based on Sport England Q4/2013. Football senior pitch @ 7420 m2 cost of £80,000 = £107,817/ha. Rugby pitch @ 10,400 m2 cost of £105,000 = £100,961/ha.
4 Cost is based on Sport England Q2/2012: Cricket pitch @ 21,070 m2 cost of £200,000 = £94,922/ha.
5 Cost of 4-team changing pavilion, typically required to serve a 6ha site = £685,000 (Sport England Q4/2013). Calculated at 1 pavilion required for total 6ha of football plus rugby, and 1 pavilion per cricket pitch of 2.1ha.
6 Standard 5.2 stations/1000 people (VoWHDC Sport and Leisure Facility Study 2013). Station cost is estimated based on a 2012 costed dryside floorspace for a leisure centre at Wantage/Grove at £1900/sqm. (2x3m per station) plus £5k per station equipment = £16,400/station total. Sport and Leisure Strategy (2013) priority is for contributions to the proposed new Wantage/Grove Leisure Centre (or other H&F centre within 20 minutes drive time).

Summary	£	On/off site
Recreation - Swimming Pools	£ 603,137	off
Recreation - Sports Halls	£ 687,478	off
Recreation - Artificial Grass Pitch	£ 99,214	off
Recreation - Outdoor tennis	£ 325,339	off
Recreation - MUGA	£ 326,952	off
Recreation - Health & Fitness	£ 305,729	off
Recreation - Football pitches	£ 255,106	off
Recreation - Cricket pitches	£ 93,581	off
Recreation - Rugby pitches	£ 59,721	off
Recreation - Clubhouse/pavilion	£ 659,245	off
Total Contributions	£ 3,415,502	

Strategic Housing Area

South of East Hanney

Site

Site number 13

Details

Size of dwelling	Number of dwellings proposed	Housing multiplier (number of occupants)	Number of people
All	200	2.39	478
TOTAL			478

Strategic facilities based on Sport England Sports Facilities Calculator (all off site provision) Cost as per SFC [q4, 2013]						
Swimming pool space (m2 water area)	Swimming pool cost (£)	Sports Hall space (no. badminton courts)	Sports hall cost (£)	Artificial Grass Pitch (AGP) (no. full size pitches)	Artificial Grass Pitch (3G AGP) (£)	TOTAL
5.41	£ 80,418	0.14	£ 91,664	0.01	£ 13,229	£ 185,311

Other facilities based on Leisure and Sports Facilities Study standard recommendations			
Health & Fitness requirement @ 5.2 stations per 1000	Health & Fitness requirement @ £16,400 per station	Health & Fitness on or off site requirement <sup>6</sup>	TOTAL
2.49	£ 40,764	off	£ 40,764

Smaller community facilities based on 2008 SPD Open Space, Sport and Recreation Future Provision						
Outdoor tennis provision	Outdoor tennis cost per court (based on 2 courts provision) <sup>3</sup> @£82,500 per court	Tennis: on site or off site provision required	MUGA provision requirement @ 0.76 MUGA/1000	MUGA cost per site <sup>3</sup> @ £120,000	MUGA: on site or off site provision required	TOTAL
0.53	£ 43,379	off	0.36	£ 43,594	off	£ 86,972

Playing fields inc ancillary space and facilities												
1.6 ha playing field per 1000 <sup>1</sup>		Estimated pitch area split across sports <sup>2</sup>			Cost of pitch space			Whether provision should be on site or off site			Clubhouse/ pavilion requirements or contribution <sup>5</sup>	TOTAL
Total area required (ha)	Pitch area required @ 1.1 ha pitch/1000	60% for football	25% for cricket	15% for rugby	<sup>3</sup> Football @ £107,817/ha	<sup>4</sup> Cricket @ £94,922/ha	<sup>3</sup> Rugby @ £100,961/ha.	Football	Cricket	Rugby	1 pavilion required per 6ha of football and rugby and 1 pavilion per cricket pitch.	
0.76	0.53	0.32	0.13	0.08	£ 34,014	£ 12,477	£ 7,963	off	off	off	£ 87,899	£ 142,354

TOTAL FOR SPORT AND RECREATION FACILITIES												£ 455,401
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1 Based on the SPD standards of provision. Total playing field area required is assumed to be 150% of the pitch area to allow for ancillary land for run-off, access, parking, pavilion etc.

2 Estimated split across sports based on typical provision across an authority

3 Cost is based on Sport England Q4/2013. Football senior pitch @ 7420 m2 cost of £80,000 = £107,817/ha. Rugby pitch @ 10,400 m2 cost of £105,000 = £100,961/ha.

4 Cost is based on Sport England Q2/2012: Cricket pitch @ 21,070 m2 cost of £200,000 = £94,922/ha.

5 Cost of 4-team changing pavilion, typically required to serve a 6ha site = £685,000 (Sport England Q4/2013). Calculated at 1 pavilion required for total 6ha of football plus rugby, and 1 pavilion per cricket pitch of 2.1ha.

6 Standard 5.2 stations/1000 people (VoWHDC Sport and Leisure Facility Study 2013). Station cost is estimated based on a 2012 costed dryside floorspace for a leisure centre at Wantage/Grove at £1900/sqm. (2x3m per station) plus £5k per station equipment = £16,400/station total. Sport and Leisure Strategy (2013) priority is for contributions to the proposed new Wantage/Grove Leisure Centre (or other H&F centre within 20 minutes drive time).

Summary	£	On/off site
Recreation - Swimming Pools	£ 80,418	off
Recreation - Sports Halls	£ 91,664	off
Recreation - Artificial Grass Pitch	£ 13,229	off
Recreation - Outdoor tennis	£ 43,379	off
Recreation - MUGA	£ 43,594	off
Recreation - Health & Fitness	£ 40,764	off
Recreation - Football pitches	£ 34,014	off
Recreation - Cricket pitches	£ 12,477	off
Recreation - Rugby pitches	£ 7,963	off
Recreation - Clubhouse/pavilion	£ 87,899	off
Total Contributions	£ 455,401	



Strategic Housing Area  
Site

East of Croxwell Road, Faringdon  
Number 21

Details

Size of dwelling	Number of dwellings proposed	Housing multiplier (number of occupants)	Number of people
All	200	2.39	478
TOTAL			478

Strategic facilities based on Sport England Sports Facilities Calculator (all off site provision) Cost as per SFC [q4, 2013]						
Swimming pool space (m2 water area)	Swimming pool cost (£)	Sports Hall space (no. badminton courts)	Sports hall cost (£)	Artificial Grass Pitch (AGP) (no. full size pitches)	Artificial Grass Pitch (3G AGP) (£)	TOTAL
5.41	£ 80,418	0.14	£ 91,664	0.01	£ 13,229	£ 185,311

Other facilities based on Leisure and Sports Facilities Study standard recommendations			
Health & Fitness requirement @ 5.2 stations per 1000	Health & Fitness requirement @ £16,400 per station	Health & Fitness on or off site requirement <sup>6</sup>	TOTAL
2.49	£ 40,764	off	£ 40,764

Smaller community facilities based on 2008 SPD Open Space, Sport and Recreation Future Provision						
Outdoor tennis provision	Outdoor tennis cost per court (based on 2 courts provision) <sup>3</sup> @£82,500 per court	Tennis: on site or off site provision required	MUGA provision requirement @ 0.76 MUGA/1000	MUGA cost per site <sup>3</sup> @ £120,000	MUGA: on site or off site provision required	TOTAL
0.53	£ 43,379	off	0.36	£ 43,594	off	£ 86,972

Playing fields inc ancillary space and facilities												
1.6 ha playing field per 1000 <sup>1</sup>		Estimated pitch area split across sports <sup>2</sup>			Cost of pitch space			Whether provision should be on site or off site			Clubhouse/ pavilion requirements or contribution <sup>5</sup>	TOTAL
Total area required (ha)	Pitch area required @ 1.1 ha pitch/1000	60% for football	25% for cricket	15% for rugby	<sup>3</sup> Football @ £107,817/ha	<sup>4</sup> Cricket @ £94,922/ha	<sup>3</sup> Rugby @ £100,961/ha.	Football	Cricket	Rugby	1 pavilion required per 6ha of football and rugby and 1 pavilion per cricket pitch.	
0.76	0.53	0.32	0.13	0.08	£ 34,014	£ 12,477	£ 7,963	off	off	off	£ 87,899	£ 142,354

TOTAL FOR SPORT AND RECREATION FACILITIES												£ 455,401
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1 Based on the SPD standards of provision. Total playing field area required is assumed to be 150% of the pitch area to allow for ancillary land for run-off, access, parking, pavilion etc.
2 Estimated split across sports based on typical provision across an authority
3 Cost is based on Sport England Q4/2013. Football senior pitch @ 7420 m2 cost of £80,000 = £107,817/ha. Rugby pitch @ 10,400 m2 cost of £105,000 = £100,961/ha.
4 Cost is based on Sport England Q2/2012: Cricket pitch @ 21,070 m2 cost of £200,000 = £94,922/ha.
5 Cost of 4-team changing pavilion, typically required to serve a 6ha site = £685,000 (Sport England Q4/2013). Calculated at 1 pavilion required for total 6ha of football plus rugby, and 1 pavilion per cricket pitch of 2.1ha.
6 Standard 5.2 stations/1000 people (VoWHDC Sport and Leisure Facility Study 2013). Station cost is estimated based on a 2012 costed dryside floorspace for a leisure centre at Wantage/Grove at £1900/sqm. (2x3m per station) plus £5k per station equipment = £16,400/station total. Sport and Leisure Strategy (2013) priority is for contributions to the proposed new Wantage/Grove Leisure Centre (or other H&F centre within 20 minutes drive time).

Summary	£	On/off site
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Recreation - Sports Halls	£ 91,664	off
Recreation - Artificial Grass Pitch	£ 13,229	off
Recreation - Outdoor tennis	£ 43,379	off
Recreation - MUGA	£ 43,594	off
Recreation - Health & Fitness	£ 40,764	off
Recreation - Football pitches	£ 34,014	off
Recreation - Cricket pitches	£ 12,477	off
Recreation - Rugby pitches	£ 7,963	off
Recreation - Clubhouse/pavilion	£ 87,899	off
Total Contributions	£ 455,401	

Strategic Housing Area

East of Harwell Campus

Site

Site number 11

Size of dwelling	Number of dwellings proposed	Housing multiplier (number of occupants)	Number of people
All	850	2.39	2032
TOTAL			2032

Strategic facilities based on Sport England Sports Facilities Calculator (all off site provision) Cost as per SFC [q4, 2013]						
Swimming pool space (m2 water area)	Swimming pool cost (£)	Sports Hall space (no. badminton courts)	Sports hall cost (£)	Artificial Grass Pitch (AGP) (no. full size pitches)	Artificial Grass Pitch (3G AGP) (£)	TOTAL
24.27	£ 360	0.61	£ 401,246	0.06	£ 56,926	£ 458,532

Other facilities based on Leisure and Sports Facilities Study standard recommendations			
Health & Fitness requirement @ 5.2 stations per 1000	Health & Fitness requirement @ £16,400 per station	Health & Fitness on or off site requirement <sup>6</sup>	TOTAL
10.56	£ 173,246	off	£ 173,246

Smaller community facilities based on 2008 SPD Open Space, Sport and Recreation Future Provision						
Outdoor tennis provision requirement @ 1.1 court per 1000	Outdoor tennis cost per court (based on 2 courts provision) <sup>3</sup> @£82,500 per court	Tennis: on site or off site provision required	MUGA provision requirement @ 0.76 MUGA/1000	MUGA cost per site <sup>3</sup> @ £120,000	MUGA: on site or off site provision required	TOTAL
2.23	£ 184,359	off	1.54	£ 185,273	off	£ 369,631

Playing fields inc ancillary space and facilities												
1.6 ha playing field per 1000 <sup>1</sup>		Estimated pitch area split across sports <sup>2</sup>			Cost of pitch space			Whether provision should be on site or off site			Clubhouse/ pavilion requirements or contribution <sup>5</sup>	TOTAL
Total area required (ha)	Pitch area required @ 1.1 ha pitch/1000	60% for football	25% for cricket	15% for rugby	<sup>3</sup> Football @ £107,817/ha	<sup>4</sup> Cricket @ £94,922/ha	<sup>3</sup> Rugby @ £100,961/ha.	Football	Cricket	Rugby	1 pavilion required per 6ha of football and rugby and 1 pavilion per cricket pitch.	
3.25	2.23	1.34	0.56	0.34	£ 144,560	£ 53,029	£ 33,842	off	off	off	£ 373,572	£ 605,003

TOTAL FOR SPORT AND RECREATION FACILITIES	£1,606,414
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1 Based on the SPD standards of provision. Total playing field area required is assumed to be 150% of the pitch area to allow for ancillary land for run-off, access, parking, pavilion etc.
2 Estimated split across sports based on typical provision across an authority
3 Cost is based on Sport England Q4/2013. Football senior pitch @ 7420 m2 cost of £80,000 = £107,817/ha. Rugby pitch @ 10,400 m2 cost of £105,000 = £100,961/ha.
4 Cost is based on Sport England Q2/2012: Cricket pitch @ 21,070 m2 cost of £200,000 = £94,922/ha.
5 Cost of 4-team changing pavilion, typically required to serve a 6ha site = £685,000 (Sport England Q4/2013). Calculated at 1 pavilion required for total 6ha of football plus rugby, and 1 pavilion per cricket pitch of 2.1ha.
6 Standard 5.2 stations/1000 people (VoWHDC Sport and Leisure Facility Study 2013). Station cost is estimated based on a 2012 costed dryside floorspace for a leisure centre at Wantage/Grove at £1900/sqm. (2x3m per station) plus £5k per station equipment = £16,400/station total. Sport and Leisure Strategy (2013) priority is for contributions to the proposed new Wantage/Grove Leisure Centre (or other H&F centre within 20 minutes drive time).

Summary	£	On/off site
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Recreation - Swimming Pools	£	360	off
Recreation - Sports Halls	£	401,246	off
Recreation - Artificial Grass Pitch	£	56,926	off
Recreation - Outdoor tennis	£	184,359	off
Recreation - MUGA	£	185,273	off
Recreation - Health & Fitness	£	173,246	off
Recreation - Football pitches	£	144,560	off
Recreation - Cricket pitches	£	53,029	off
Recreation - Rugby pitches	£	33,842	off
Recreation - Clubhouse/pavilion	£	373,572	off
<b>Total Contributions</b>	<b>£</b>	<b>1,606,414</b>	

Strategic Housing Area

East of Sutton Courtenay

Site

Site number 5

Details

Size of dwelling	Number of dwellings proposed	Housing multiplier (number of occupants)	Number of people
All	220	2.39	526
TOTAL			526

Strategic facilities based on Sport England Sports Facilities Calculator (all off site provision) Cost as per SFC [q4, 2013]						
Swimming pool space (m2 water area)	Swimming pool cost (£)	Sports Hall space (no. badminton courts)	Sports hall cost (£)	Artificial Grass Pitch (AGP) (no. full size pitches)	Artificial Grass Pitch (3G AGP) (£)	TOTAL
5,96	£ 88,494	0.15	£ 100,868	0.02	£ 14,557	£ 203,919

Other facilities based on Leisure and Sports Facilities Study standard recommendations			
Health & Fitness requirement @ 5.2 stations per 1000	Health & Fitness requirement @ £16,400 per station	Health & Fitness on or off site requirement <sup>6</sup>	TOTAL
2.73	£ 44,840	off	£ 44,840

Smaller community facilities based on 2008 SPD Open Space, Sport and Recreation Future Provision						
Outdoor tennis provision	Outdoor tennis cost per court (based on 2 courts provision) <sup>3</sup> @£82,500 per court	Tennis: on site or off site provision required	MUGA provision requirement @ 0.76 MUGA/1000	MUGA cost per site <sup>3</sup> @ £120,000	MUGA: on site or off site provision required	TOTAL
0.58	£ 47,716	off	0.40	£ 47,953	off	£ 95,669

Playing fields inc ancillary space and facilities												
1.6 ha playing field per 1000 <sup>1</sup>		Estimated pitch area split across sports <sup>2</sup>			Cost of pitch space			Whether provision should be on site or off site			Clubhouse/ pavilion requirements or contribution <sup>5</sup>	TOTAL
Total area required (ha)	Pitch area required @ 1.1 ha pitch/1000	60% for football	25% for cricket	15% for rugby	<sup>3</sup> Football @ £107,817/ha	<sup>4</sup> Cricket @ £94,922/ha	<sup>3</sup> Rugby @ £100,961/ha.	Football	Cricket	Rugby	1 pavilion required per 6ha of football and rugby and 1 pavilion per cricket pitch.	
0.84	0.58	0.35	0.14	0.09	£ 37,416	£ 13,725	£ 8,759	off	off	off	£ 96,689	£ 156,589

TOTAL FOR SPORT AND RECREATION FACILITIES	£ 501,018
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1 Based on the SPD standards of provision. Total playing field area required is assumed to be 150% of the pitch area to allow for ancillary land for run-off, access, parking, pavilion etc.

2 Estimated split across sports based on typical provision across an authority

3 Cost is based on Sport England Q4/2013. Football senior pitch @ 7420 m2 cost of £80,000 = £107,817/ha. Rugby pitch @ 10,400 m2 cost of £105,000 = £100,961/ha.

4 Cost is based on Sport England Q2/2012: Cricket pitch @ 21,070 m2 cost of £200,000 = £94,922/ha.

5 Cost of 4-team changing pavilion, typically required to serve a 6ha site = £685,000 (Sport England Q4/2013). Calculated at 1 pavilion required for total 6ha of football plus rugby, and 1 pavilion per cricket pitch of 2.1ha.

6 Standard 5.2 stations/1000 people (VoWHDC Sport and Leisure Facility Study 2013). Station cost is estimated based on a 2012 costed dryside floorspace for a leisure centre at Wantage/Grove at £1900/sqm. (2x3m per station) plus £5k per station equipment = £16,400/station total. Sport and Leisure Strategy (2013) priority is for contributions to the proposed new Wantage/Grove Leisure Centre (or other H&F centre within 20 minutes drive time).

Summary	£	On/off site
Recreation - Swimming Pools	£ 88,494	off
Recreation - Sports Halls	£ 100,868	off
Recreation - Artificial Grass Pitch	£ 14,557	off
Recreation - Outdoor tennis	£ 47,716	off
Recreation - MUGA	£ 47,953	off
Recreation - Health & Fitness	£ 44,840	off
Recreation - Football pitches	£ 37,416	off
Recreation - Cricket pitches	£ 13,725	off
Recreation - Rugby pitches	£ 8,759	off
Recreation - Clubhouse/pavilion	£ 96,689	off
Total Contributions	£ 501,018	



Details

Size of dwelling	Number of dwellings proposed	Housing multiplier (number of occupants)	Number of people
All	280	2.39	669
TOTAL			669

Strategic facilities based on Sport England Sports Facilities Calculator (all off site provision) Cost as per SFC [q4, 2013]						
Swimming pool space (m2 water area)	Swimming pool cost (£)	Sports Hall space (no. badminton courts)	Sports hall cost (£)	Artificial Grass Pitch (AGP) (no. full size pitches)	Artificial Grass Pitch (3G AGP) (£)	TOTAL
7.58	£ 112,552	0.19	£ 128,291	0.02	£ 18,514	£ 259,357

Other facilities based on Leisure and Sports Facilities Study standard recommendations			
Health & Fitness requirement @ 5.2 stations per 1000	Health & Fitness requirement @ £16,400 per station	Health & Fitness on or off site requirement <sup>6</sup>	TOTAL
3.48	£ 57,069	off	£ 57,069

Smaller community facilities based on 2008 SPD Open Space, Sport and Recreation Future Provision						
Outdoor tennis provision	Outdoor tennis cost per court (based on 2 courts provision) <sup>3</sup> @£82,500 per court	Tennis: on site or off site provision required	MUGA provision requirement @ 0.76 MUGA/1000	MUGA cost per site <sup>3</sup> @ £120,000	MUGA: on site or off site provision required	TOTAL
0.74	£ 60,730	off	0.51	£ 61,031	off	£ 121,761

Playing fields inc ancillary space and facilities												
1.6 ha playing field per 1000 <sup>1</sup>		Estimated pitch area split across sports <sup>2</sup>			Cost of pitch space			Whether provision should be on site or off site			Clubhouse/ pavilion requirements or contribution <sup>5</sup>	TOTAL
Total area required (ha)	Pitch area required @ 1.1 ha pitch/1000	60% for football	25% for cricket	15% for rugby	<sup>3</sup> Football @ £107,817/ha	<sup>4</sup> Cricket @ £94,922/ha	<sup>3</sup> Rugby @ £100,961/ha.	Football	Cricket	Rugby	1 pavilion required per 6ha of football and rugby and 1 pavilion per cricket pitch.	
1.07	0.74	0.44	0.18	0.11	£ 47,620	£ 17,468	£ 11,148	off	off	off	£ 123,059	£ 199,295

TOTAL FOR SPORT AND RECREATION FACILITIES	£ 637,483
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1 Based on the SPD standards of provision. Total playing field area required is assumed to be 150% of the pitch area to allow for ancillary land for run-off, access, parking, pavilion etc.

2 Estimated split across sports based on typical provision across an authority

3 Cost is based on Sport England Q4/2013. Football senior pitch @ 7420 m2 cost of £80,000 = £107,817/ha. Rugby pitch @ 10,400 m2 cost of £105,000 = £100,961/ha.

4 Cost is based on Sport England Q2/2012: Cricket pitch @ 21,070 m2 cost of £200,000 = £94,922/ha.

5 Cost of 4-team changing pavilion, typically required to serve a 6ha site = £685,000 (Sport England Q4/2013). Calculated at 1 pavilion required for total 6ha of football plus rugby, and 1 pavilion per cricket pitch of 2.1ha.

6 Standard 5.2 stations/1000 people (VoWHDC Sport and Leisure Facility Study 2013). Station cost is estimated based on a 2012 costed dryside floorspace for a leisure centre at Wantage/Grove at £1900/sqm. (2x3m per station) plus £5k per station equipment = £16,400/station total. Sport and Leisure Strategy (2013) priority is for contributions to the proposed new Wantage/Grove Leisure Centre (or other H&F centre within 20 minutes drive time).