



# Open Space, Sport and Leisure Background Topic Paper

Dacorum Local Plan (2020-2038)  
Emerging Strategy for Growth  
November 2020

# Background Topic Papers

## Introduction

A series of background topic papers have been prepared to support the Dacorum Local Plan (2020 to 2038) Emerging Strategy for Growth consultation. These are as follows:

- **Climate Change and Sustainability**
- **The Development Strategy**
- **Housing**
- **Site Selection**
- **The Green Belt & Rural Area Background Topic Paper**
- **Employment**
- **Retail and Town Centres**
- **Transport and Connectivity**
- **Open Space, Sport and Leisure**
- **Chilterns Beechwoods SAC**

These papers form part of the evidence base and are intended to make it easier to understand how the Council's emerging approach developed, including any conclusions reached at this stage.

# Contents

<b>1</b>	<b>Introduction</b>	<b>1</b>
<b>2</b>	<b>Policy Context</b>	<b>2</b>
	National Policy	2
	National Planning Policy Framework	2
	Planning Practice Guidance	4
	Sport England	5
	Joint Strategic Plan (JSP)	6
	Local Plan Context	7
	Core Strategy and Saved Policies	7
	Draft (Issues and Options) Local Plan to 2036	8
	Neighbourhood Plans	9
	Other Local Strategies	9
<b>3</b>	<b>Evidence Base</b>	<b>16</b>
	Open space, sport and leisure strategy	16
	Open Space Study	16
	Playing Pitch Strategy	24
	Leisure Facilities Strategy	27
	Settlement Hierarchy Study (2017)	29
	Monitoring	30
	Developer contributions	30
	Draft Dacorum Infrastructure Delivery Plan (November 2020)	31
	Hertfordshire's Director of Public Health Annual Report 2018/2019	31
	Health Deprivation and Disability	32
<b>4</b>	<b>Consultation</b>	<b>33</b>
	Draft (Issues and Options) Local Plan (Reg. 18) Consultation	33
	Duty to Cooperate/Cross Boundary Matters	35
	Internal stakeholder consultation	35
	Task and Finish Group Meetings	36
<b>5</b>	<b>Open Space Provision</b>	<b>37</b>
	Developing Open Space Standards	37

Developing Accessibility Standards .....	41
Future provision of open space through growth .....	43
Protecting open space .....	46
Further work needed .....	46
<b>6 Outdoor Sports Provision (including formal playing pitches).....</b>	<b>48</b>
Meeting the needs for outdoor sports provision .....	48
Protecting sports provision .....	49
Role of school facilities .....	50
Further work needed .....	50
<b>7 Leisure provision.....</b>	<b>52</b>
Meeting the needs for leisure provision .....	52
Policy requirements .....	53
Role of school facilities .....	53
Further work needed .....	54
<b>8 Community Stewardship.....</b>	<b>55</b>
Further work needed .....	55
<b>9. Conclusions.....</b>	<b>57</b>
<b>10. Appendices.....</b>	<b>58</b>
Appendix 1 – Open Space, Sport and Leisure needs assessment for the Draft Dacorum Infrastructure Delivery Plan .....	58
Appendix 2 – Open Space provision rates, standards, thresholds and costs .....	88
Appendix 3 – Open Space and Community Facilities Cost Analysis .....	90
Appendix 4 – Saved Open Space, Sport and Leisure policies from the Core Strategy (2013) and Dacorum Borough Local Plan (2004).....	96
Appendix 5 – Saved site allocations with open space, sport and leisure provision requirements .....	99

## 1 Introduction

- 1.1 This topic paper is one in a series produced to accompany the Dacorum Local Plan (2020 – 2038) Emerging Strategy for Growth (Regulation 18) (draft local plan). It explains how the strategy for open space, sport and leisure provision developed, alongside the background information that helped formulate policies, including how the Plan took into account:
- national and local policy and guidance;
  - evidence base;
  - feedback from the Issues and Options consultation; and
  - ongoing engagement with key stakeholders and meeting its obligations under the Duty to Cooperate.
- 1.2 Within the National Planning Policy Framework, open space, sport and leisure provision sit alongside other community facilities as key components of healthy and safe communities. The focus of this topic paper relates to:
- **open space**, such as play provision, allotments, parks, natural and amenity green space;
  - **outdoor sports provision**, including football, rugby, hockey and cricket, considering natural grass and artificial pitches;
  - **indoor leisure facilities**, in particular sports hall and swimming pool provision; and
  - the Council's approach to **future management and community stewardship**.
- 1.3 The borough is facing challenging pressures for new development over the next 20 years, which it must tackle through its Local Plan. In particular, the need for homes, employment land and associated infrastructure is much higher than faced by previous Plans yet this has to be planned for in the context of the same extensive planning and environmental constraints. Thus the Plan must demonstrate how its policies, standards and allocations took into account the many constraints and opportunities of the borough.
- 1.4 For open space, sport and leisure, the Council must consider the needs of both existing and future communities, and how the Plan can provide for these needs. This should include directing the type of facilities required and where these should be located, informed by an understanding of existing resources and where future growth is expected to be delivered.
- 1.5 It is important to note that the open space, sport and leisure evidence base for the new Dacorum Local Plan was prepared prior to the COVID-19 pandemic. National guidance during 2020 has led to periods when access to sport and leisure provision has been restricted and placed more importance on having access to open space for informal recreation. As the long-term implications for activity and participation rates are currently unknown, the topic paper has been developed on the basis on findings up to 2019.

## 2 Policy Context

- 2.1 The preparation of the new Local Plan, including the development of open space, sport and leisure policies, has been influenced by broad national, strategic and local policy context and strategies, which are identified and discussed below.

### National Policy

- 2.2 The Government's strategy to broaden physical activity, decrease inactivity and increase sports participation is set out in Sporting Future: A New Strategy for an Active Nation (December 2015). It focuses on five key outcomes that sport and physical activity can deliver: physical wellbeing, mental wellbeing, individual development, social and community development and economic development.
- 2.3 These are linked to outputs including '*more people from every background regularly and meaningfully taking part in sport and physical activity*'. Local authorities can support these targets through investment in sport and physical activity, including providing new and better facilities through planning policies.

### National Planning Policy Framework

- 2.4 National advice on the provision of open space, sports and recreation facilities is provided through the National Planning Policy Framework (NPPF) with further guidance through the National Planning Practice Guidance (NPPG). The main elements of the NPPF that influence open space, sport and leisure are summarised below.
- 2.5 The NPPF states that all policies "*should be underpinned by relevant and up-to-date evidence which should be adequate and proportionate, focussed tightly on supporting and justifying the policies concerned, and take into account relevant market signals*"<sup>1</sup>.
- 2.6 The NPPF also highlights the importance for plans and spatial development strategies to be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements, including how it has addressed relevant economic, social and environmental objectives<sup>2</sup>.
- 2.7 With this, the NPPF is clear that significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where this is unavoidable, suitable mitigation measures should be proposed or, where this is not possible, compensatory measures should be considered.

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<sup>1</sup> NPPF, MHCLG, Feb 2019, Paragraph 31

<sup>2</sup> NPPF, MHCLG, Feb 2019, Paragraph 32

2.8 When the Plan Local plans are examined they must have been prepared in accordance with legal and procedural requirements, and satisfy the test of “soundness” (para. 35). Plans are ‘sound’ if they are:

- a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.

2.9 One of the three overarching objectives of the NPPF to achieve sustainable development focuses on a social function:

“a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”<sup>3</sup>

2.10 Chapter 8 promotes healthy and safe communities. Key elements from this section include the following:

- Places where people live and work should be designed to be safe, accessible, and to encourage social interaction and healthy lifestyles (91 a) and b)).
- Plans should encourage communities to adopt healthy lifestyles, by providing open space, sports facilities, and local food growing opportunities. The design of the built environment should encourage walking and cycling (91 c)).
- Planning and policies should provide communities with the facilities and spaces to meet their needs, including new open space, sport and recreation facilities. These should take into account any local strategies, plus any deficits or surpluses<sup>4</sup>. (92 a) and b)).
- Plans should protect community facilities and services, and help them to evolve to ensure they continue to meet local needs, aiding retention (92 c) and d).
- The provision of community facilities and services should be considered at the same time as when proposals for new homes and economic uses are developed (92 e)).

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<sup>3</sup> NPPF, MHCLG, Feb 2019, Paragraph 8

<sup>4</sup> NPPF, MHCLG, Feb 2019, Paragraph 96

- Policies should be substantiated by an assessment of the need for open space, sport and recreation facilities. Both quantitative and qualitative tools should be used to understand local needs, supply, and where new facilities could be provided. This need should then be accommodated through the plan. (96)
- Policies should retain existing open space, sports and recreational facilities, with development only acceptable if there is evidence that it is surplus, or would be replaced by equivalent or better provision, or provide substantial sports and recreational benefit (97)
- Policies should also protect and enhance public rights of way and access<sup>5</sup>. (98) and improve route connectivity through adding new links
- Communities are given the right through the local and neighbourhood plan process to identify open space which is important to them, which can then be designated as Local Green Space (100)

## Planning Practice Guidance

- 2.11 The National Planning Practice Guidance (PPG) is a comprehensive list of guidance produced by the Ministry of Housing, Communities and Local Government that is available online and is subject to regular review and updates<sup>6</sup>.
- 2.12 It contains a number of important sections relevant to the preparation of Local Plans and expands upon many of the chapters and policies set out in the NPPF as described above.
- 2.13 Key guidance relevant to this topic paper can be found within the Open space, sports and recreation facilities, public rights of way and local green space<sup>7</sup> section, which aligns with Paragraphs 91 - 101 of the NPPF. Issues are set out under headings including:
- open space, sports and recreation facilities;
  - public rights of way and National Trails;
  - Local Green Space designation.
- 2.14 Planning practice guidance reinforces the NPPF's requirement for open space to be considered when new development is planned or if any proposal arises which could affect existing open space. It places a requirement on local planning authorities to assess local needs and opportunities for new open space to be delivered. Open space may serve a wide area, extending beyond a local authority boundary and may need to be considered within duty to cooperate discussions.
- 2.15 For sport and recreation facilities, it suggests authorities follow Sport England's guidance. It also sets out Sport England's role as a statutory

<sup>5</sup> NPPF, MHCLG, Feb 2019, Paragraph 98

<sup>6</sup> National Planning Practice Guidance (PPG), available to view online at: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>7</sup> PPG, section on Housing and economic land availability assessment, available to view online at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>



consultee on proposals that affect existing playing fields, and advises that Sport England should also be consulted when development may result in new or the loss of sports facilities (including water based proposals) and on developments of 300 or more new homes.

2.16 Planning guidance provides detailed information on designating land as Local Green Space. This is land, identified by the community as being of particular importance to them, which can then be protected through the designation of local and neighbourhood plans and which affords a similar protection to that of green belt. Guidance sets out when the designation would be appropriate and the criteria it should meet in order to be designated.

2.17 The PPG also contains a wide range of other sections that are relevant to Open Space, Sport and Leisure Provision Topic Paper and relate closely to areas of the NPPF summarised above. While not repeated in detail here, these include:

- Air quality;
- Appropriate Assessment;
- Climate change;
- Effective use of land;
- Flood risk and coastal change;
- Green Belt;
- Historic environment;
- Housing and economic land availability assessment;
- Housing and economic needs assessment;
- Housing supply and delivery;
- Land affected by contamination;
- Land stability;
- Natural environment
- Light pollution;
- Neighbourhood planning;
- Noise;
- Permission in principle;
- Plan-making;
- Strategic environmental assessment and sustainability appraisal;
- Town centres and retail;
- Transport evidence bases in plan making and decision taking;
- Tree Preservation Orders and trees in conservation areas;
- Viability; and
- Water supply, wastewater and water quality.

## **Sport England**

2.18 Sport England is a non-departmental public body. Its strategy, Towards an Active Nation 2016-2021, takes forward the Government's priorities and places a stronger focus on tackling inactivity and encouraging everyone to engage in sport or physical activity, whatever their ability. Delivery of the

strategy is supported by seven investment programmes, focussed on achieving the five outcomes of Sporting Future: A New Strategy for an Active Nation (December 2015) set out under 2.2 above.

- 2.19 Sport England has also placed an increased focus on active environments. In partnership with Public Health England, it has developed 10 principles of Active Design showing how the design of environments can encourage lifestyle changes to create healthier and more active communities. These are:
- activity for all;
  - walkable communities;
  - connected walking and cycling routes;
  - co-location of community facilities;
  - network of multifunctional open space;
  - high quality streets and spaces;
  - appropriate infrastructure;
  - active buildings;
  - management, maintenance, monitoring and evaluation; and
  - activity promotion and local champions.
- 2.20 Sport England works in partnership with local authorities to strategically plan for sports facilities and deliver activity outcomes through the planning system. It regards an assessment of need as core to developing and applying local planning policy for sporting provision. The PPG points local authorities to Sport England guidance on assessing need for sport and recreation facilities. Sport England's recommended approach for undertaking a comprehensive needs assessment can be found in 'Assessing needs and opportunities guide for indoor and outdoor sports facilities' (2014) and Playing Pitch Strategy Guidance (2013).
- 2.21 Sport England also provides two online calculators – the Sports Facility Calculator and Playing Pitch Calculator - that can help local authorities plan for delivering and funding new facilities. The calculators quantify both the additional demand for sports facilities created by new residential development and the cost of meeting this new demand at the time of the calculation.
- 2.22 Local planning authorities are encouraged to consult with Sport England where development will result in the provision or loss of indoor or outdoor sports facilities, including water based recreation. When development affects the use of land as playing fields they are required to consult with Sport England.

### **Joint Strategic Plan (JSP)**

- 2.23 Dacorum has a substantial history of co-ordinated working with adjoining districts on planning issues and its evidence base. It has agreed with St Albans City and District, Three Rivers, Watford and Hertsmere, and Hertfordshire County Council (HCC), to prepare a growth and development plan (Joint Strategic Plan) for South West Hertfordshire. This will plan for the delivery of strategic infrastructure for the period up to 2050 and is being

progressed under a signed Memorandum of Understanding between the partners and supported by planning delivery funding from MHCLG.

- 2.24 The five districts and HCC are currently carrying out high-level visioning work, which will be informed by consultation on ‘SW Herts, Your Future’, which took place between February and May 2020. Two major and complementary projects are also underway: a strategic growth location study and a multi modal transport study. Both studies are due to report in spring 2020.
- 2.25 Given the time horizon of the JSP, it will not influence how the Council prepares the development strategy.

### Local Plan Context

- 2.26 The new Local Plan (2018-2036) will replace the following previous Plan documents:
- Dacorum Borough Local Plan 1991-2011 (adopted April 2004) (saved policies);
  - Dacorum Core Strategy (adopted September 2013); and
  - Dacorum Site Allocations DPD (adopted July 2017).

The current planning policies on open space, sports and leisure provision can be found in these documents and are set out below.

### Core Strategy and Saved Policies

- 2.27 Dacorum’s Core Strategy was adopted in September 2013 and sets a clear strategic policy framework. Relevant policies to this topic area include:
- CS23: Social infrastructure
- 2.28 The Core Strategy policies are complemented by ‘saved’ policies from the Dacorum Borough Local Plan (DBPL) 1991-2011, adopted in 2004. These policies will be superseded through the new Local Plan (2018-2036). Saved policies that relate directly to the provision of open space, sport and recreation facilities include:
- Policy 73: Provision and distribution of leisure space in towns and large villages
  - Policy 74: Provision of leisure space in other villages
  - Policy 75: Retention of leisure space
  - Policy 76: Leisure space in new residential development
  - Policy 77: Allotments
  - Appendix 6: Open Space and Play Provision
- 2.29 For reference purposes saved policy 77 and appendix 6 of the DBLP are set out in full in appendix 5 to this report. A summary of the main policies is set out in table 2.1 below. An assessment and update on the saved site allocations can be found in appendix 6.

Table 2.1 Summary of saved policies

Saved policy	Summary of main provisions
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Policy 73: Provision and distribution of leisure space in towns and large villages	A minimum 2.8 hectares per 1,000 population will be sought (in towns and large villages). This is derived from the National Playing Fields Association (NPFA) standards. (The NPFA is now known as Fields In Trust.)
Policy 74: Provision of leisure space in other villages	Existing leisure space will be retained. New leisure space will be created only where identified needs and opportunities arise
Policy 75: Retention of leisure space	Building on leisure spaces will not be permitted unless: <ul style="list-style-type: none"> <li>a) The proposal is ancillary to the leisure use of land</li> <li>b) A sufficient proportion of the site with appropriate facilities is retained in open use to meet the formal and informal leisure needs of the local population</li> <li>c) There is a demonstrable surplus of sports pitches and informal space</li> <li>d) Leisure space lost is replaced to an equivalent or better standard in an accessible alternative location</li> <li>e) There is an overall benefit to sport as a result</li> </ul>
Policy 76: Leisure space in new residential developments	Permission will not be granted for residential developments of over 25 dwellings or 1 hectare in area unless public leisure space is provided

### **Draft (Issues and Options) Local Plan to 2036**

2.30 The Draft (Issues and Options) Local Plan to 2036 (Reg. 18 Plan)<sup>8</sup> was published for consultation during November-December 2017. This presented a number of potential future housing growth scenarios and their implications on the Borough's settlements, the environment, transport, and local infrastructure. These are discussed in further details in chapter 4 of the topic paper.

2.31 The Reg.18 Plan was accompanied by a Schedule of Site Appraisals – October 2017<sup>9</sup>. This document undertook a simple appraisal of a number of greenfield housing sites that had been promoted to the Council leading up to the consultation. It did not make any formal decisions on their suitability to be taken forward. The consultation on the Reg. 18 Plan also included a Call for Sites exercise which provided a further opportunity for landowners to promote their sites for housing and other development.

<sup>8</sup> <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan>

<sup>9</sup> [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/schedule-of-site-appraisals-draft--october-2017.pdf?sfvrsn=85af339e\\_8](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/schedule-of-site-appraisals-draft--october-2017.pdf?sfvrsn=85af339e_8)

2.32 Both the Reg. 18 Plan and the Schedule of Site Appraisals were subject to separate Sustainability Appraisals<sup>10 11</sup>.

### **Neighbourhood Plans**

2.33 Currently, there is one made neighbourhood plan within the borough - the Grovehill Neighbourhood Plan – which was adopted April 2018. The designated neighbourhood plan area encompasses part of the Grovehill ward in north east Hemel Hempstead. One of the plan's themes is to enhance public spaces through new development and improvements, to be achieved through CIL and s106 funded community projects such as improving youth leisure facilities, play area facilities, and outdoor gym and fitness trails in parks areas. The Grovehill Future Neighbourhood Forum will receive 25% of CIL contributions within the neighbourhood plan area, which includes LA1 Marchmont Farm.

2.34 Bovingdon Parish Council is in the process of developing a neighbourhood plan. The neighbourhood area for the parish was designated on 24th December 2018 and encompasses the village, including its open spaces, as well as the surrounding countryside.

2.35 Kings Langley Parish Council has also applied to designate its parish area as a neighbourhood area.

### **Other Local Strategies**

#### Dacorum Corporate Plan 2020-2025

2.36 The Corporate Plan outlines the Council's vision and priorities for a five year period, providing a focus for service delivery, performance and strategic decision making. The Council regularly reviews its strategic vision to ensure it remains relevant.

*Vision 'The Council is committed to working in partnership to create a borough which enables the communities of Dacorum to thrive and prosper. This requires us to play a leadership role in bringing together a range of organisations and individuals to support and sustain good conditions for local growth'*

2.37 The vision is supported by a delivery plan, which focusses on the Council's five key priorities:

- a clean, safe and enjoyable environment;
- building strong and vibrant communities;
- ensuring economic growth and prosperity;
- providing good quality affordable homes, in particular for those most in need;

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<sup>10</sup> [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-issues-and-options-sa-working-note---october-2017.pdf?sfvrsn=66ad339e\\_4](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-issues-and-options-sa-working-note---october-2017.pdf?sfvrsn=66ad339e_4)

<sup>11</sup> [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-schedule-of-site-appraisals-sa-working-note---october-2017.pdf?sfvrsn=2ad339e\\_4](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-schedule-of-site-appraisals-sa-working-note---october-2017.pdf?sfvrsn=2ad339e_4)

- ensuring efficient, effective and modern service delivery.

2.38 The Council has also made a commitment towards addressing climate change, an additional theme, cutting across all five priority areas. Within each of the five key priority areas, the Council makes commitments for a five-year period including:

- our parks and recreational spaces will continue to be excellent quality spaces, achieving a green flag for environmental standards;
- we will review the tree planting programme to facilitate net tree growth across the borough;
- continue to deliver the sports and physical activity action plan with our key sports stakeholders.

### Dacorum Growth and Infrastructure Strategy to 2050

2.39 This strategy provides direction on how the Council will respond to the challenges of growth pressures in Dacorum in the long term. It sets both a vision for the future of the borough and a series of high level proposals for how the Council, working with partner agencies and organisations, will seek to manage the growth agenda to the benefit of local residents, businesses and the economy, and the environment. The Strategy is centred around six key themes.

Theme 1	Building Dacorum's future with homes for everyone
Theme 2	Generating a vibrant economy with opportunities for all
Theme 3	A happier, healthier and safer Dacorum
Theme 4	Creating a clean, green and attractive Dacorum
Theme 5	On-track for a better transport network
Theme 6	Harnessing the opportunity of technology and digital connectivity

2.40 Each theme has a separate section structured into four parts: a vision; a summary of recent achievements; a discussion on the challenges and issues to be addressed; and a set of proposals that set the direction for future work and action.

2.41 For theme 3, centred on health and wellbeing, it seeks to create '*...a place where people can lead healthy lives, where everyone enjoys access to green space...*' with '*the right policies in the new Local Plan to make it as easy as possible for people to exercise, walk and cycle*'. It identifies the challenges the borough faces to improve the health and wellbeing of all residents, particularly for young people where an active childhood can set the foundations for long-term good health, with the aim of delivering:

- *new sporting facilities, more attractive open space and more opportunities for children to play.*

2.42 To achieve this it includes proposals of:

- *creating an action plan from our Physical Activity and Sports strategy that encourages the delivery of more sports facilities and opportunities for physical activities across the borough;*

- *make clear requirements of developers to ensure new development is planned to provide, and give good and easy access to sports, recreation and outdoor activities, and to local services.'*

2.43 The Strategy's vision for the borough includes '*...plenty of well-maintained green space, where the environment is protected and flourishing.*' Under theme 4 Creating a clean, green and attractive Dacorum, the Council sets out that it will develop quality green spaces for leisure use and also to help promote biodiversity, accompanied by a proposal to '*Continue to maintain and enhance our green open spaces, and consider ways how to do this, whilst enhancing biodiversity and ensuring easy access.*'

2.44 For Theme 5 On-track for a better transport network, proposals include:

- '*encouraging walking and cycling through the development of safe, signposted and well lit quiet ways*' in new and existing developments'

#### Active Dacorum: A Physical Activity and Sport Strategy 2019 – 2024

2.45 Physical Activity and Sport Strategy sets a vision and strategy for sports and physical activity across Dacorum, developed through consultation with governing bodies, clubs, stakeholders and providers, and the public. The vision is "to provide opportunities for Dacorum residents to be more active, helping to shape and promote a positive attitude towards physical activity and sport".

2.46 Within the strategy, the Council makes five commitments to deliver a lasting legacy for sports and physical activity across Dacorum.

Commitment 1: Increase participation in sport and physical activity for inactive people

Commitment 2: Working in partnership with clubs, National Governing Bodies (NGBs) and other key stakeholders

Commitment 3: Ensure that we provide high quality sporting infrastructure, which can be accessed by all members of the community

Commitment 4: Developing sporting provision and activity at local, regional and national level

Commitment 5: Increase the profile and reputation of sports in Dacorum

2.47 How the Council will achieve this vision and measure the success of the outcomes will be developed in more detail in subsequent supporting annual action plans.

#### Hertfordshire Green Infrastructure Plan and Dacorum Borough Green Infrastructure Plan (2011)

2.48 The Hertfordshire Strategic Green Infrastructure Plan and Dacorum Borough Green Infrastructure Plan were both published in 2011. The documents provide an overview of strategic green infrastructure assets in Hertfordshire and Dacorum respectively, with an assessment of their ability to perform multiple functions, alongside identifying opportunities to enhance existing

resources and create new green infrastructure. This is followed by a series of potential projects that would deliver multiple functions and benefits, and advice on taking the green infrastructure proposals forward.

- 2.49 Hertfordshire County Council will be progressing an update to the Hertfordshire Strategic Green Infrastructure Plan during 2020. In the meantime, both the Hertfordshire Green Infrastructure Plan and Dacorum Borough Infrastructure Plan are considered relevant technical documents for the Local Plan evidence base.

#### Hertfordshire Health and Wellbeing Strategy (2016-2020)

- 2.50 This strategy, prepared by the Hertfordshire Health and Wellbeing Board, brings together the NHS, public health, adult social care and children's services, including elected representatives and Hertfordshire Healthwatch, to plan how best to meet the health and wellbeing needs of Hertfordshire's population and tackle local inequalities in health.
- 2.51 The Board seeks a partnership approach to achieving the strategy's high level priorities, based on the four life stages of:
- starting well;
  - developing well;
  - living and working well, and
  - ageing well.

A vision and measurable outcomes are set for each life stage. These then help shape commissioning across the health and care system and more detailed action plans that aim to improve the health and wellbeing of people who live and work in Hertfordshire.

#### Hertfordshire's Health-and Wellbeing Planning Guidance (2017)

- 2.52 This document sets out Hertfordshire Public Health's expectations of developers in creating healthy developments and communities. It focusses on the principle of 'designing in' health and wellbeing as an essential part of the planning process, placing specific emphasis on active travel, multi-functional open space and high quality urban environments. The document focuses on seven key themes:
- Air Quality
  - Food and healthy Choices
  - Movement and Access
  - Neighbourhood and Community Spaces
  - Housing and Development Design
  - Local Economy and Employment
  - Quality Open Space, Play and Recreation

- 2.53 Within each theme the guidance sets out how local authorities can use planning to improve the health and wellbeing of residents. For Neighbourhood and Community Spaces this includes;



- *‘Providing the physical infrastructure (amenities and facilities) and environmental conditions to support the creation of community networks*
- *Increasing social connections through parks, public spaces and mixed-use communities’*

2.54 Planning should also ensure that facilities are available for each community to meet its own needs. For Quality Open Space, Play and Recreation it suggests the following approach.

- Local plans should take account of and support local strategies to improve health, social and cultural wellbeing in regards to access to the local environment.
- Where possible, ensure that existing urban and rural green space/green infrastructure are preserved and enhancement or creation of new areas are development to encourage public access (Forest Research, 2010)
- Consider highlighting direct links between access to nature and community health and wellbeing within Local Plans and policies in order to effectively promote the importance of conserving greenspaces in urban and rural areas and promoting good access to nature (Wildlife Trust, 2015).
- An expectation of developers should be set out within policy that the provision of open space and green infrastructure should come forward at an early stage of development to encourage healthy, sustainable behaviours from the outset.

#### Dacorum Football Facilities Plan

2.55 The Local Football Facilities Plan for Dacorum, is one in a series delivered for all 326 local authorities in England. It will inform funding decisions for around 90% of all FA, Premier League and Department for Digital, Culture, Media and Sport (DCMS) investment into community facilities within the borough. The plan captures current football facility assets and identifies investment priorities for Dacorum, and is part of a 10 year National Football Facilities Strategy to transform England’s grassroots game through major funding commitment from partners. The strategy focuses on improvements to four areas:

- new 3G facilities;
- changing pavilions/clubhouses;
- improved grass pitches; and
- better indoor and outdoor spaces.

#### Climate Change Emergency

2.56 The Council, along with many other local authorities in the UK, has declared that there is a current and future climate change emergency that requires urgent planning and action. The Council’s declaration sets out the following actions.

- That we work towards ensuring that the full range of council activities are net carbon neutral by 2030.
- That an action plan will be developed as soon as possible.
- That we ensure all services make the maximum possible impact in challenging the extent and causes of climate change. The developing new Local Plan will incorporate the maximum possible sustainability requirements

that the system will allow, and encourage developers to go beyond this in order to future proof homes and buildings.

- It will act to improve social housing energy efficiency through direct action and take full advantage of Government and energy provider funding to improve the energy efficiency of private homes.
- Engage with all sectors of our residents, communities and businesses to publicise the climate emergency declaration and work together to reduce the possible impact.

2.57 A Climate Change Strategy and Action Plan is being prepared, which includes areas that Plan policies can contribute towards, such as the provision of open space for local food growing. The Plan's approach to climate change is explained through the Climate Change Topic Paper.

### Hemel Garden Communities Charter

2.58 Hemel Garden Communities (HGC) is a proposed major urban extension of Hemel Hempstead, to deliver around 11,000 new homes and 10,000 new jobs on proposed sites to the east and the north of the town, across Dacorum and St Albans districts.

2.59 The Council is working closely with St Albans City & District Council, Hertfordshire County Council, Hertfordshire Local Enterprise Partnership and The Crown Estate to deliver the HGC programme, which aims to provide a variety of transformative benefits to Hemel Hempstead and create attractive and sustainable new neighbourhoods and communities.

2.60 The Hemel Garden Communities Charter sets out the shared vision for the proposal and is defined by 9 placemaking principles, which sit beneath three key themes.

1. Place and Design The Hemel Garden Communities will take advantage of new and emerging technologies, and respond to the pressing issues of social inclusion, climate change and economic growth.
2. Engagement Garden Communities – their planning, promotion and development – will be led by the Councils in partnership with existing and new communities, public agencies and the private sector.
3. Delivery The timely delivery of homes and appropriate infrastructure will build communities, support high quality placemaking and secure a long term legacy of a sustainable, inclusive and unique environment in Hemel Hempstead.

2.61 Open space, sport and leisure, and active community involvement in their care and operation is part of the holistic approach to planning garden communities and is included within the HGC Charter placemaking principles.

#### Principle 1 – Connective Green Infrastructure

- The unique character of the Garden Communities will be drawn from their rural surroundings. They will provide distinctive new open green

landscapes that are integrated with the existing green fabric of the new town, giving public access to a diverse natural environment.

#### Principle 4 – Vibrant Communities

- Garden Communities will provide the range of facilities and mix of uses that support people in their everyday needs and throughout their lifetime. Accommodating for a diversity of lifestyles will ensure that communities form strong ties that will create a supportive and inclusive place, and enhance existing town centres.

#### Principle 9 – Active Local Stewardship

- The Garden Communities will be developed and managed in perpetuity with the direct involvement of their residents and businesses; residents will be directly engaged in the long-term management and stewardship, fostering a shared sense of ownership and identity.

### 3 Evidence Base

3.1 The policy approach to open space, sport and leisure provision has been developed in light of a number of key evidence base work and studies, which are summarised below.

#### Open space, sport and leisure strategy

- 3.2 To help develop the policies and approach of the Plan the Council commissioned a technical evaluation of open space, sport and recreation facilities across the borough through three studies.
- Open space study (2019), comprising a standards paper and assessment report;
  - Playing pitch strategy (2019) comprising a playing pitch strategy and action plan, and an assessment report;
  - Leisure facilities strategy (2019) comprising a strategy and indoor leisure facilities needs assessment.

The documents are available to view on the Council's website (<https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/technical-work-for-the-early-partial-review>). The studies provide robust and up to date evidence on existing provision and needs for open space, sport and leisure provision, and the additional requirements arising from future growth. The methodology used is consistent with current best practice and statutory and policy framework guidance, including the National Planning Policy Framework (NPPF), National Planning Policy guidance (NPPG) and relevant guidance produced by Sport England and Fields in Trust. The main findings of the reports are set out below

#### Open Space Study

3.3 The Open Space Study 2019 comprised a qualitative, quantitative and accessibility assessment of open space across Dacorum focussing on the borough's six main settlements, which are the main potential areas for future housing growth. The typologies considered were parks and gardens, amenity greens, natural and semi-natural greenspaces, provision for children and young people and also, allotments, cemeteries and green corridors. For each typology and settlement, it evaluated how well current needs for open space are being met, and estimated the additional needs that may arise from future growth. The typologies are explained in table 3.1 below

Table 3.1 Open Space Typology Definitions

Typology	Primary purpose
Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.
Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and awareness.

Typology	Primary purpose
Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters.
Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
Cemeteries and churchyards	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.
Green Corridors	Routes which provide for walking, cycling or horse riding, whether for leisure purposes or travel. May also offer opportunities for wildlife mitigation.

3.4 The study used the Fields in Trust's recommended benchmark guidelines (found within Beyond the Six Acre Standard) for the provision and accessibility of parks and gardens, amenity greens, natural and semi-natural greenspaces, and provision for children and young people, and the National Allotment Society's recommendations for allotment provision. The quantitative provision findings for each of the main settlements within the borough are set out in Table 3.2 and discussed below.

Table 3.2 Provision of open space by typology for main settlements

Analysis area	Parks and gardens		Natural & Semi-Natural Green Space		Amenity Green Space		Allotments		Play areas	
	(Hectares per 1000 population)									
	0.80		1.80		0.60		0.25			
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Berkhamsted	0.11	-0.69	0.68	-1.12	0.77	+0.17	0.70	+0.45	0.03	-0.22
Bovingdon	-	-	0.22	-1.58	1.17	+0.57	-	-	0.02	-0.23
Hemel Hempstead	0.61	-0.19	1.54	-0.26	1.78	+1.18	0.10	-0.15	0.06	-0.19
Kings Langley	0.03	-0.77	3.45	+1.65	0.06	-0.54	0.45	+0.20	0.02	-0.23
Markyate	-	-	0.09	-1.71	1.44	+0.84	0.45	+0.20	0.04	-0.21
Tring	0.08	-0.72	0.50	-1.30	0.91	+0.31	0.31	+0.06	0.03	-0.22
Dacorum	0.39	-0.41	2.00	+0.20	1.47	+0.87	0.26	+0.01	0.05	-0.20

Hemel Hempstead

- 3.5 The assessment study found that Hemel Hempstead has a good quantity of amenity greenspace, a legacy of the new town's neighbourhood planning. This compensates for the small quantity deficiencies in parks and gardens and natural and semi-natural green space. The supply of allotments and play areas is below the NSALG and FIT standards respectively. The Open Space Study identifies the Nickey Line as an important green corridor of low quality standard.

#### Berkhamsted

- 3.6 Berkhamsted is also above the Fields in Trust standard for amenity space, but below on parks and gardens, natural and semi-natural green space and it is also below the recommended amount of play areas. The north east of Berkhamsted is near to Ashridge Estate, which extends through the wider countryside. The town's allotment provision is above the NSALG standard.

#### Tring

- 3.7 The current provision of open space is below the Fields in Trust standards for parks and gardens and natural and semi-natural green space, and above for amenity greenspace. In the natural and semi-natural greenspace category Dundale is considered of low quality. To the east of Tring sits Tring reservoirs, and to the south Tring Park separated by the A41. Play area provision is below the standard and allotments above.

#### Kings Langley

- 3.8 Kings Langley has good provision of natural and semi-natural greenspace, mostly due to Kings Langley Common. It performs below standard for parks and gardens and amenity greenspace. Play provision is significantly below standard. Allotment provision is above NSALG standard. Station footpath and the Grand Union Canal are highlighted as in need of improvement to aid their use as pedestrian routes.

#### Bovingdon

- 3.9 Due to the size of the village, Bovingdon does not have any open space that is classified as a park and garden. The quantity of amenity greenspace is above the Fields in Trust standard, and the provision of natural and semi-natural greenspace is below standard. The dual function of the recreational field as the school playing field is a constraint and many of its open spaces are considered to be of low quality. Play area provision is significantly below standard. There is no allotment provision in Bovingdon; the nearest sites are in Chipperfield or Hemel Hempstead.

#### Markyate

- 3.10 As in Bovingdon, Markyate does not have any open space that is classified as a park and garden due to the size of the village. The current provision of

amenity green space is above the Fields in Trust standard, and it is deficient in natural and semi-natural green space and children’s play provision. The quantity of allotments is above the NSALG standard.

### Accessibility

3.11 The Open Space Study also considered how accessible open spaces were to local residents, by mapping catchment zones for each site based on walking distances, drawn from Fields in Trust recommended benchmark guidelines (table 3.3).

Table 3.3 Accessible walking distances for open space

Open space typology	Walking distance
Parks and Gardens	710m
Amenity Green Space	480m
Natural and Semi-Natural Green Space	720m
Local Area of Play (LAP)	100m
Local Equipped Area of Play (LEAP)	400m
Neighbourhood Equipped Area of Play (NEAP)	1,000m
Multi-Use Games Area	700m

3.12 The results of the accessibility mapping are shown on the plans below. For each of the typologies of parks and gardens, natural and semi-natural green space, amenity green space and play areas there is a borough wide map showing accessibility across the six main settlements, followed by a map focussing on Hemel Hempstead in each case with the exception of parks and gardens.

Figure 3.1 Dacorum wide - Parks and Gardens (710m catchment zone)

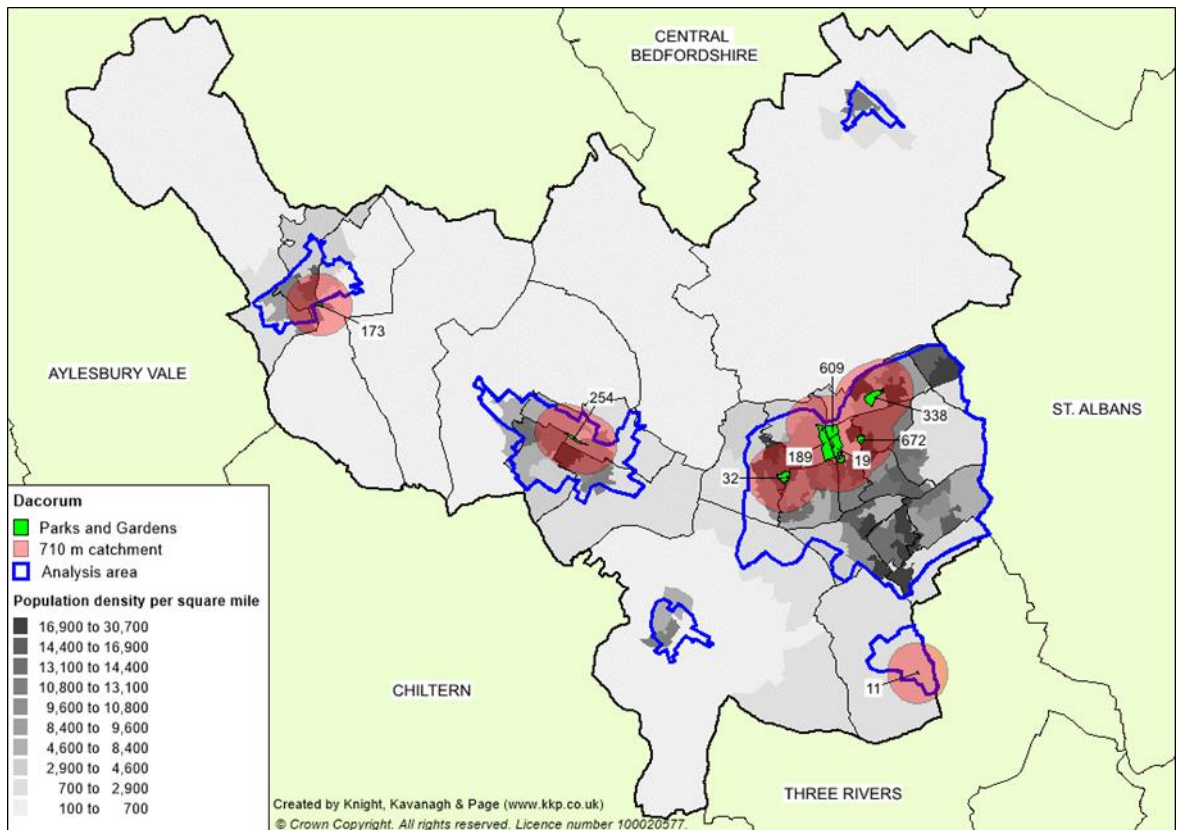


Figure 3.2 Dacorum wide - Natural and Semi-Natural Green Space (720m catchment zone)

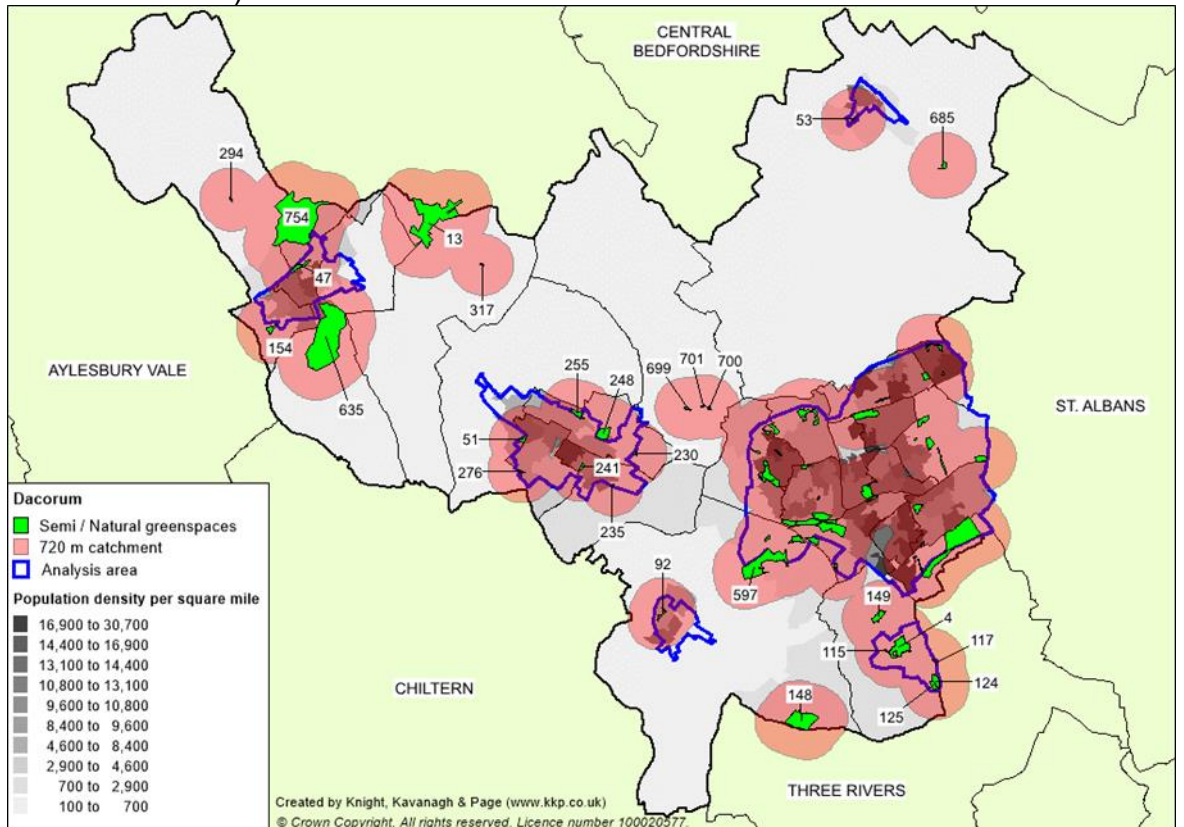




Figure 3.3 Hemel Hempstead - Natural and Semi-Natural Green Space (720m catchment zone)

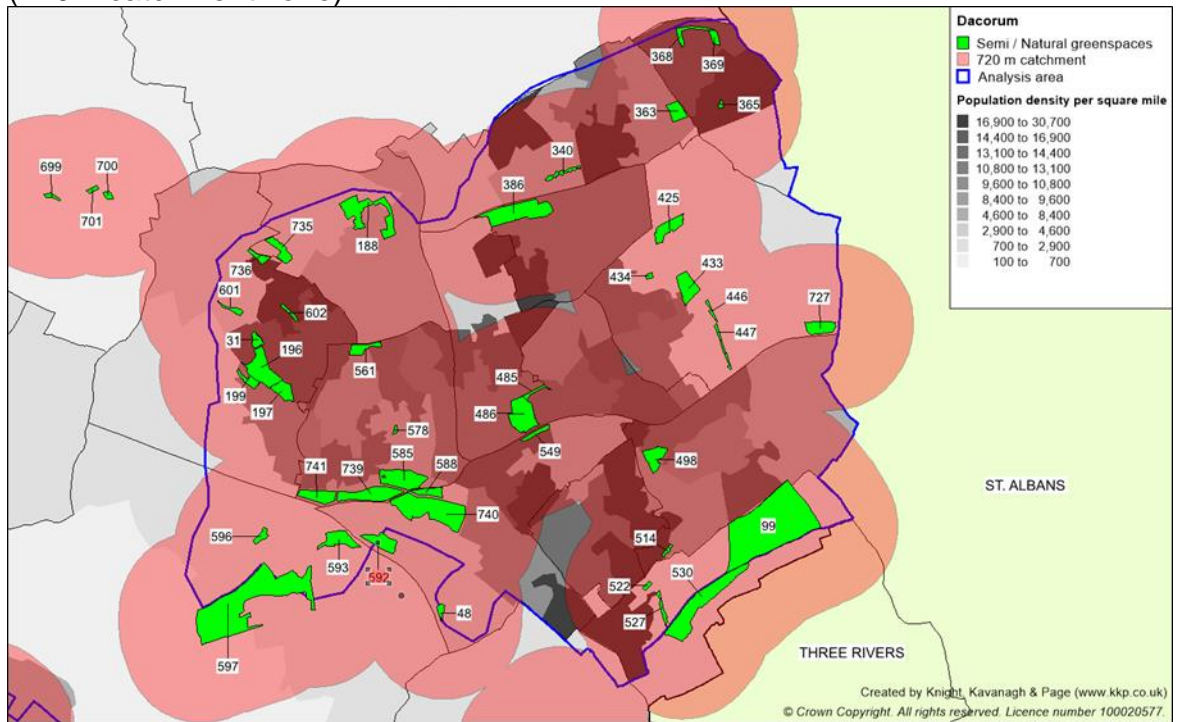


Figure 3.4 Dacorum wide - Amenity Green Space (480m catchment)

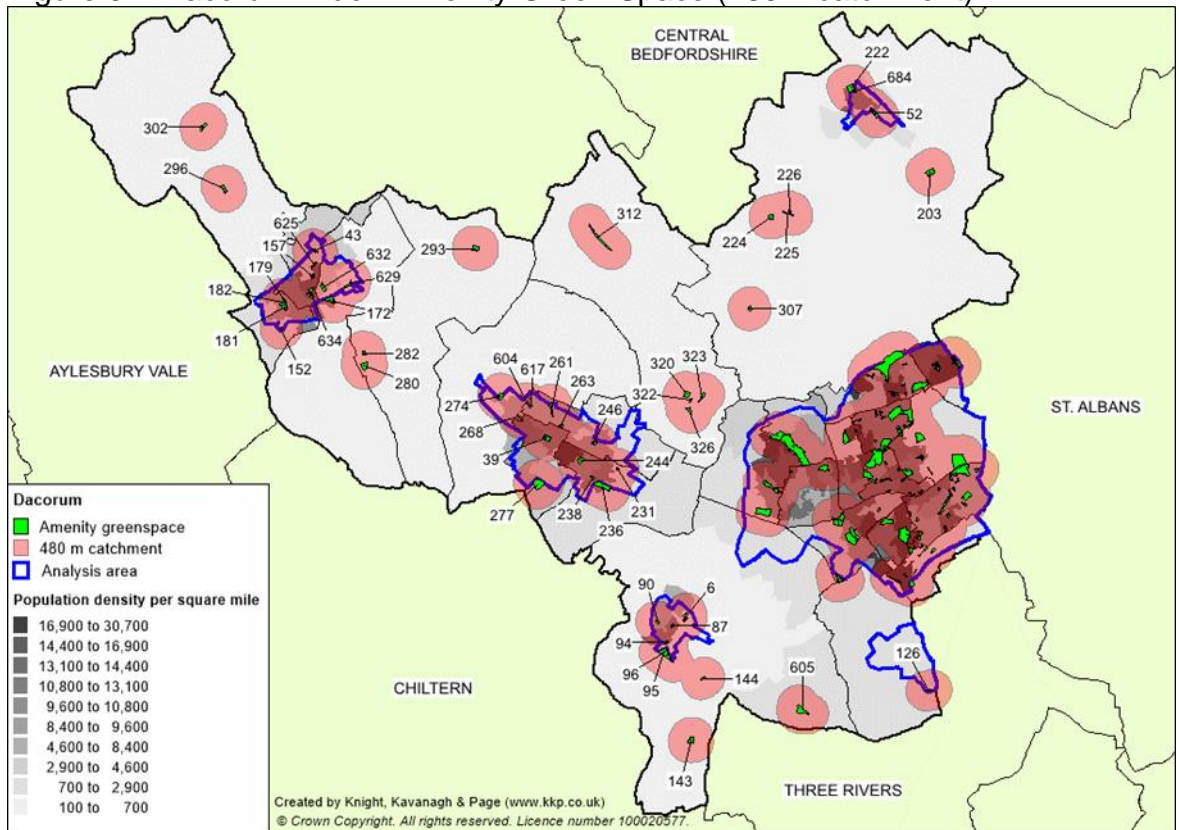


Figure 3.5 Hemel Hempstead - Amenity Green Space (480m catchment)

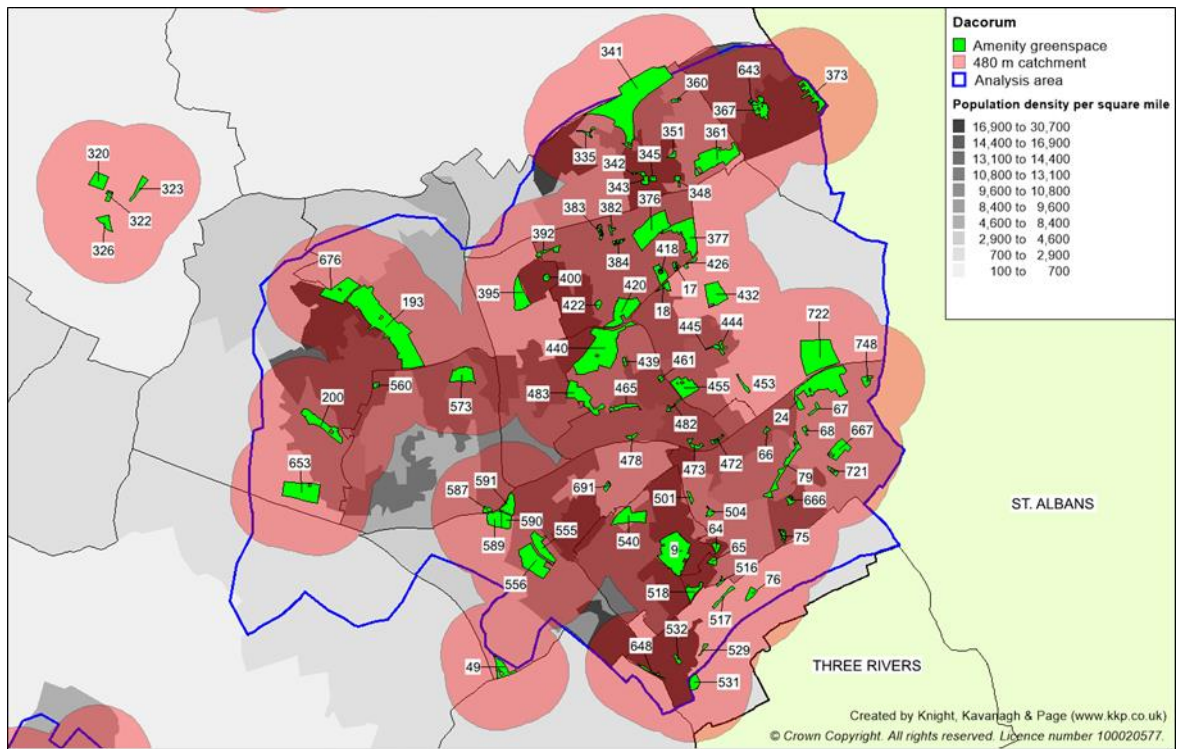


Figure 3.6 Dacorum wide - Provision for children and young people

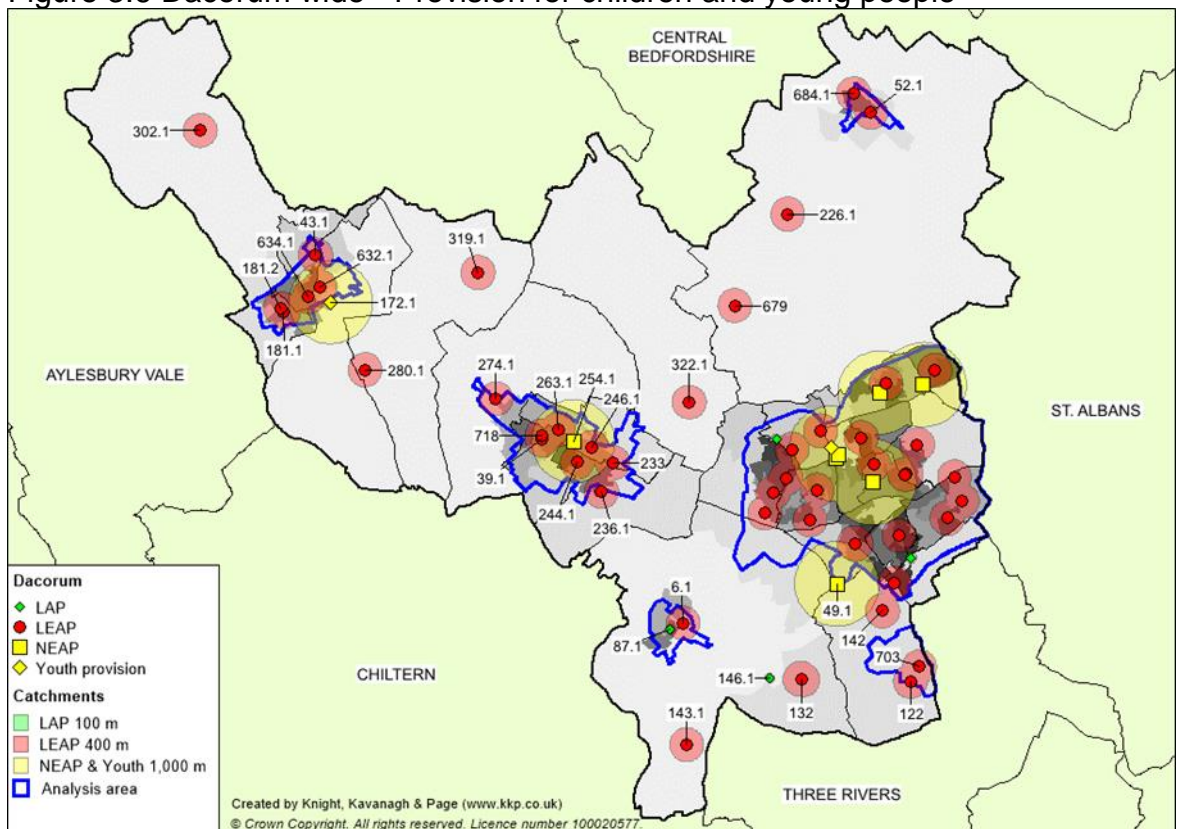
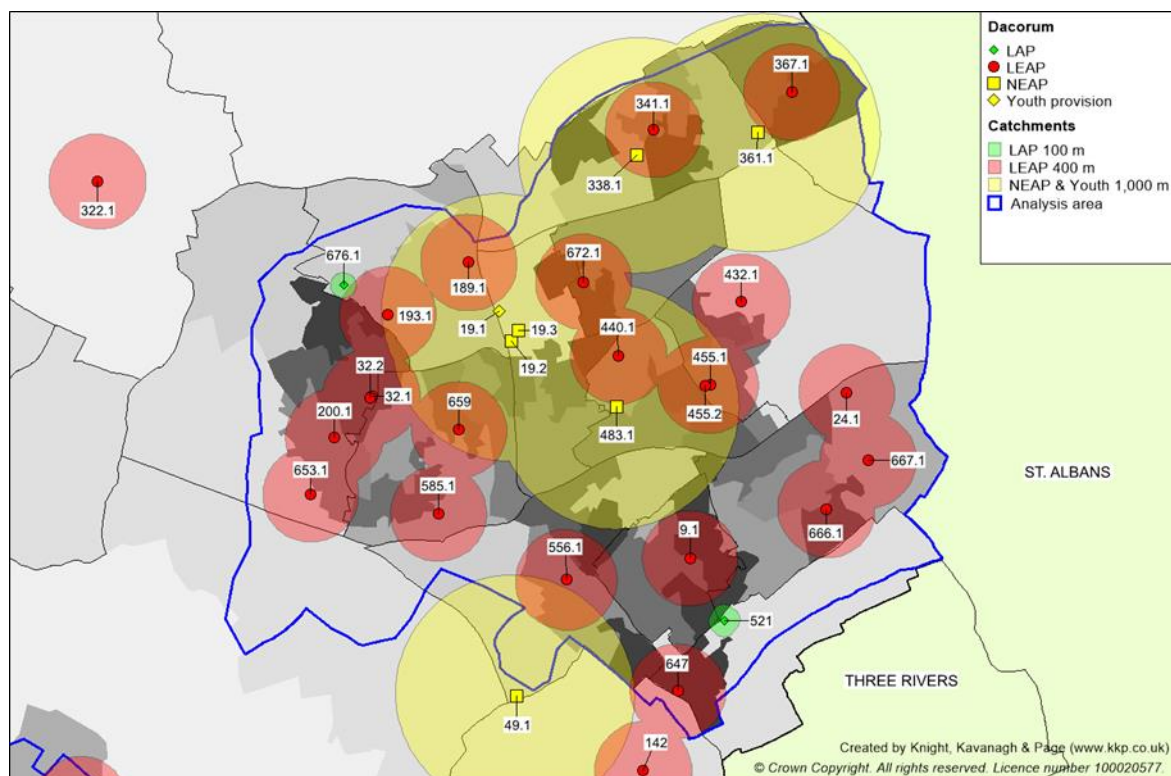


Figure 3.7 Hemel Hempstead - Provision for children and young people



3.13 Table 3.4 summarises areas of the main settlements which are outside of the catchment zones of types of open space, and this cannot be mitigated by easy access to another form of local provision.

Table 3.4 Summary of gaps in accessibility by typology

Settlement	Typology			
	Parks & Gardens	Natural & Semi-Natural Green Space	Amenity Green Space	Children & young people
Hemel Hempstead	Gaps to south and east	Minor gaps to south west	Minor gap to south	Some gaps in densely populated areas Gaps in MUGA provision
Berkhamsted	Minor gaps to west and south		Minor gap to north west	Minor gaps to west Gaps in MUGA provision
Tring	Minor gap to west			Minor gaps to north west
Kings Langley			Minor gaps to north	
Markyate	No provision of this type			
Bovingdon	No provision of this type			Minor gap to south

## Playing Pitch Strategy

- 3.14 The Playing Pitch Strategy (2019) comprised a qualitative, quantitative and accessibility assessment of football, rugby union, rugby league, hockey, cricket, bowls, tennis, athletic, netball and golf. The borough was divided into five settlement areas and for each of these and by sport, it considered how well current needs for sports provision are being met, also taking into account unmet demand. It then estimated what additional sports demand may arise over the period of the Plan from growth and the aspirations of individual clubs.
- 3.15 The assessment of playing pitch sports (i.e. football, cricket, rugby union and hockey) followed the guidance set out in Sport England's PPS Guidance: An approach to developing and delivering a PPS. For the remaining sports, the supply and demand principles of Sport England's methodology: Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities (ANOG) were used.
- 3.16 The table below provides a summary of the current and future shortfalls, based on the 2016 ONS projections of 14,161 new homes by 2036 and figures generated by Sport England's Playing Pitch Calculator. Shortfalls are shown in match equivalent sessions, which can be converted to the number of new pitches needed using Sport England guidance on the capacity of pitches and local league requirements. This found shortfalls in grass football pitches in each of the assessment areas and a need for four new artificial pitches. Other shortfalls in provision included rugby league, rugby union in Hemel Hempstead and Tring, and an artificial hockey pitch. Shortfalls increase across the range of sports, including cricket, when new demand arising from growth is added. The findings of the Playing Pitch Strategy (Action Plan and Assessment reports) can be viewed in full on the Council's website.

Table 3.5 Analysis of current and future shortfalls in outdoor sports provision

Sport	Analysis area	Current demand shortfall	Future demand shortfall (2036 <sup>12</sup> )
Football (grass pitches)	Berkhamsted Area	<ul style="list-style-type: none"> <li>◀ Shortfall of 2 MES on adult pitches</li> <li>◀ Shortfall of 1.5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 0.5 MES on youth 9v9 pitches</li> <li>◀ Mini 7v7 pitches at capacity</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 2.5 MES on adult pitches</li> <li>◀ Shortfall of 5.5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 0.5 MES on youth 9v9 pitches</li> <li>◀ Mini 7v7 pitches at capacity</li> </ul>
	Eastern Villages Area	<ul style="list-style-type: none"> <li>◀ Adult pitches at capacity</li> <li>◀ Youth 11v11 pitches at capacity</li> </ul>	<ul style="list-style-type: none"> <li>◀ Adult pitches at capacity</li> <li>◀ Youth 11v11 pitch at capacity</li> </ul>

<sup>12</sup> Future demand figures are based on both club growth aspirations and TGRs (unless stated otherwise). TGRs are based on 2016 ONS projections of 14,161 accumulative housing, equivalent to 833 new homes pa.

Sport	Analysis area	Current demand shortfall	Future demand shortfall (2036 <sup>12</sup> )
	Hemel Area	<ul style="list-style-type: none"> <li>◀ Shortfall of 2.5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 1 MES on youth 9v9 pitches</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 4.5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 2.5 MES on youth 9v9 pitches</li> <li>◀ Mini 7v7 pitches at capacity</li> </ul>
	Southern Area	<ul style="list-style-type: none"> <li>◀ Shortfall of 3.5 MES on adult pitches</li> <li>◀ Youth 11v11 pitches at capacity</li> <li>◀ Mini 5v5 pitches at capacity</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 4 MES on adult pitches</li> <li>◀ Shortfall of 2.5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 0.5 MES on mini 7v7 pitches</li> <li>◀ Shortfall of 0.5 MES on mini 5v5 pitches</li> </ul>
	Tring Area	<ul style="list-style-type: none"> <li>◀ Shortfall of 1 MES on adult pitches</li> <li>◀ Shortfall of 3.5 MES on youth 9v9 pitches</li> <li>◀ Shortfall of 6 MES on mini 7v7 pitches</li> <li>◀ Mini 5v5 pitches at capacity</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 2 MES on adult pitches</li> <li>◀ Youth 11v11 pitches at capacity</li> <li>◀ Shortfall of 5.5 MES on youth 9v9 pitches</li> <li>◀ Shortfall of 8 MES on mini 7v7 pitches</li> <li>◀ Shortfall of 2 MES on mini 5v5 pitches</li> </ul>
	Dacorum Borough	<ul style="list-style-type: none"> <li>◀ Shortfall of 5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 2.5 MES on youth 9v9 pitches</li> <li>◀ Shortfall of 2.5 MES on mini 7v7 pitches</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 14.5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 6.5 MES on youth 9v9 pitches</li> <li>◀ Shortfall of 7.5 MES on mini 7v7 pitches</li> </ul>
Football (3G AGPs) <sup>13</sup>	Berkhamsted Area	◀ Shortfall of 1 full size floodlit pitch.	◀ Shortfall of 1 full size floodlit pitch.
	Eastern Villages Area	◀ No shortfall	◀ No shortfall
	Hemel Area	◀ Shortfall of 1 full size floodlit pitch.	◀ Shortfall of 1 full size floodlit pitch.
	Southern Area	◀ Shortfall of 1 full size floodlit pitch.	◀ Shortfall of 1 full size floodlit pitch.
	Tring Area	◀ Shortfall of 1 full size floodlit pitch.	◀ Shortfall of 1 full size floodlit pitch.
	Dacorum Borough	◀ Shortfall of four full size floodlit 3G pitches	◀ Shortfall of four full size floodlit 3G pitches

<sup>13</sup> Based on accommodating 38 teams on one full size pitch

Sport	Analysis area	Current demand shortfall	Future demand shortfall (2036 <sup>12</sup> )
Cricket	Berkhamsted Area	◀ No shortfall	◀ No shortfall
	Eastern Villages Area	◀ No shortfall	◀ No shortfall
	Hemel Area	◀ No shortfall	◀ No shortfall
	Southern Area	◀ Shortfall of 6 adult MES per season	◀ Shortfall of 23 adult MES per season
	Tring Area	◀ No shortfall	◀ Shortfall of 10 adult MES per season
	Dacorum Borough	◀ No overall shortfall	◀ No overall shortfall
Rugby union	Berkhamsted Area	◀ Pitches at capacity	◀ Pitches at capacity
	Eastern Villages Area	◀ No shortfall	◀ No shortfall
	Hemel Area	◀ Shortfall of 6 MES on senior pitches	◀ Shortfall of 7.75 MES on senior pitches
	Southern Area	◀ Pitches at capacity	◀ Pitches at capacity
	Tring Area	◀ Shortfall of 6 MES on senior pitches	◀ Shortfall of 7.75 MES on senior pitches
	Dacorum Borough	◀ Shortfall of 12 MES on senior pitches	◀ Shortfall of 15.5 MES on senior pitches
Hockey (Sand AGPs)	Dacorum Borough	<ul style="list-style-type: none"> <li>◀ Shortfall of 1 AGP in Tring Area</li> <li>◀ Need to resurface Tring Sport Centre AGP in the next two to three years</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 1 AGP in Tring Area</li> <li>◀ Potential closure of RAF Halton in 2022 (Aylesbury), which is accessed by both Tring and Berkhamsted &amp; Hemel Hempstead hockey clubs.</li> </ul>
Golf	Dacorum Borough	◀ Sufficient supply to meet current demand	◀ Sufficient supply to meet future demand
Bowls	Dacorum Borough	◀ Sufficient supply to meet current demand	◀ Sufficient supply to meet future demand

Sport	Analysis area	Current demand shortfall	Future demand shortfall (2036 <sup>12</sup> )
Tennis	Dacorum Borough	◀ Sufficient supply of courts to meet current demand (overplay at Chipperfield TC & Little Gaddesden)	◀ Sufficient supply of courts to meet current demand ◀ Overplay at Chipperfield TC, Little Gaddesden and Langley TC
Netball	Dacorum Borough	◀ Sufficient supply to meet current demand	◀ Sufficient supply to meet future demand
Athletics	Dacorum Borough	◀ Jarman Park is operating at capacity and requires quality improvements	◀ Shortfall of a compact athletics facility
Rugby league	Dacorum Borough	◀ Shortfall of 2.25 MES on adult pitches	◀ Shortfall of 2.25 MES on adult pitches

3.17 The study also assessed the quality and condition of the playing pitches and ancillary facilities. The results for football pitches (table 3.6) highlights quality issues on adult pitches in Hemel Hempstead.

Table 3.6 Football pitch quality assessment

Analysis area	Adult pitches			Youth pitches			Mini pitches		
	Good	Standard	Poor	Good	Standard	Poor	Good	Standard	Poor
Berkhamsted Area	1	7	4	-	14	4	-	27	1
Eastern Villages Area	-	3	-	-	1	-	-	4	-
Hemel Area	1	13	14	-	18	6	-	25	4
Southern Area	4	5		-	5	-	-	7	-
Tring Area	1	7	3	-	3	1	-	4	4
<b>Total</b>	<b>7</b>	<b>35</b>	<b>21</b>	<b>-</b>	<b>41</b>	<b>11</b>	<b>-</b>	<b>67</b>	<b>9</b>

3.18 The Council owns the Borough's athletics track at Jarman Park, which is rated as poor and operating above capacity with unmet demand from juniors. The report suggests that in addition to refurbishing the track, a compact athletics facility could also be considered to supplement existing provision.

### Leisure Facilities Strategy

3.19 The Council's Indoor Sports Facilities Strategy (2020) considered the quality and quantity of existing indoor and built facilities in the borough, including sports halls, swimming pools, health and fitness provision, gymnastics and squash courts. It assessed how well existing provision is meeting current needs

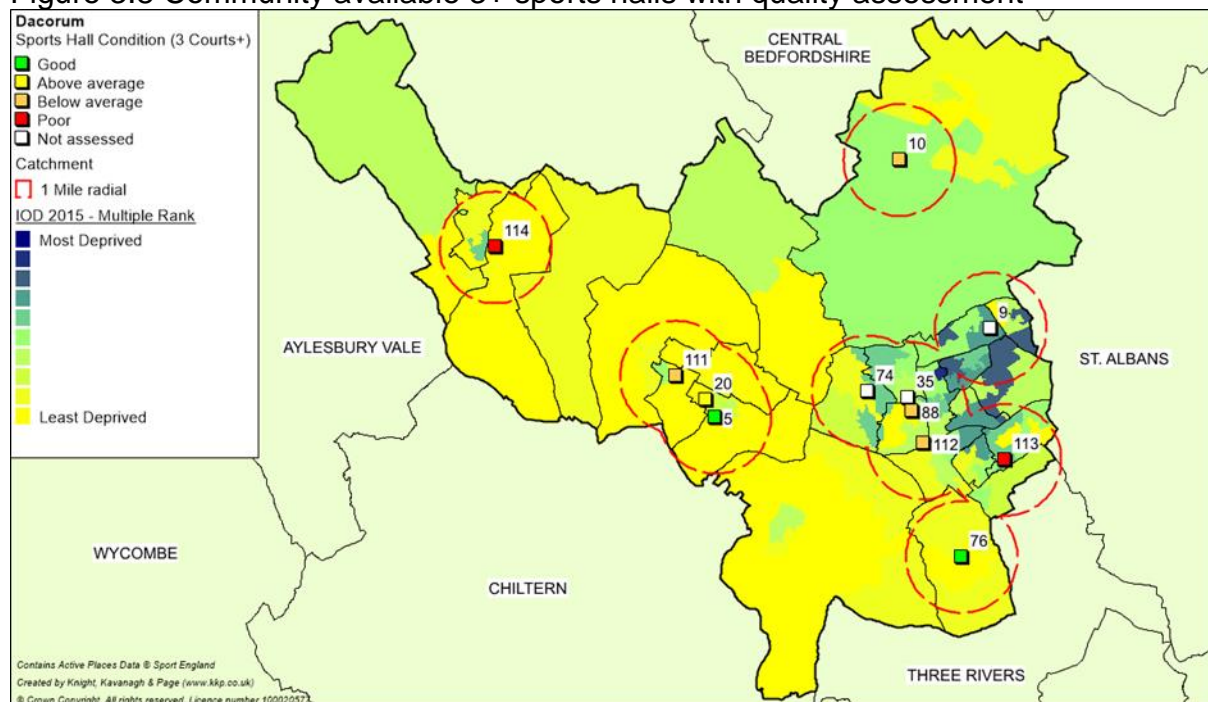
and estimated future demand, using data such as population distribution, planned growth and other health and socio-economic determinants. The completed report provides a robust, up-to-date assessment of need and identifies opportunities for new, enhanced and rationalised provision. Specific deficiencies and surpluses are also highlighted to help inform the planning of new provision.

3.20 Listed below is a summary of the report’s findings for the key facilities of swimming pools and sports halls. The two reports of the Indoor Sports Facilities Strategy (the Indoor Leisure Facilities Needs Assessment and Leisure Facilities Strategy) are available in full on the Council’s website.

### 3.21 Sports halls

- Dacorum has a good supply of sports halls, with some spare capacity. However Tring does not have day time access to sports hall facilities, a time which may be preferred by older people.
- Two thirds of the overall number is at schools sites, this makes retaining public access to these sites critical to provision going forward.
- A modernisation programme around schools’ stock with increased access, could unlock some of the 30% of capacity that is not accessible in the peak period.
- Three of the four publicly run sports halls at Tring, Hemel Hempstead and Longdean are operating at or above comfortable capacity. The Hemel Hempstead facility is full despite having a large (9-court) hall and being relatively old.
- Tring and Longdean sports centres are of poor quality and require improvement, Berkhamsted Leisure Centre sports hall is in need of investment;

Figure 3.8 Community available 3+ sports halls with quality assessment

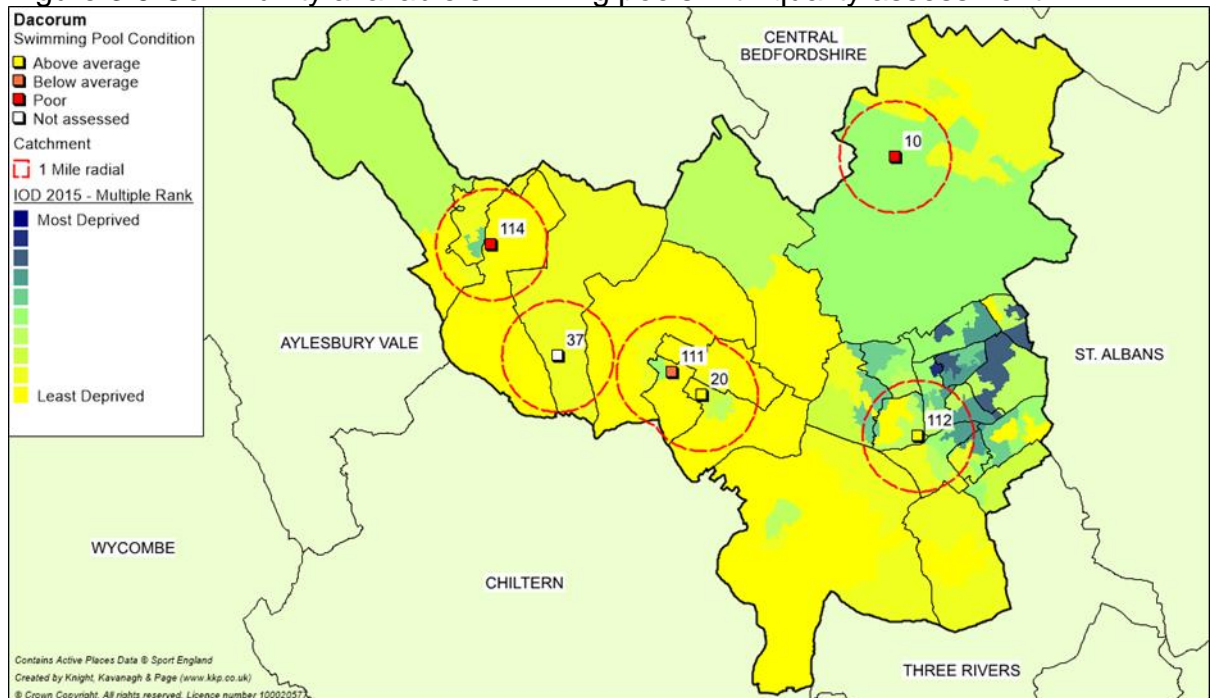




### 3.22 Swimming pools

- There is good supply of waterspace in Dacorum in quantitative terms, which is broadly located in the right places and able to accommodate immediate population growth.
- The current undersupply of water space is equivalent to a small learner pool, this relates to a 'hotspot' of unmet demand in Hemel Hempstead, and does not currently require further pool provision.
- Additional capacity could be released at school sites, such as Astley Cooper School, to improve the current supply of pools.
- Berkhamsted Leisure Centre swimming facilities are outdated and lack appeal.
- Investment is required in the pool stock to ensure that it remains attractive to users and fit for purpose.
- If the current pool stock availability for community use and its quality remains the same, the projected increase in population will lead to an increase in demand for pools. The SFC indicates that there will be need for an additional 2.52 swimming lanes up to 2026 (estimated cost £2,382,066) and a further 1.74 swimming lanes up to 2036 (estimated cost - a further £1,710,221).
- This indicates that by 2036 there will be the need for a new 4 lane 25m pool to satisfy increases in demand (as well as the learner pool).
- The significant growth around Hemel Garden Communities cannot be met by current facilities.

Figure 3.9 Community available swimming pools with quality assessment



- 3.23 The Council undertook a Settlement Hierarchy Study in 2017 to help develop the development strategy of the new Local Plan. The hierarchy ranked settlements according to their population size and their range of services and facilities in order to assess their sustainability and ability to accommodate growth. The type of facilities it audited included indoor sports and leisure centres, and for smaller settlements, the availability of public transport to reach them. It also included a summary of site allocations from the DBLP and Core Strategy required to provide additional green space, play areas and open space improvements.

## **Monitoring**

- 3.24 The Council has a well-developed monitoring system that the County Council helps support. This allows it to carry out regular monitoring of land development in the borough and to publish an annual series of land position statements and borough wide monitoring reports<sup>[1]</sup>.
- 3.25 The Council uses the information to understand the progress of policies and proposals in the existing Local Plan, in support of national monitoring requirements, and for monitoring its own corporate indicators.
- 3.26 The Council also prepares on an annual basis its Authority Monitoring Reports (AMR). The AMRs use information from the land position statements and other sources to provide a more detailed overview of the success of Local Plan policies and the progress of new development.
- 3.27 The indicators the Authority Monitoring Report currently reports on include:
- Indoor Sports and Leisure Space;
  - Outdoor Sports and Leisure Space;
  - Social and Community Floorspace.

## **Developer contributions**

- 3.28 The Council seeks contributions from developers towards the provision of infrastructure required to support growth in Dacorum via a Community Infrastructure Levy (CIL) and Section 106 Planning Obligations, where applicable. The CIL charging schedule was adopted in 2015 and infrastructure projects to deliver new indoor sports and leisure facilities, plus outdoor green infrastructure and open space including outdoor sports, are all eligible for CIL funding. CIL can, and should, be used to fund strategic infrastructure with no restraints on proximity to the development that it has been collected from, however S106 obligations will still have to meet the legal tests, i.e. to mitigate the strain on infrastructure as a direct result of that development. Where appropriate CIL and S106 can be combined to fund infrastructure. Amendments to the CIL regulations in September 2019 removed S106 pooling restrictions and the requirement for Councils to

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<sup>[1]</sup> <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/monitoring-reports-and-land-position-statements>

produce a R123 list a new Infrastructure Funding Statement was instead introduced and will include the Local Authorities infrastructure priorities.

### **Draft Dacorum Infrastructure Delivery Plan (November 2020)**

3.29 The Draft Dacorum Infrastructure Delivery Plan (IDP) sets out the infrastructure required to create quality places and support the delivery of the Local Plan level of housing and employment growth across the borough. The IDP seeks to:

- Understand the capacity (surplus and deficits) of existing infrastructure provision;
- Identify planned investment in infrastructure;
- Determine infrastructure requirements to support planned levels of growth;
- Set out the estimated costs of infrastructure, funding sources, and phasing of delivery (where known);
- Identify the scale of the gap between committed, allocated and required investment in infrastructure and the potential means by which this gap could be bridged; and
- Identify key bodies with responsibility for delivering infrastructure.

The preparation of the IDP is an iterative process as it has been continually updated through discussions with relevant stakeholders and other technical inputs as emerging growth scenarios were developed and refined.

The draft Dacorum Infrastructure Delivery Plan prepared to accompany the Dacorum Local Plan (2020-2038) Emerging Strategy for Growth uses the approach and standards for open space, sport and leisure provision developed through this topic paper. Appendix 1 explains how these were applied to identify the needs arising from growth for each type of provision.

### **Hertfordshire's Director of Public Health Annual Report 2018/2019**

3.30 This provides a snapshot of the health of the population of Hertfordshire as a whole and individually for each of the county's ten districts and boroughs.

Results for Dacorum include:

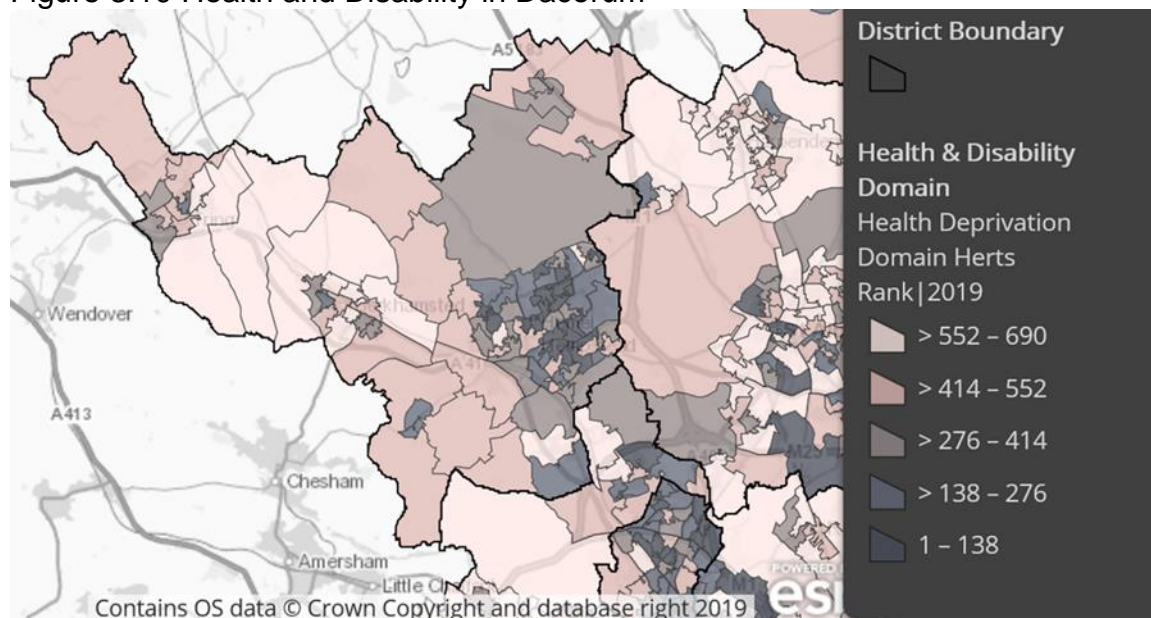
- about 12% (3,300) children live in low income families;
- in the most deprived areas of Dacorum life expectancy is 7.8 years lower for men and 5.1 years lower for women, than in the least deprived areas of the borough;
- 222 schoolchildren in year 6 were obese in 2016/2017;
- 27.7% of adults (19+) were not physically active in 2016/17.

3.31 For Dacorum as a whole, 21.2% of children are overweight when they start school in reception year, but by the time they leave primary school 29.6% are overweight, with potential long-term health consequences. However, in Grovehill ward, more than 40% of children leave primary school overweight with Adeyfield East and West wards not far behind.

## Health Deprivation and Disability

- 3.32 The Health Deprivation and Disability Domain measures the risk of premature death and the impairment of quality of life through poor physical or mental health. The domain measures morbidity, disability and premature mortality but not aspects of behaviour or environment that may be predictive of future health deprivation.
- 3.33 The 690 Lower Layer Super Output Areas (LSOAs) in Hertfordshire are ranked according to their Health & Disability Deprivation score. The most deprived LSOA in Hertfordshire is given a rank of 1, and the least deprived a rank of 690. The ranks are then represented by a colour scale as shown on the map and legend below, with the darker areas indicating the worst health and disability deprivation.

Figure 3.10 Health and Disability in Dacorum



- 3.34 Health problems in Dacorum are concentrated primarily in Hemel Hempstead, with Grovehill, Highfield, Hemel Hempstead Town and Adeyfield West wards, experiencing a number of health outcomes that are worse than the borough as whole.

## 4 Consultation

4.1 This section of the Topic Paper explains what consultation and engagement the Council has undertaken in developing the open space, sport and leisure provision policies within the draft Local Plan, and the responses it received at each stage.

### Draft (Issues and Options) Local Plan (Reg. 18) Consultation

4.2 The Council undertook a Reg.18 consultation during November-December 2017, which has helped inform and develop the Local Plan. The approach to open space, sport and leisure provision considered at that stage and the responses received are summarised below. The consultation material and responses are available in full on the Council's website.

4.3 The Council's approach to open space, sport and leisure provision was set out in the social (issue 22) and green infrastructure (issue 23) sections and involved discussions over:

- the provision of community facilities, including sports facilities, across the borough's towns and villages;
- the types of green infrastructure space that should be protected, in particular the areas designated within the saved Local Plan policies maps as open land; and
- future standards of open space provision, including an example of what infrastructure needs could be for different scales of development

Table 4.1 Issues and Options Infrastructure needs for different scales of development

	<b>Scale of development (no of dwellings)</b>					
	<b>25</b>	<b>50</b>	<b>100</b>	<b>500</b>	<b>1,000</b>	<b>2,000+</b>
<i>Allotment provision</i>				<i>0.2 ha</i>	<i>0.4 ha</i>	<i>0.6 ha+</i>
<i>Play provision (NEAP, LEAP or LAP)</i>	<i>0.06 ha (LEAP)</i>	<i>0.1 ha (NEAP)</i>	<i>0.2 ha (mixed play areas)</i>	<i>0.8 ha (mixed play areas)</i>		
<i>Playing fields or additional open space</i>					<i>1.6 ha</i>	

After each issue discussed, consultees were asked whether they supported the proposals and for their suggestions on alternative approaches.

4.4 The Council received 22,708 responses to 46 questions from 2,376 individuals and organisations. Full responses on open space, sport and leisure provision can be found in the link below<sup>14</sup> under:

- issues relating to social infrastructure (question 30),

<sup>14</sup> <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan>

- issues relating to green infrastructure (question 31).

4.5 The main issues arising relating to **open space** within the Issues and Options consultation were:

- need for leisure, parks and green spaces to be within an accessible walking distance of homes, to reduce additional car journeys;
- need to protect and improve existing green space in Berkhamsted, as provision levels are low;
- loss of green space in Berkhamsted to additional parking provision;
- concern re low level of green space in Kings Langley, including children's play areas;
- concern that the policy on delivering new open space as part of development will change after the issues and options consultation, and how this will be monitored before submission of the Plan;
- having provision standards is useful, however cases also need to consider local need as this may identify that there are greater deficiencies of some types of infrastructure relative to others, enabling funding to be focussed where it is needed;
- the heritage interest of landscape, parks and open space and green infrastructure's role in enhancing and conserving the historic environment should be highlighted;
- each new housing scheme should allocate space, proportionate to their scale, for play areas and public sports fields in addition to school sports provision;
- the Local Plan should strengthen its position on protecting and providing open space, explicitly recognising its value in promoting physical activity, wellbeing, and sustainable travel;

4.6 The main issues arising relating to **sport and leisure provision** were:

- concern that developments smaller or larger than 500 dwellings would not be required to contribute towards playing fields, resulting in only a small proportion making provision and adding pressure to existing facilities;
- need for leisure, parks and green spaces to be within an accessible walking distance of homes, to reduce additional car journeys;
- each new housing scheme should allocate space, proportionate to their scale, for play areas and public sports fields in addition to school sports provision;
- having provision standards is useful, however cases also need to consider local need as this may identify that there are greater deficiencies of some types of infrastructure relative to others, enabling funding to be focussed where it is needed;
- the plan should require major housing and mixed-use developments to provide sport and leisure provision;
- if community clubs are to manage new facilities, then these should be located in sports hubs rather than allowing detached and ad hoc allocations by developers within new housing development sites;
- there needs to be specific attention given to planning the development of sporting facilities across the Borough, and especially in Tring, in order to meet not only the increased demand but also the current under supply of sporting facilities;

- concern re the current provision level of playing fields in Berkhamsted, and potential loss of Haslam Fields to development;

### **Duty to Cooperate/Cross Boundary Matters**

4.7 Since the Draft (Issues and Options) Local Plan consultation was completed, the Council has continued to engage with nearby authorities and other organisations (as identified on the Statement of Community Involvement). These ongoing discussions focus on strategic and cross boundary matters, including, for some parties, green infrastructure. Summarised below are points relevant to the Open Space, Sport and Leisure provision Topic Paper. Further information on the process undertaken can be found in the Duty to Cooperate Statement of Compliance.

- (i) Chilterns Conservation Board (CCB)
  - In this topic area CCB is concerned about development within the Chilterns Area of Outstanding Natural Beauty such as sports pitches or equestrian facilities that may involve lighting, fencing, parking or ground levelling work.
- (ii) Natural England (NE)
  - NE strongly encourage the preparation of a strategic approach to green infrastructure and for detailed site specific strategies to be developed.
  - A key issue will be the mitigation strategy for the Garden Communities.

### **Internal stakeholder consultation**

4.8 The Strategic Planning team undertook a series of internal workshops across a range of Council teams in order to test evolving approaches to policy. This work has helped to shape and refine the emerging plan. It has delivered a range of revisions that take into account recommendations and address concerns and issues raised.

- 4.9 Key overarching points are summarised below:
- Open space thresholds should be easy to understand and apply (Development Management)
  - Delivery of community sports or other facilities as part of a school development welcomed in principle but must be supported by a Community Use Agreement which must have meaningful commitments to community access and be easily enforced in the event of default by the school (Community Partnerships)
  - The opportunities offered by large scale developments proposed to provide sports pitches, sports halls, community halls and similar infrastructure was welcomed. (Community Partnerships)
  - Opportunities to allocate sports facilities (inc pavilions) were highlighted as a way to secure future management/maintenance; however, community use would need to be secured. (Community Partnerships)
  - Evidence base for recreation/open space outlined; generally welcomed but highlighted need to safeguard sites for delivery, particularly if that

would be at the end of the development delivery process. (Community Partnerships)

### **Task and Finish Group Meetings**

- 4.10 Officers have been working closely with the Local Plan Task and Finish Group which is a cross party panel of Members that has provided both high level guidance and detailed scrutiny of the emerging plan, its policies and proposals. As with the internal workshops discussed above, the feedback helped the Council refine the scope of, and broad approaches to and wording of key policies.



## 5. Open Space Provision

### Developing Open Space Standards

- 5.1 This section of the topic paper explains how the open space standards were developed.
- 5.2 The 2017 Issues and Options Consultation showed examples of the types and areas of open space different scales of new development could provide, broadly following saved policy 73, the provision and distribution of leisure space in towns and large villages. This was derived from the previous National Playing Fields Association standard of 2.4 ha (6 acres) per 1,000 and a further 0.4 ha per 1,000 population for other leisure space, comprising mainly ornamental parks and gardens. The Council's approach to open space provision within the consultation documents is set out below.

*'Our general approach will be to meet national standards but we will also consider if any local variation is appropriate. We will also need to ensure that opportunities to improve existing green infrastructure, and to provide new green infrastructure as part of new development, are maximised' (Issues and options 9.3.4)*

- 5.3 Fields in Trust (working name of the National Playing Fields Association charity) keeps the recreation standard under regular review. The latest updated *Guidance for Outdoor Sport and Play* was issued in 2015. This included updated recommended benchmark guidelines for informal outdoor space under the typologies of parks and gardens, amenity green space and natural and semi-natural green space, and further recommendations for accessibility and the application of standards. These standards were a change to those referenced in saved policy and the Issues and Options consultation. As a result, while the overall approach the Council set out in the Issues and Options consultation remains valid, the saved space standards within the DBLP require updating.
- 5.4 The NPPF requires planning authorities to consider local assessment and needs when setting standards (NPPF Paragraph 96). Fields in Trust's updated recommended benchmark standards were used in the Dacorum Open Space Study (2019) assessment. An analysis of the Open Space Study findings is set out in the local context and challenges section above and has used to develop options for open space standards that could be taken forward through the new local plan.

#### Option 1

- 5.5 Dacorum's local standards for the provision of open space could be derived from the existing quantity for the whole borough. This option is demonstrated in table 5.1.

Table 5.1 Existing open space for whole Borough by typology

Typology	Hectares per 1,000 population
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	Current provision levels	National benchmarks	Sufficient/deficient
Parks & gardens	0.39	0.80	-0.41
Natural & semi-natural greenspace <sup>15</sup>	2.00	1.80	+0.20
Amenity greenspace	1.47	0.60	+0.87
Provision for children & young people	0.05	0.25	-0.20
Allotment	0.26	0.25	+0.01

Table 5.2 Provision of open space by typology for main settlements is repeated below to enable a comparison between provision at Borough and local level.

Analysis area	Parks and gardens		Natural & Semi-Natural Green Space		Amenity Green Space		Allotments		Play areas	
	(Hectares per 1000 population)									
	0.80		1.80		0.60		0.25			
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Berkhamsted	0.11	-0.69	0.68	-1.12	0.77	+0.17	0.70	+0.45	0.03	-0.22
Bovingdon	-	-	0.22	-1.58	1.17	+0.57	-	-	0.02	-0.23
Hemel Hempstead	0.61	-0.19	1.54	-0.26	1.78	+1.18	0.10	-0.15	0.06	-0.19
Kings Langley	0.03	-0.77	3.45	+1.65	0.06	-0.54	0.45	+0.20	0.02	-0.23
Markyate	-	-	0.09	-1.71	1.44	+0.84	0.45	+0.20	0.04	-0.21
Tring	0.08	-0.72	0.50	-1.30	0.91	+0.31	0.31	+0.06	0.03	-0.22
Dacorum	0.39	-0.41	2.00	+0.20	1.47	+0.87	0.26	+0.01	0.05	-0.20

5.6 The advantages of this approach are

- it would be a standard based on local evidence;
- it would appear to be deliverable, as this level of provision already exists;
- it would extend the existing ratio of open spaces to development to extensions of existing settlements, resulting in continuity of character;
- as the Borough performs well in natural and semi-natural greenspace and amenity greenspace, continuing this level would benefit sub-areas which are below the quantity standard.

5.7 In this option, the area of amenity greenspace and natural & semi-natural greenspace sought would be higher than the national benchmark. Dacorum as a whole performs well in these categories largely due to Hemel

Hempstead's new town neighbourhood design which followed garden city principles of including generous amenity greens within residential streets and large playing fields (also assessed as amenity greens within the Open Space Study) nearby to serve local leisure needs. The provision of sports playing fields that are also accessible for informal recreation influences the provision levels at some of the smaller settlements such as Bovingdon and Markyate. The high level of natural and semi-natural greenspace is a result of ancient features such as the commons and woodlands at Kings Langley, and other smaller villages such as Chipperfield.

- 5.8 This level of provision reflects a historic pattern of development that took place in parts of the borough and is not widespread, this may lead to it being difficult to defend in the future.
- 5.9 It may also put some open spaces under development pressure. Hemel Hempstead's provision of parks and gardens, and amenity greenspace is above the total borough provision level in these typologies. If the current overall provision level became policy, developers may argue that some open space in Hemel Hempstead could be used for housing.

### Option 2

- 5.10 An alternative approach could be to use a lower standard based on the existing quantity of open space in one of the borough's settlements, such as Tring. The disadvantages to this would be:
- no positive change within settlements currently with a low provision level;
  - new neighbourhoods would also have a poor standard of provision; and
  - settlements where there is currently good provision would perform less well in the future as new development/increased population reduced the overall amount of open space per 1000 residents.
- 5.11 Of particular concern when considering standards is the provision for children's play space, where all settlements are below the Fields in Trust benchmark guidance. Both option 1 and option 2 would result in a very low provision standard being extended across new developments. This would be contrary to the Council's objectives in the Dacorum Growth and Infrastructure Strategy to create more and good opportunities for children's play.
- 5.12 There is clearly a need to both safeguard existing open space for informal recreational use and to protect it from the impact of growth. Consultation shows residents concern at the low provision of open space in some settlements and that existing spaces should be protected. New development should be required to provide sufficient open space to meet the needs of new residents to reduce the pressure on existing areas from incremental additional use.

### Option 3

- 5.13 A third option is to follow the Fields in Trust's recommended benchmark standards. The benefits of this approach are
- It would reflect the genuine will of the Council to increase future levels of provision in key areas such as children's play.
  - It would continue the approach used in the saved plan policies, while providing the opportunity to adopt the latest guidance issued.
  - It follows a long standing and recognised standard

The drawbacks are

- It is not an nationally endorsed quantity standards
- Best practice guidance recommends setting locally derived provision standards
- FIT states that the '*Quantity guidelines should not be interpreted as maximum levels of provision, and it is recommended that these are adjusted to take into account of local circumstances*'.
- The FIT suggested standards are a generic figure across the whole country, and do not take into account the size or character of the local authority.

#### Option 4

- 5.14 A further option is to retain the saved open space standards from policies of the Core Strategy. This seeks to achieve an overall level of provision of 2.8 ha/1000, with new residential development above 25 homes to provide space at 1.2 ha or 5% of the development area, whichever is greater. Larger developments or those which would add significantly to the demand for leisure facilities may be asked to contribute to other facilities.
- 5.15 This approach has been in place since the adoption of the Dacorum Local Plan in 2004 and is based on superseded recommended benchmark guidelines, plus does not consider updated national planning practice guidance on undertaking local assessments. Table 5.3 below provides an overview of all the options discussed.

Table 5.3 Options for open space standards (open space typology combines parks and gardens, natural and semi-natural green space, and amenity green space provision)

Options	Hectares per 1,000 population		
	Open space	Play space	Combined
Option 1 – borough based approach	3.86	0.05	3.91
Option 2 – Tring based approach	1.49	0.03	1.52
Option 3 – Fields in Trust benchmark	3.20	0.25	3.45
Option 4 – DBC saved standard for new developments	0.40	0.80	1.2

## Preferred Approach

- 5.16 Having considered the evidence and options, the Council has decided to take forward into policy the Fields In Trust standards for open space. This is considered the minimum a development needs to provide and growth areas released from the green belt will be expected to deliver above this standard. In order to address local needs and deficiencies, and the question from of Issues and Options as to whether local variation is appropriate, the specific form and mix of provision – such as parks and gardens, amenity green space, and natural and semi-natural green space – for each settlement will be determined using local evidence, open space needs and the natural features of the area.
- 5.17 Policy 77 of the DBLP, allotments, requires provision to be benchmarked against the Thorpe Committee standard of 0.2 hectares per 1000 population. The Issues and Options Consultation demonstrated a new provision standard of around 0.167 hectares per 1000 people. The National Society of Allotment and Leisure Gardeners (NSALG), suggests a benchmark of 0.25 ha per 1000 people, which was used within the Open Space Study. As this reflects the overall provision within Dacorum of 0.26 ha per 1000, the national benchmark is suitable for carrying forward into policy.
- 5.18 Applying these standards to the current population of the six main settlements, demonstrates the existing deficits in open space provision. This is shown in table 5.4 below.

Table 5.4 Existing open space deficit (ha) by settlement and typology

Settlement	Pop'n	Typology				
		Parks and Gardens	Natural & semi-natural	Amenity	Allotments	Children's play
Hemel Hempstead	92,550	-17.58	-24.06	+109.21	-13.88	-17.58
Berkhamsted	20,900	-14.42	-23.41	+3.55	+0.45	-0.22
Tring	12,100	-8.71	-15.73	+3.63	+0.73	-2.66
Kings Langley	6000	-4.62	+9.9	-3.24	+1.2	-1.38
Bovingdon	5000	-4.00	-7.90	+2.85	-1.25	-1.15
Markyate	3000	-2.40	-5.13	+2.52	+0.60	-0.63

## **Developing Accessibility Standards**

- 5.19 Open space should be provided within neighbourhoods at a suitable and accessible distance to make it usable for residents, encourage use and to reduce the need for additional car journeys.
- 5.20 Appendix 6 of the saved Local Plan sets accessibility standards for three categories of children's play space:
- Local Area of Play to be within 1 minutes' walking time;

- Local Equipped Area of Play to be within 5 minutes' walking time; and
- Neighbourhood Equipped Area of Play to be within 15 minutes' walking time.

There are no saved accessibility standards for other types of open space.

- 5.21 Fields in Trust's Beyond the Six Acre Standard provides the following recommended benchmark guidelines for walking distances.
- parks and gardens walking distance 710m
  - natural and semi-natural green space walking distance 720m
  - amenity green space walking distance 480m
  - Local Area of Play walking distance 100m (1 minutes' walk)
  - Local Equipped Area of play walking distance 400m (5 minutes' walk)
  - Neighbourhood Equipped Area of Play walking distance 1000m (12 minutes' walk)
- 5.22 The Issues and Options consultation responses suggested that the Council adopt Natural England's Accessible Natural Greenspace Standard (ANGst) and the Woodland Trust's Woodland Access Standard. The ANGst standard recommends the distance people should live from certain types and sizes of natural green space. It states that all people should have accessible natural green space:
- of at least two hectares in size, no more than 300m (five minutes' walk) from home
  - at least one accessible 20 ha site within 2km of home
  - one accessible 100 ha site within 5 km of home
  - one accessible 500 ha site within 10km of home
- ANGSt also recommends a minimum of one hectare of statutory local nature reserves per thousand people.
- 5.23 The Woodland Trust's Woodland Access Standard (Space for people, 2017) aspires that:
- no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size; and
  - there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.
- 5.24 The Dacorum policies maps record sites of important to conservation, including ancient woodland, and the Open Space Study identifies natural and semi-natural green space. There has not been a detailed study of categorising sites by size and applying the relevant accessibility zones to enable an assessment of how the Borough performs against the ANGst and Woodland Trust's standard. These may be a useful tool in planning the mix of open space to be provided within large scale new development, and urban extensions such as Hemel Garden Communities.

#### Preferred approach

- 5.25 The saved accessibility standards for play space within the DBLP are broadly in line with the Fields in Trust recommended benchmark guidelines,

with a change to Neighbourhood Equipped Areas of Play where the suggested walking distance is 1000m or 12 minutes' walk compared with the saved standard of 15 minutes'.

- 5.26 As there are no other reasonable options to consider for accessibility standards, the approach to be taken for the Dacorum new Local Plan is to adopt the Fields in Trust recommended benchmark guidelines for walking distances for parks and gardens, natural and semi-natural green space, amenity green space and children's play. Opportunities will be taken to reduce accessibility gaps through new development and improvements to existing facilities.

### Future provision of open space through growth

- 5.27 NPPF paragraph 96 requires planning authorities to consider opportunities for new provision of open space, sport and recreation facilities. One method of delivering new open space is through development. Having discussed the overall standards of open space relating to the level of provision and accessibility, the next stage is to determine how new development should contribute towards these standards and when this should be onsite.

#### Option 1

- 5.28 One approach is to set a threshold for when the number of new homes triggers onsite provision of a particular type of open space based on usable areas. For the typologies of parks and gardens, amenity green space and natural and semi-natural green space the Greater London Authority offers guidance (GLA Open space strategies: Best practice guidance 2009) on minimum area thresholds which enables the functions associated with that typology to take place. Fields in Trust also suggests minimum areas for children's play space. By applying the provision rates per 1000 people set out in 5.2, against that area, the number of people and new homes that would generate that area of open space can then be calculated. This could then be used as a threshold for onsite provision and is shown on table 5.5 below.

Table 5.5 Thresholds for onsite provision by typology based on usable areas

Typology		Minimum area of typology	Equivalent new population to trigger on-site contribution <sup>16</sup>	Equivalent number of new homes
Allotments		0.4 ha (0.025 per plot)	1,600	667
Amenity greenspace		0.4 ha	667	278
Natural and semi natural		0.4 ha	222	93
Parks and gardens		2 ha	2,500	1042
Play areas <sup>17</sup>	LAP	0.01 ha	40	17
	LEAP	0.04 ha	160	67

<sup>16</sup> For example, a development with a new population of 667 would meet the minimum area threshold of 0.4 ha for amenity greenspace to be provided on-site (i.e.  $0.4 / 0.6 \times 1000 = 667$ )

<sup>17</sup> Minimum recommended size for play areas by Fields In Trust

Typology		Minimum area of typology	Equivalent new population to trigger on-site contribution <sup>16</sup>	Equivalent number of new homes
	NEAP/Other (e.g. MUGA, skate park)	0.10 ha	400	167

5.29 Bringing this approach into policy would ensure that areas of new open space delivered through development are functional. However, implementing the policy would also bring the following issues:

- multiple thresholds would complicate the process;
- multiple typologies would complicate the process;
- the thresholds set for the number of dwellings to provide open space do not follow a logical progression;
- open space would not be provided on site on developments up to and including 92 homes (play areas would be required for all developments of 16 units and over), placing more pressure on existing open space, of particular concern when many settlements are below the FIT standard;
- the Council's health and wellbeing agenda makes it unacceptable for developments of 92 homes and below not to contribute towards open space;
- overall provision of open space in some settlements may continue to drop, particularly where there are less large sites to provide significant new areas.

### Option 2

5.30 Saved policy 76 of the Dacorum Borough Local Plan currently requires residential developments to provide open space if they are over 25 dwellings or 1 hectare in area, and for this to be equivalent to 1.2 ha per 1000 people, or 5% of the development area, if this is greater. The 1.2 ha relates to children's play space and other types of open space.

5.31 This has the advantage of being a straightforward requirement in its application to all schemes of over 25 dwellings or 1 hectare in area.

5.32 When applying this policy in practice, development management officers report that it is:

- unclear if the 1.2 ha/1000 pop is the minimum starting requirement, or whether it needs to be proportionally applied to the proposed population of the development, and then compared against the 5% of area requirement to see which applies;
- unclear if the overall requirement falls away if there is sufficient public open space in the locality, and if there is a shortfall in children's play space whether both open space and play space is required, or if it is sufficient to request a contribution to play area provision on existing open space;
- unclear what happens where provision can't be made on site.



### Preferred option

- 5.33 Using a single, easy to implement threshold would aid the Council's officers in implementing the policy, and as a result, help ensure that more development sites contribute towards open space.
- 5.34 Using an easy to understand and apply threshold of 25 dwellings is preferred. Further clarity is provided to aid development management officers:
- the threshold will be based solely on the number of homes, and the alternative consideration of sites of over 1 hectare in area will not be taken forward;
  - the requirement will not fall away if there is sufficient open space in the locality;
  - the requirement will be calculated using the combined additional demand on parks and gardens, natural and semi-natural green space and amenity greenspace typologies;
  - which typologies are delivered on site will be determined by local needs using the Open Space Study (2019) assessment;
  - the requirement for play areas will be calculated separately and will be in addition to the open space provision;
  - costings within the Infrastructure Delivery Plan will be used to calculate a contribution towards offsite improvements if there are justified reasons as to why provision cannot be onsite.

### Play provision thresholds

- 5.35 Table 5.5 above, suggests thresholds for onsite play provision by typology. This is drawn from the Open Space Study Standards Paper and has been calculated using the minimum areas for each type of play space and the recommended level of provision by hectares by 1000 population. Using this methodology a LAP would be provided on developments of 17 new homes, developments of 67 homes would include a LEAP and developments of 167 new homes would provide a NEAP/MUGA.
- 5.36 Fields in Trust's Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard suggests an alternative set of thresholds, as shown in table 5.6 below.

Table 5.6 Recommended Application of Quantity Benchmark Guidelines – Equipped/Designated Play Space (Fields in Trust, Beyond the Six Acre Standard)

Scale of Development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
5-10 dwellings	✓			
10-200 dwellings	✓	✓		Contribution

201-500 dwellings	✓	✓	Contribution	✓
501+ dwellings	✓	✓	✓	✓

5.37 The current threshold for when play space should be considered within new development is developments of over 25 dwellings or 1 hectare in area and can be found within Dacorum Borough Local Plan saved Policy 76 Leisure Space in New Residential Developments.

5.38 Having considered each of these three options, a preferred option has been developed for thresholds for play space provision, which draws from these approaches. The following thresholds will be taken forward into policy in the new Dacorum Local Plan.

- Local Area of Play – on developments of 25 homes
- Local Equipped Area of Play – on developments of 70 homes
- Youth/Multi-Use Games Area – on developments of 200 homes
- Neighbourhood Equipped Area of Area of Play – on developments of 500 homes

5.39 The preferred options for the area of open space and type of play space to be provided and the threshold for onsite delivery have been used within the Dacorum Infrastructure Delivery Plan (IDP) to calculate the requirements for each site allocation. A further exercise was undertaken to calculate the costs of establishing each type of infrastructure which is explained within the IDP. Overall during the period of the Plan, growth is expected to deliver 16,909 new homes at:

- Hemel Hempstead 10,698
- Berkhamsted 2,236
- Tring 2,731
- Kings Langley 274
- Bovingdon 241
- Markyate 215
- Rest of the district total 514

### **Protecting open space**

5.40 The NPPF sets out the Council's duty to protect open space through the policies of the plan. Paragraph 97 states that open space should be retained unless it can be demonstrated that either it is surplus to local requirements, or the development provides for alternative sports and leisure provision, which is as a minimum, of equivalent standard to that lost.

5.41 Open space within the Borough is currently protected under Dacorum Borough Local Plan Policy 75 Retention of Leisure Space. This will be updated for the new Dacorum Local Plan and retained within policy.

### **Further work needed**

- 5.42 Further guidance on the Council's approach to the maintenance of open space and community stewardship will set out maintenance standards, costs and ownership routes for green assets to ensure these are safeguarded for residents.
- 5.43 More detail will be given on standards for open space and for play space this will set out the minimum size and specification expected. This will add further detail to the suite of Dacorum Design Guidance, which will be expanded to include a Detailed Design Guide Supplementary Planning Document.
- 5.44 Further guidance on the Council's approach to developer contributions will be developed to explain how contributions towards off-site improvements will be managed.
- 5.45 Further work will take place on the type of mix of open space individual growth areas will be expected to deliver. This will consider local needs, existing provision and health deprivation issues.
- 5.46 Further work will be needed to identify what open space is needed for the success of Hemel Garden Communities; to deliver its Principle 1 – Connective Green Infrastructure, to create distinctive high-quality new neighbourhoods and contribute to the wider transformation of Hemel Hempstead.

## 6 Outdoor Sports Provision (including formal playing pitches)

### Meeting the needs for outdoor sports provision

- 6.1 The NPPF directs planning authorities to accommodate the need for sport within their plans (paragraph 96).
- 6.2 Over the period of Dacorum's previous Plan (Dacorum Borough Local Plan (2004) and Core Strategy (2013)), new playing pitch provision has been negotiated on larger sites as part of development requirements. A progress report on the delivery of site allocations from the DBLP and Core Strategy which include new sports provision can be found in Appendix 5. Sports clubs may also come forward with their own initiatives for new facilities, the delivery of proposals requiring planning permission is captured in the annual Authority Monitoring Reports under CS23 increase in the area of leisure space.
- 6.3 In the saved DBLP, policy 73 sets out that overall leisure space across the borough will be sought to a minimum of 2.8 ha per 1000 population and within this figure 1.6 ha is attributed to adult and youth private and public playing fields. However under saved policy 76 new development merely has to provide the remaining 1.2 ha per 1000 people of the 2.8 ha standard and is not routinely required to contribute towards new playing pitches. Policy 76 says that *'Major developments may also be required to contribute to other recreational needs of the development such as the off-site provision of sports pitches or the enhancement of existing parks or playing fields'* This approach makes it difficult to negotiate new and sufficient sports pitches to meet policy requirements.
- 6.4 The saved policy figure reflects Fields in Trust current guidance Beyond the Six Acre Standard, which recommends a quantity of 1.60 ha per 1000 population for all outdoor sports and 1.2 ha per 1000 population for playing pitches. Neither the Open Space Study, 2019 nor the Playing Pitch Study, 2019 use this quantity within their assessment of existing and future need for open space and sports facilities. As there is no baseline evidence to support whether this standard is being met, a new approach is needed for the new Dacorum Local Plan.
- 6.5 Sport England's Planning for Sport Guidance, Active Design principles and experience suggests new facilities are:
- co-located with other community facilities and integrated with residential areas,
  - designed to include pedestrian and vehicular access within the layout;
  - provided at large, multi-pitch venues as these are more sustainable in terms of use, maintenance, management and critical mass of facilities; and
  - provide secure use for community sports.
- 6.6 All new development should be required to contribute towards improving sports provision within the Borough to support the establishment of larger, multi-pitch venues. Sport England's Playing Pitch Calculator provides a tool

for negotiating contributions towards enhancing and providing facilities, which can be applied to all scales of development. This will be brought into policy to enable the number of new pitches, and associated costs, required to meet the needs of the population generated by a new development to be calculated.

- 6.7 This metric is based on that single factor of increased demand using population figures and the Borough's participation rates. It does not consider other factors that may influence the need for new provision in any location such as local need, surplus and deficits in existing provision, initiatives by individual sports or the aspirations of local clubs.
- 6.8 The Playing Pitch Strategy (2019), Dacorum Sport and Physical Activity Strategy and site specific advice from Sport England, will be used to identify the allocations where new onsite facilities are expected to be delivered, and to guide the type and mix of provision. When new playing pitches are provided onsite, development will also be expected to contribute a commuted sums for maintenance. The Strategy will also help inform how contributions that are collected for increasing provision off-site are spent. This could be directed to either the provision of new facilities or the improvement of existing, with priority given to proposals within the settlement of the development. Detailed information on how the funds will be managed will be set out in the Developer Contributions SPD.
- 6.9 Under the proposed new policy standard for open space provision, the area (excluding play space) new development will be expected to deliver will increase from 1.2 ha to 3.2 ha per 1000 population. This will provide more opportunities for larger, multi-pitch venues to be created on site. If a development contributes part of the site area to a new private sports facility or school playing fields, which are not open access to the public for informal recreation, then this could not be counted towards the development's open space provision.
- 6.10 The Playing Pitch Strategy considered a wide range of sports that take place outdoors, extending beyond traditional playing pitch sports. In particular it highlighted the need for the Council to consider the future requirements for athletics provision. The Council is currently preparing a strategy for the Athletics Track at Jarman Park, which is assessed of being of low quality. The Playing Pitch Strategy also suggests that in the longer term a new Compact Athletics facility could be explored as an opportunity to supplement the existing track and to meet unmet demand expressed for juniors.

### **Protecting sports provision**

- 6.11 NPPF paragraph 97 provides protection for existing sports provision by setting out the test that development should meet to justify any loss.
- 6.12 Saved Policy 75 Retention of Leisure Space, within the DBLP, currently protects leisure spaces from development pressure. The intent of this policy aligns with current guidance, and has been reviewed and updated for the Dacorum Local Plan (2020-2038) Emerging Strategy for Growth.

## **Role of school facilities**

- 6.13 Many schools in Dacorum hire out their playing pitches to sports clubs during the evenings and weekends. However the arrangement is unsecure, and clubs have no guarantee of continued usage nor has the Council any reassurance that community use agreements introduced through planning applications remain in place.
- 6.14 Schools prioritise their own need according to the term dates and lesson schedules, which may not suit sports leagues requirements. Over marking may take place to enable multiple sports to be played on one area of land, contributing to overuse.
- 6.15 For these reasons, while school resources can add capacity to overall provision it should be seen as a supplementary. As new schools are delivered, community use agreements will continue to be sought through the planning process. Alternative approaches, such as joint provision, whereby a facility is community led, and made available to schools during their set hours, will also be considered.
- 6.16 Policy within the new Plan must ensure that new school playing fields, irrespective of whether community access is provided, do not replace either a development's requirement to provide open space or playing pitches for non-school use.
- 6.17 Schools may also provide athletics facilities and the compact athletics facility highlighted by the Playing Pitch Strategy (2019) is usually found as part of school provision. This is not a standardised facility but is developed individually to meet local needs.

## **Further work needed**

- 6.18 There needs to be an assessment of how the local picture may have changed since the assessment was undertaken in 2019 through the loss or provision of new facilities.
- 6.19 Further work is needed to identify which of the growth allocations in the new Dacorum Local Plan will be expected to provide new playing pitches on-site. This process will look at the needs and growth of each settlement, considering the detailed findings of the Playing Pitch Strategy and current issues by sport.
- 6.20 Further guidance on the Council's approach to developer contributions is needed to explain how contributions towards off-site improvements and new provision will be managed.
- 6.21 As Hemel Garden Communities proposes development up to 2050, beyond the period of the new Dacorum Local Plan, the arising needs for playing pitches will need to be separately considered. Their location and design within new neighbourhoods will need to consider the Hemel Garden Communities

Charter Principle 4 – Vibrant Communities, which encourages the co-location of facilities such as education, leisure, sports, health, religious and cultural facilities to help develop the focus and identity of new neighbourhoods by encouraging interactions between residents.

## 7 Leisure provision

### Meeting the needs for leisure provision

7.1 NPPF paragraph 92 requires local authorities to plan positively for the provision of leisure facilities, taking into account local strategies and needs.

7.2 The Council's saved policy on the provision of new leisure and indoor sports facilities can be found within Policy CS23: Social Infrastructure.

*Social infrastructure providing services and facilities to the community will be encouraged.*

*New infrastructure will be:*

- *located to aid accessibility; and*
- *designed to allow for different activities*

*The dual use of new and existing facilities will be encouraged wherever possible.*

*The provision of new school facilities will be supported on Open Land and in defined zones in the Green Belt. Zones will be defined in the Green Belt where there is clear evidence of need: the effect of new building and activity on the Green Belt must, however, be minimised.*

*Existing social infrastructure will be protected unless appropriate alternative provision is made, or satisfactory evidence is provided to prove the facility is no longer viable. The re-use of a building for an alternative social or community service or facility is preferred.*

*All new development will be expected to contribute towards the provision of social infrastructure. For larger developments this may include land and/or buildings.*

7.3 Over the period of the previous plan, the delivery of leisure proposals requiring planning permission is recorded in the annual Authority Monitoring Reports (CS23 increase in the area of leisure space). Recent investment in indoor leisure facilities includes a refurbishment of Tring Sports Centre swimming pool and changing facilities which re-opened in 2019. A new four court sports hall and activity studio for Tring School is also planned. In 2018 Hemel Hempstead Leisure Centre's activity studio, fitness suite and dry changing facilities were refurbished.

7.4 The Council is currently preparing a strategy for Berkhamsted Leisure Centre, where the sports hall and swimming pool are both assessed as below average.

7.5 The Leisure Facilities Strategy (2019) highlights the need for a new swimming pool facility by the end of the plan period. While the leisure study considers demand arising from growth across all of the Borough, the greatest demand for additional facilities will be in Hemel Hempstead, where the majority of new development is expected to take place.

7.6 In addition to the Playing Pitch Calculator, Sport England also provides a Sports Facilities Calculator as an online resource which estimates the



additional demand for sports facilities, such as sports halls and swimming pools, created by a new community as part of a residential development, and the associated capital costs.

- 7.7 To secure funding for a new facility, to primarily serve Hemel Hempstead, the Sport England Sports Facility Calculator will be used to collect contributions from all residential development in Hemel Hempstead. A strategy for delivering new provision will be required, which could comprise a school site, new facility or an upgrade to existing facilities.

### **Policy requirements**

- 7.8 The NPPF paragraph 97 requires sports and recreational buildings to be safeguarded unless there is clear evidence that the facility is no longer needed, or if developed would be replaced by, as a minimum, equivalent provision to that lost.
- 7.9 For the new Dacorum Local Plan, the wording of the saved policy CS 23 will be updated to reflect the latest guidance.
- 7.10 Existing facilities will continue to be protected through policy, with loss only permitted when it can be demonstrated that they are surplus to requirements, will be replaced, or redevelopment will provide obvious benefit to leisure provision, reflecting NPPF paragraph 97 requirements.
- 7.11 Contributions to create additional capacity for leisure provision – particularly focussing on swimming pool provision – will be collected from new development in Hemel Hempstead, where the majority of growth is expected and there is an existing undersupply.
- 7.12 Private leisure facilities are often found within employment areas and town centres, where they serve a valuable role in drawing a wider audience into these areas, increasing local footfall and vibrancy throughout the week. There may be opportunities for new provision to be created as part of Hemel Garden Communities which aims to create 10,000 new jobs, many within the Herts Innovation Quarter. Policy within the new Dacorum Local Plan can help support these type of facilities coming forward.

### **Role of school facilities**

- 7.13 School facilities are an important contributor to leisure provision within the Borough. Three schools have indoor pools over 160m<sup>2</sup> in size and at seven schools within the Borough sports clubs are able to block book sessions at the sports hall (which typically have three or four courts). Potentially schools may be able to further supplement provision, and help to address deficits, if they are able to increase public access to their facilities. This approach will be encouraged within policy of the new Dacorum Local Plan by encouraging dual and multiple use facilities. These may be secured through Community Use Agreements.

## **Further work needed**

- 7.14 Further assessment of the needs arising from the significant growth of Hemel Garden Communities will take place once more information is available. As the Hemel Garden Communities development takes place up to 2050 this will be undertaken at a later date in line with its delivery programme in order to plan for the needs of these future communities.
- 7.15 The findings of the leisure study will be used to inform future Physical Activity and Sports Strategies for the Borough.
- 7.16 Further guidance on the Council's approach to developer contributions is needed to explain how the collected leisure contributions will be managed. Future need best served by new infrastructure, improvements to existing facilities to increase capacity or use of school facilities.

## **8 Community Stewardship**

- 8.1 In addition to setting out the open space, sport and leisure provision required through development to meet the borough's needs, the Plan also needs to address how these will be managed and maintained, to ensure their quality, benefit and use is safeguarded for the long term.
- 8.2 Existing guidance can be found in saved policy 76 from the DBLP (2004) '*New leisure spaces should either be offered for adoption by the local authority with an appropriate commuted sum to cover maintenance, or be the subject of covenanted, long term, community management arrangements.*'
- 8.3 The Council has historically adopted new areas of parks, open spaces, natural and semi-natural green space and play areas that have been provided alongside new larger housing sites, with developers paying an up-front commuted sum to cover maintenance over a set period, typically 25 years.
- 8.4 Over recent years, developers have sought to place responsibility for the ongoing management and maintenance of open space with Management Companies, funded through a service charge on residents.
- 8.5 With Hemel Garden Communities expected to fulfil the garden community qualities on legacy and stewardship arrangements, the Council's approach in the new Local Plan needs to enable innovative opportunities for the community to be actively involved in decisions about their local green space.
- 8.6 To guide this, the Council is developing a Stewardship Supplementary Planning Document to deal with stewardship arrangement for new open spaces and other aspects of the public realm that will be delivered by major new developments. This will include the types of management and adoption models available, maintenance standards and rates, and the procedure for transferring the management of open spaces to a community or residents group,
- 8.7 This will provide further guidance and information in support of the policy in the new plan, which will encourage residents and businesses involvement in the long-term stewardship of green spaces. This will be particularly expected on growth sites, where the Council will take an active role to ensure that this key ingredient of sustainable development and successful communities is achieved.

### **Further work needed**

- 8.8 The policy document on stewardship will be developed into a Draft Open Space and Stewardship Supplementary Planning Document. This will be subject to consultation in accordance with the Council's Statement of Community Involvement before being formally adopted.



## **9 Conclusions**

- 9.1 This section briefly summarises the main conclusions reached to date and sets out any further work needed to refine the policy approach as the Local Plan develops.
- 9.2 Having considered a number of potential options, our general approach for open space to be taken forward through the Dacorum Local Plan (2020-2038) Emerging Strategy for Growth is to seek to meet national standards. This includes accessibility standards for open space, based on recommended benchmark walking distances.
- 9.3 Plan policy will set out how new development will be expected to contribute towards open space provision. The analysis undertaken for each settlement in the Open Space Study will be used to help determine the type of open space to be delivered through development.
- 9.4 Plan policies will protect existing designated open space, sport and leisure provision, with development that would lead to its loss only being permitted where it is justified against tests that reflect the NPPF requirements.
- 9.5 A new approach to quantifying the additional need for sport and leisure provision arising from development will be introduced, based on the findings of the Playing Pitch and Leisure strategies. This will replace the area based approach for playing fields that was shown in the Issues and Options consultation.
- 9.6 In the Draft Dacorum Infrastructure Delivery Plan the new policy approach has been applied to the growth sites in the Emerging Strategy to Growth to calculate the open space, sport and leisure needs.
- 9.7 In the next stage of developing supporting information for the new Dacorum Local Plan (2020 – 2038) further guidance will be prepared on the type and mix of open space for the growth allocations. This will look in more detail at each settlement and local needs.
- 9.8 A Supplementary Planning Document will be produced to provide more detail on our approach to securing developer contributions.

## 10. Appendices

### Appendix 1 - Open Space, Sport and Leisure Needs Assessment for the Draft Dacorum Infrastructure Delivery Plan

#### Contents

<b>Introduction.....</b>	<b>56</b>
<b>Open Space Provision.....</b>	<b>57</b>
Hemel Hempstead.....	57
Berkhamsted.....	63
Tring.....	68
Kings Langely.....	73
Bovingdon.....	74
Markyate.....	76
<b>Sport and Leisure Provision.....</b>	<b>78</b>
Outdoor Sport.....	78
Indoor Sport.....	84
<b>Community Facilities.....</b>	<b>85</b>

#### Introduction

- 1.1 This paper sits alongside the Dacorum Local Plan (2020-2038) Emerging Strategy for Growth and Draft Infrastructure Delivery Plan (November 2020).
- 1.2 It explains how the provision requirements for open space, sport and leisure, and communities facilities, have been calculated by applying the Emerging Strategy for Growth policies to the proposed housing numbers by settlement and associated sites.
- 1.3 The evidence base for this analysis draws from a technical evaluation of open space, sport and recreation facilities across the Borough undertaken through three studies.
  - Open space study (2019), comprising a standards paper and assessment report;

- Playing pitch strategy (2019) comprising a playing pitch strategy and action plan, and an assessment report;
  - Leisure facilities strategy (2019) comprising a strategy and indoor leisure facilities needs assessment.
- 1.4 The three studies were prepared while the Borough growth options were being developed. The reports use the 2017 midpoint census data to undertake a supply and demand analysis of existing facilities and the impact of growth scenarios.
- 1.5 Details of the provision and accessibility standards and costs used throughout the report can be found in the appendices.

## 1. Open Space Provision

- 2.1 The Open Space Study 2019 comprised a qualitative, quantitative and accessibility assessment of open space across Dacorum focussing on the Borough's six main settlements, which are the main potential areas for future housing growth. The typologies considered were parks and gardens, amenity greens, natural and semi-natural greenspaces, provision for children and young people, allotments and also cemeteries and green corridors. For each typology and settlement, it evaluated how well current needs for open space are being met, and estimated the additional needs that may arise from future growth. The Study sets standards for open space provision per 1000 population (drawing on the Fields in Trusts recommended benchmark standards) which can be used to calculate the additional open space needs arising from growth for each settlement.

### Hemel Hempstead

Table 2.1 Hemel Hempstead Open Space Provision compared to standard

	<b>Parks &amp; Gardens</b>	<b>Natural &amp; Semi-Natural Green Space</b>	<b>Amenity Green Space</b>	<b>Allotments</b>	<b>Children's play space</b>
Standard (ha per 1000 population)	0.80	1.80	0.60	0.25	0.25
Current provision (ha per 1000 population)	0.61	1.54	1.78	0.10	0.06

Deficit/ surplus (ha per 1000 population)	-0.19	-0.26	+1.18	-0.15	-0.19
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### Open Space Provision

- 2.2 The Open Space Study shows Hemel Hempstead has a surplus in Amenity Green Space and a deficit in Parks and Gardens and Natural and Semi-Natural Green Space.
- 2.3 Hemel Hempstead performs well in terms of Amenity Green Space due to its New Town legacy of creating amenity greens within neighbourhoods, and also as a result of playing pitch provision, which is allocated as Amenity Green Space within the Open Space Study.
- 2.4 Additional open space has been negotiated as part of recent s106 agreement and planning applications for Spencer's Park Phase 2 (included within the commitments figure) that will deliver the following:
- Open space not less than 0.593 ha;
  - Two LAPs;
  - One LEAP;
  - One MUGA.
- 2.5 Over the Plan period Hemel Hempstead is expected to grow by 10698 new homes of which 7115 will be delivered through allocations, a windfall allowance accounts for a further 1710 units and other commitments comprise 1873.
- 2.6 If all types of growth are expected to deliver the full standard of Parks and Gardens, Natural and Semi-Natural Green Space and Amenity Green Space than 3.2 ha per 1000 new population would be required. Applying this standard to 25,675 (growth of 10,698 x 2.4 to give new population) this generates a need for an addition 82.16 ha of open space costing £17,972,640.
- 2.7 Hemel Hempstead benefits from 164.5 ha of Amenity Green Space, giving a rate per 1000 population of 1.78 ha. If no further Amenity Green Space is provided as a result of development, and the population grows by a further 10,698 homes to reach 118,225, by 2038 the new level of Amenity Green Space provision per 1000 population would be 1.39 – still within the standard. Therefore the current surplus in Amenity Green Space is sufficient to absorb the future needs arising from growth.
- 2.8 Of the allocated sites, the number of new homes being allocated on sites of 25 units or more, to which Policy DM63 – Open Space Provision will apply is, 7105. All these sites will be expected to contribute towards Parks and



Gardens and Natural and Semi-Natural Green Space provision as there is a deficiency in these types of open space.

- 2.9 Following this calculation through, the new development of 7105 new homes on allocated sites will contribute 44.37 ha at a cost of £10,308,106.
- 2.10 Although there is available capacity in Amenity Green Space to absorb growth, this may not be accessible to all development coming forward. The table below identifies whether the growth allocations are within the accessibility zones of existing provision. It should also be noted that some of these developments will take place on land currently identified as Amenity Green Space.

Table 2.2 Accessibility of Hemel Hempstead Growth Allocations to existing Amenity Green Space

<b>Growth allocation</b>	<b>No of units</b>	<b>Within catchment of Amenity Green Space</b>
HH01 - North Hemel Hempstead	1550	Part
HH03 - Hospital Site	450	Yes
HH04 – Paradise/Wood Lane	350	Yes
HH05 – Market Square	130	Yes
HH06 – Civic Centre Site	200	Yes
HH07 - NCP Car Park	100	Yes
HH08 – Station Gateway	360	No
HH09 - National Grid Land	400	No
HH10 - Symbio Place	180	Yes
HH11 - Two Waters North	350	Part
HH12 - Two Waters / London Rd Junction	60	Yes
HH13 Frogmore Road	170	Yes
HH14 - 233 London Road	10	Yes
HH15 - Ebbens Rd	30	Yes
HH17 - Cupid Green Depot	360	Yes
HH18 - Kier Park	250	Yes

HH19 – Wood Lane End	160	Yes
HH21 – West Hemel Hempstead	1150	Part
HH22 - Marchmont Farm	385	Part
HH23 – Old Town/Cherry Bounce	90	Yes (currently Amenity Green Space 2.71 ha that will be lost through development)
HH24 – Land at Turners Hill	60	Yes
HH25 – Land to the rear of St Margaret’s Way/Datchworth Turn	50	Yes incls development on Amenity Green Space (loss of 1.13 ha)
HH26 - South of Green Lane	80	Yes
Grovehill Local Centre	200	Yes

2.11 It is particularly important that the larger allocations of HH01 – North Hemel Hempstead and HH21 – West Hemel Hempstead deliver Amenity Green Space. The layout and design of these large urban extension sites should be in accordance with the key characteristics of the Hemel Hempstead’s new town neighbourhoods that benefit from generous levels of amenity green space, in order to aid integration with the settlement. In addition, HH01-North Hemel Hempstead is being brought forward as part of the Hemel Garden Community development, where the garden city principles will be expected to be followed.

2.12 The sites which are out of catchment or partly out of catchment of Amenity Green Space will also need to contribute towards new provision at a rate of 0.60 ha per 1000 population and cost per ha of £160,000. As a result 4195 new homes within allocated sites above 25 units will generate the need for a further 6.04 ha of Amenity Green Space at a cost of £966,528.

Table 2.3 Hemel Hempstead – area and cost of new open space required due to growth

Typology	No of units	Area (ha)	Cost
Parks and Gardens	7105	13.65	£6,007,373
Natural and Semi-Natural Green Space	7105	30.72	£4,300,733
Amenity Green Space	4195	6.04	£966,528
<b>Total</b>		<b>50.41</b>	<b>£11,274,634</b>

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2.13 Pulling these figures through, the total new open space to be provided in Hemel Hempstead is 50.41 ha at a cost of £11,274,634.

### Allotment Provision

2.14 Hemel Hempstead currently has a deficit in allotment provision, this position will worsen as growth comes forward. Therefore all sites above 700 units should contribute towards new allotment provision in accordance with DM73 – Open Space Provision.

These would be as follows

- HH01 - North Hemel Hempstead 1550 units
- HH21 – West Hemel Hempstead 1150 units

2.15 The requirement at HH01 - North Hemel Hempstead will be as follows – 1550 units equates to a new population of 3720. At a rate of 0.25 allotment provision per 1000 population, this would generate an allotment area of 0.93 ha. Multiplying this by a cost of £225,000 per ha, gives a figure of £209,250.

2.16 For HH21 – West Hemel Hempstead the required level of provision is 0.69 ha of allotment provision  $((1150 \text{ units} \times 2.4)/1000 \times 0.25)$  at a cost of £155,250.

2.17 If these two sites are implemented, by the end of the Plan period the level of allotment provision will be 0.09 ha per 1000 population, with a deficit in allotment provision of -0.16 ha per 1000 population. It should also be noted that Bovingdon does not have provision within the village and as a result there may be displaced demand on Hemel Hempstead’s allotment facilities.

Table 2.4 Hemel Hempstead – area and cost of new allotment sites required due to growth

Typology	Area (ha)	Cost
Allotments	1.62	£364,500

### Children’s Play Space Provision

2.18 The provision levels of children’s play space show that the existing provision is not sufficient to meet the needs of the current population, and that they are operating at over capacity. All development at or above the policy threshold of 25 units should contribute towards children’s play space.

2.19 Policy DM73 – Open Space Provision sets thresholds for when play space should be delivered on site as - LAP 25 homes, LEAP 70 homes, MUGA 200 homes and NEAP 500 homes. The delivery requirements for each individual site are shown on table 2.5.

Table 2.5 Hemel Hempstead Growth Allocations Play Space Requirements

Growth allocation	No of units	LAP	LEAP	NEAP	MUGA
HH01 - North Hemel Hempstead (Phase 1)	1550	1	1	3	4
HH03 - Hospital site	450	1	1		2
HH04 – Paradise / Wood Lane	350	1	1		1
HH05 – Market Square	130	1	1		
HH06 – Civic Centre	200	1	1		1
HH07 - NCP Car Pk	100	1	1		
HH08 – HH Station Gateway	360	1	1		1
HH09 - National Grid land	400	1	1		1
HH10 - Symbio Place	180	1	1		
HH11 - Two Waters Nth	350	1	1		1
HH12 - Two Waters / London Rd Junction	60	1			
HH13 - Frogmore Road	170	1	1		
HH14 - 233 London Road	10				
HH15 - Ebbens Rd	30	1			
HH17 - Cupid Green Depot	360	1	1		1
HH18 - Kier Park	250	1	1		1
HH19 – Wood Lane End	150	1	1		
HH21 – West Hemel Hempstead	1150	1	1	2	3
HH22 - Marchmont Farm	385	1	1		1
HH23 – Old Town / Cherry Bounce	90	1	1		
HH24 - Land at Turners Hill	60	1			
HH25 - Land to the rear of St Margaret's	50	1			

Way / Datchworth Turn					
HH26 – South of Green Lane	80		1		
Grovehill NP	200	1	1		1
<b>Total</b>		<b>22</b>	<b>19</b>	<b>5</b>	<b>18</b>

2.20 These figures are drawn through to show the total requirement for Hemel Hempstead.

Table 2.6 Hemel Hempstead Summary of Play Provision Requirement

Types of play provision	Number required	Cost per unit	Total cost
LAP	22	£33,000	£726,000
LEAP	19	£80,000	£1,520,000
NEAP	5	£165,000	£825,000
MUGA	18	£140,000	£2,520,000

This gives a total cost for new play provision required to support growth in Hemel Hempstead of £5,591,000.

Further information on how the cost for each type of play provision has been derived can be found in Appendix 4.

## Berkhamsted

Table 2.7 Berkhamsted Open Space Provision compared to standard

	Parks & Gardens	Natural & Semi-Natural Green Space	Amenity Green Space	Allotments	Children's play space
Standard (ha per 1000 population)	0.80	1.80	0.60	0.25	0.25
Current provision (ha per 1000 population)	0.09	0.68	0.77	0.70	0.03

Deficit/surplus (ha per 1000 population)	-0.71	-1.12	+0.17	+0.45	-0.22

### Open Space Provision

- 2.21 The Open Space Study provides an overview of the current provision in Berkhamsted and how well the needs of the existing population (20,900) are being met against the Fields in Trusts Recommended Benchmark standards. Table 2.7 shows Berkhamsted has a surplus in Amenity Greenspace and a deficit in Parks and Gardens and Natural and Semi-natural Greenspace.
- 2.22 Over the Plan period Berkhamsted is expected to deliver 2236 new homes, generated a new population of 5366. If the total area of new open space is calculated using the three typologies (Parks and Gardens, Natural and Semi-Natural Green Space and Amenity Green Space) at a rate of 3.2 ha per 1000 population this would give a total of 17.17 ha at a cost of £3,756,480.
- 2.23 The growth in Berkhamsted comprises 1876 allocations, 217 windfall allowance and 143 commitments. Of the allocations, all but one are above the threshold for delivering open space set by Policy DM63 – Open Space Provision, therefore 1860 units will be expected to deliver contributions towards Parks and Gardens and Natural and Semi-Natural Green Space as Berkhamsted is deficient in these typologies. These 1860 units will generate a population of 4464, requiring 11.61 ha at a cost of £2,697,368.
- 2.24 There is sufficient capacity within the existing Amenity Green Space provision to absorb the additional demand arising from growth. When a further 5366 population is added to the existing, the level of Amenity Green Space per 1000 population is 0.61 – marginally above the standard of 0.6 ha per 1000 population.
- 2.25 A spatial analysis of the allocations shows which sites are able to utilise the spare capacity. A number of developments to the south of Berkhamsted along the A41 corridor are within the catchment of Haslam Playing Fields. Once this site is developed as Bk03, this part of the town will be beyond the catchment of Amenity Green Space.

Table 2.8 Accessibility of Growth Allocations to existing Amenity Green Space

Growth allocation	No of units	Within catchment Amenity Green Space
Bk01 - South of Berkhamsted	850	Part
Bk02 – British Film Institute	90	No post Bk03 development

Bk03 - Haslam Playing fields	150	Is on amenity green space, no once this is developed
Bk04 – Land between Hanburys and A41	70	No post Bk03 development
Bk05 - Blegberry Gardens	80	No post Bk03 development
Bk06 - East of Darrs Lane	200	Part
Bk07 – Lockfield, Northchurch	60	Yes
Bk08 - Rossway Farm (Land between Shootersway and A41)	200	No post Bk03 development
Bk09 - Bank Mill Lane	50	Part
Bk10 – Hanburys, Shootersway	40	No post Bk03 development
Bk11 – Billet Lane (Jewson site)	40	Yes
Bk12 - Berkhamsted Civic Centre and land to rear of High Street	16	Yes
Bk13 – Gossoms End / Billet Lane	30	Yes

2.26 All allocations above the 25 unit threshold that are outside of the catchment (including those where this is part of the site only) and also sites that will be beyond the accessibility zone once Bk03 – Haslam Playing Fields is developed, should contribute towards Amenity Green Space provision. This equates to 1730 new homes and a population of 4152, requiring 2.49 ha of amenity space at a cost of £398,400.

2.27 As a result the total open space intervention for Berkhamsted is an additional 14.1 ha costing £3,095,960 with the breakdown shown in the table below.

Table 2.9 Berkhamsted – area and cost of new open space required due to growth

	No of units applied to	Area (ha)	Cost
Parks and Gardens	1860	8.04	£1,572,384
Natural and Semi-Natural Green Space	1860	3.57	£1,124,984
Amenity Green Space	1730	2.49	£398,592
<b>Total</b>		<b>14.1</b>	<b>£3,095,960</b>

### Allotment Provision

- 2.28 For allotments a surplus of 0.45 ha per 1000 population is shown in the current provision table.
- 2.29 If the number of new residents expected as a result of growth (5366) is added to the existing population of 20,900 and applied to the current area of allotments (14.59 ha) the future level of allotment provision is then calculated at 0.56 ha per 1000 population. Therefore there would appear to be capacity within existing allotment provision within the town to absorb the impact of growth.

### Children's Play Space provision

- 2.30 The provision levels of children's play space show that the existing provision is not sufficient to meet the needs of the current population, and that they are operating at over capacity. All development at or above the policy threshold of 25 units should contribute towards children's play space.
- 2.31 Policy DM73 – Open Space Provision sets thresholds for when play space should be delivered on site as - LAP 25 homes, LEAP 70 homes, MUGA 200 homes and NEAP 500 homes. The delivery requirements for each individual site are shown on table 2.10.

Table 2.10 Berkhamsted Growth Allocations Play Space Requirements

<b>Growth allocation</b>	<b>No of units</b>	<b>LAP</b>	<b>LEAP</b>	<b>NEAP</b>	<b>MUGA</b>
Bk01 - South of Berkhamsted	850	1	1	1	3
Bk02 – British Film Institute	90	1	1		
Bk03 - Haslam Playing fields	150	1	1		
Bk04 – Land between Hanburys and A41	70		1		
Bk05 - Blegberry Gardens	80		1		
Bk06 - East of Darrs Lane	200	1	1		1
Bk07 – Lockfield, Northchurch	60	1			
Bk08 - Rossway Farm (Land	200	1	1		1



between Shootersway and A41)					
Bk09 - Bank Mill Lane	50	1			
Bk10 – Hanburys, Shootersway	40	1			
Bk11 – Billet Lane (Jewson site)	40	1			
Bk12 - Berkhamsted Civic Centre and land to rear of High Street	16				
Bk13 – Gossoms End / Billet Lane	30	1			
<b>Total</b>		<b>10</b>	<b>7</b>	<b>1</b>	<b>5</b>

2.32 The additional need and associated costs for play provision in Berkhamsted are summarised in the table below.

Table 2.11 Berkhamsted Summary of Play Provision Requirement

Type of play provision	Number required	Cost per unit	Total cost
LAP	10	£33,000	£330,000
LEAP	7	£80,000	£560,000
NEAP	1	£165,000	£165,000
MUGA	5	£140,000	£700,000

This gives a total cost for new play provision required to support growth in Berkhamsted of £1,755,000. Further information on how the costs per type of play provision has been derived can be found in Appendix 3.

## Tring

Table 2.12 Tring Open Space Provision compared to standard

	<b>Parks &amp; Gardens</b>	<b>Natural &amp; Semi-Natural Green Space</b>	<b>Amenity Green Space</b>	<b>Allotments</b>	<b>Children's play space</b>
Standard (ha per 1000 population)	0.80	1.80	0.60	0.25	0.25
Current provision (ha per 1000 population)	0.05	0.50	0.90	0.31	0.03
Deficit/surplus (ha per 1000 population)	-0.75	-1.30	+0.30	+0.06	-0.22

### Open Space Provision

- 2.33 The Open Space Study shows Tring has a deficit of provision in Parks and Gardens, and Natural and Semi-Natural Greenspace and some spare capacity in Amenity Greenspace provision.
- 2.34 Tring will soon benefit from 6.75 ha of new public recreational space (considered to be Natural and Semi-Natural Green Space) to be provided through the LA5 development and also a LAP and a NEAP. The application is for 226 dwellings, equivalent to 543 new residents.
- 2.35 Once these new residents and open space are added into the Tring provision figures, the overall picture is as follows.

Table 2.13 Tring Open Space Provision compared to standard post-delivery of LA5

	<b>Parks &amp; Gardens</b>	<b>Natural &amp; Semi-Natural Green Space</b>	<b>Amenity Green Space</b>	<b>Allotments</b>	<b>Children's play space</b>
Standard (ha per 1000 population)	0.80	1.80	0.60	0.25	0.25
Provision rate post LA5 (ha per 1000 population)	0.05	1.01	0.86	0.30	Not calculated

Deficit/surplus ha per 1000 population	-0.75	-0.79	+0.26	+0.05	
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- 2.36 Overall Tring remains in deficit for Parks and Gardens and Natural and Semi-Natural Green Space after this expected new provision is accounted for.
- 2.37 Tring is expected to deliver 2,731 new homes. This comprises 2274 in allocations, 144 in windfall units and 313 in commitments. This includes the 226 from LA5, which is listed as a commitment. As this development is already providing open space above the 3.2 ha per 1000 population standard these numbers are removed from the figures before the overall need for open space arising from growth is calculated. This leaves 2505 new homes, which would generate a population of 6012. The total need for new open space arising from this population would be 19.24 ha, at a cost of £4,208,400.
- 2.38 Tring currently has a surplus in Amenity Green Space provision. Once the growth of a further 2731 homes up to 2038 is accounted for, the provision level per 1000 population reduces to 0.59 ha per 1000, marginally below the standard of 0.60.
- 2.39 Policy DM63 – Open Space Provision, requires developments of 25 homes or more to provide open space according to the standard. Looking forward, the number of new dwellings in growth areas of 25 units or more is 2250, which will be expected to deliver Parks and Gardens and Natural and Semi-Natural Green Space at a rate of 2.6 ha per 1000 population. This will generate a new population of 5400, which will require 14.04 ha at a cost of £3,261,600.
- 2.40 By 2038 there will be a small deficit in Amenity Green Space provision, which should be addressed through growth. To determine which allocations should contribute towards Amenity Green Space provision, a spatial analysis of the sites against the catchment of existing Amenity Green Space was undertaken, the results are shown in the table below.

Table 2.14 Accessibility of Growth Allocations to existing Amenity Green Space

Growth allocation	No of units	Within catchment of existing Amenity Green Space
Tr01 - Dunsley Farm	400	Part
Tr02 - New Mill	400	Yes
Tr03 - East of Tring	1400	Part
Tr04 - Icknield Way	50	No
Tr05 - Miswell Lane	24	Yes

- 2.41 All the growth allocations above the 25 unit threshold that are outside of the catchment (including those where this is part of the site only) should contribute towards Amenity Green Space provision. This equates to 1850 new homes and a population of 4440, requiring 2.66 ha of amenity space at a cost of £426,240.
- 2.42 As a result the total open space intervention for Tring is an additional 16.63 ha at a cost of £3,546,401, with the breakdown shown in the table below.

Table 2.15 Tring – area and cost of new open space required due to growth

Typology	No of units applied to	Area (ha)	Cost
Parks and Gardens	2250	4.32	£1,900,800
Natural and Semi-Natural Green Space	2250	9.72	£1,360,800
Amenity Green Space	1850	2.66	£426,240
<b>Total</b>		<b>16.63</b>	<b>£3,678,840</b>

#### Allotment Provision

- 2.43 There is a small surplus in allotment provision (0.06 ha per 1000 population) across the town. If the existing allotment provision (3.74 ha) is divided by the population expected by 2038, (adding the expected 6555 new residents), the level of allotment provision falls to 0.2 ha per 1000. Therefore, the existing small surplus cannot meet the needs arising from growth.
- 2.44 Therefore East of Tring, as the only site over 700 units, should provide a new allotment site. This is planned to provide 1400 units the equivalent of 3360 in population. Provision for allotments is calculated at 0.25 ha per 1000 population, therefore  $3.360 \times 0.25 = 0.84$  ha. The estimated cost per hectare of allotment provision is £225,000,  $£225,000 \times 0.84 = £189,000$ .

Table 2.16 Tring – area and cost of new allotment sites required due to growth

Typology	Area (ha)	Cost
Allotments	0.84	£189,000

#### Children's Play Space Provision

- 2.45 The provision levels of children's play space show that the existing provision is not sufficient to meet the needs of the current population, and that they are operating at over capacity. All development at or above the policy threshold of 25 units should contribute towards children's play space.

2.46 Policy DM73 – Open Space Provision sets thresholds for when play space should be delivered on site as - LAP 25 homes, LEAP 70 homes, MUGA 200 homes and NEAP 500 homes. The delivery requirements for each individual site are shown on table 2.17.

Table 2.17 Tring Growth Allocations Play Space Requirements

	No of units	LAP	LEAP	NEAP	MUGA
Tr01 - Dunsley Farm	400	1	1		1
Tr02 - New Mill	400	1	1		1
Tr03 - East of Tring	1400	1	1	2	4
Tr04 - Icknield Way	50	1			
Tr05 - Miswell Lane	24				
<b>Total</b>		<b>4</b>	<b>3</b>	<b>2</b>	<b>6</b>

2.47 The additional need and associated costs for play provision for Tring are summarised in the table below.

Table 2.18 Tring Summary of Play Provision Requirement

Type of play provision	Number required	Cost per unit	Total cost
LAP	4	£33,000	£132,000
LEAP	3	£80,000	£240,000
NEAP	2	£165,000	£330,000
MUGA	6	£140,000	£840,000

This gives a total cost for new play provision required to support growth in Tring of £1,542,000.

## Kings Langley

Table 2.19 Kings Langley Open Space Provision compared to standard

	Parks & Gardens	Natural & Semi-Natural	Amenity Green Space	Allotments	Children's play space

		<b>Green Space</b>			
Standard (ha per 1000 population)	0.80	1.80	0.60	0.25	0.25
Current provision (ha per 1000 population)	0.01	3.45	0.06	0.45	0.02
Deficit/surplus (ha per 1000 population)	-0.79	+1.65	-0.54	+0.20	-0.23

### Open Space Provision

- 2.48 Kings Langley is expected to deliver growth of 274 over the Plan period. This comprises 155 new homes on allocated sites, 48 windfall allowance and 71 units of commitments. If the total area of new open space is calculated using the three typologies (Parks and Gardens, Natural and Semi-Natural Green Space and Amenity Green Space) at a rate of 3.2 ha per 1000 population this would give a total of 2.1 ha at a cost of £460,320.
- 2.49 The Open Space Study shows that Kings Langley has a deficit of Parks and Gardens and Amenity Greenspace and a surplus in Natural and Semi-Natural Greenspace.
- 2.50 Of the two growth area allocations for development within Kings Langley KL01 - Coniston Road and KL02 - Rectory Road, KL-02 Coniston Road is below the 25 unit threshold for the provision of open space on site set out in Policy DM63 – Open Space Provision. KL02 – Rectory Farm will be expected to contribute to both Parks and Gardens and Amenity Green Space provision.
- 2.51 The surplus in Natural and Semi- Natural Green Space provision is sufficient to absorb future demand generated by growth. Policy DM63 – Open Space Provision, sets accessibility standards in accordance with Fields In Trust recommended benchmark guidelines. These are Parks and Gardens (710 m), Natural and Semi-Natural Green Space (720 m) and Amenity Green Space (480 m).
- 2.52 When considering the location of growth in the context of the catchment zones of existing provision KL02 - Rectory Farm is within catchment of Kings Langley Common.
- 2.53 However, it is important to note that KL02 - Rectory Farm is adjacent to the important green corridor of the Grand Union Canal. This development will therefore be expected to deliver a natural buffer to the canal as part of providing a positive contribution towards the canalside environment (Policy

DM49 – Canalside Environment and Recreation Moorings) and protecting the waterbody (Policy DM33 – Protection and Enhancement of the River Character and Water Environment). To take this into account, the natural and semi-natural green space requirement has been calculated for KL02 - Rectory Farm.

- 2.54 Therefore the total amount of open space KL02 - Rectory Farm will be expected to provide is calculated at 3.2 ha per 1000 population - 145 units, 348 new population, which would generate the need for 1.11 ha of new open space, costing £243,600.

Table 2.20 Kings Langley – area and cost of new open space required due to growth

Typology	No of units applied to	Area (ha)	Cost
Parks and Gardens	145	0.28	£122,496
Natural and Semi-Natural Green Space	145	0.63	£87,696
Amenity Green Space	145	0.21	£33,408
Total		1.11	£243,600

#### Allotment Provision

- 2.55 In terms of allotment provision, there is an existing surplus of 0.20 ha per 1000 population. This is of sufficient capacity to accommodate planned growth. If the level of allotment provision is recalculated including the future growth population of 658, there still remains a surplus of 0.16 ha per 1000 population.

#### Children’s Play Space Provision

- 2.56 KL02 - Rectory Farm would need to provide a LAP and a LEAP in accordance with the play provision thresholds set out in Policy DM63 – Open Space Provision. The total cost of this is calculated at £113,000.

Table 2.21 Kings Langley Summary of Play Provision Requirement

Type of play provision	Number required	Cost per unit	Total cost
LAP	1	£33,000	£33,000
LEAP	1	£80,000	£80,000
NEAP	0	£165,000	0

MUGA	0	£140,000	0
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## Bovingdon

Table 2.22 Bovingdon Open Space Provision compared to standard

	Parks & Gardens	Natural & Semi-Natural Green Space	Amenity Green Space	Allotments	Children's play space
Standard (ha per 1000 population)	0.80	1.80	0.60	0.25	0.25
Current provision (ha per 1000 population)	0.00	0.22	1.17	0.0	0.03
Deficit/surplus (ha per 1000 population)	-0.80	-1.58	+0.57	+0.06	-0.22

### Open Space Provision

- 2.57 The Open Space Study shows that Bovingdon has no sites meeting the typology of Parks and Gardens and a deficit in natural and semi-natural green space.
- 2.58 The total growth in Bovingdon over the Plan period is expected to be 241 new homes. This comprises 190 units through allocations, 24 in windfall allowance, 27 in other commitments and together will generate 579 new residents. These would generate the need for an additional 1.85 ha of open space at a cost of £404,880 if all three open space typologies of Parks and Gardens, Natural and Semi-Natural Green Space and Amenity Green Space are applied.
- 2.59 The surplus in Amenity Green Space is sufficient to accommodate demand arising from future growth up to 2038. The two allocations over the Plan period – Bv01 – Grange Farm and Bv02 Chesham Road/Molyneaux Avenue are both within the catchment areas of existing Amenity Green Space Provision and therefore are able to benefit from this spare capacity.
- 2.60 As a result, of the 241 new homes, the allocated sites Bv01 - Grange Farm and Bv02 – Chesham Road and Molyneaux Avenue will be expected to contribute towards Parks and Gardens and Natural and Semi-Natural Green Space typologies. These development comprise 190 units, thus the area and cost of new open space that will be delivered will be 1.19 ha (190 x 2.4 / 1000 x 2.6) and £275,424.

Table 2.23 Bovingdon – area and cost of new open space required due to growth



Typology	No of units applied to	Area (ha)	Cost
Parks and Gardens	190	0.36	£160,512
Natural and Semi-Natural Green Space	190	0.82	£114,912
<b>Total</b>		<b>1.19</b>	<b>£275,424</b>

### Allotment Provision

2.61 Bovingdon does not have allotment provision, requiring residents to travel. The size of development expected through the Plan would not enable new provision to come forward.

### Children's Play Space Provision

2.62 The provision levels of children's play space show that the existing provision is not sufficient to meet the needs of the current population, and that they are operating at over capacity. All development at or above the policy threshold of 25 units should contribute towards children's play space.

2.63 Both Bv01 – Grange Farm and Bv02 Chesham Road/Molyneaux Avenue will be expected to contribute play provision in accordance to the thresholds and provision levels set out in Policy DM63 – Open Space Provision as follows.

Table 2.24 Bovingdon Growth Allocations Play Space Requirements

	No of units	LAP	LEAP	NEAP	MUGA
Bv01 - Grange Farm	150	1	1		
Bv02 – Chesham Road / Molyneaux Avenue	40	1			
<b>Total</b>		<b>2</b>	<b>1</b>		

2.64 The additional need and associated costs for play provision for Bovingdon is summarised in the table below.

Table 2.25 Bovingdon Summary of Play Provision Requirement

Type of play provision	Number required	Cost per unit	Total cost
LAP	2	£33,000	£66,000

LEAP	1	£80,000	£80,000
NEAP	0	£165,000	
MUGA	0	£140,000	

This gives a total cost for new play provision required to support growth in Bovingdon of £146,000.

## Markyate

Table 2.26 Markyate Open Space Provision compared to standard

	Parks & Gardens	Natural & Semi-Natural Green Space	Amenity Green Space	Allotments	Children's play space
Standard (ha per 1000 population)	0.80	1.80	0.60	0.25	0.25
Current provision (ha per 1000 population)	0.00	0.09	1.43	0.45	0.04
Deficit/surplus (ha per 1000 population)	-0.80	-1.71	+0.83	+0.20	-0.21

### Open Space Provision

- 2.65 The Open Space Study shows that Markyate has no sites meeting the typology of Parks and Gardens and a deficit in natural and semi-natural green space.
- 2.66 Over the Plan period, Markyate is expected to deliver 215 new homes, comprising 183 in allocated growth sites, 24 in windfall units and 8 in commitments, which will generate a new population of 516 residents. If the total 3.2 ha per 1000 population for Parks and Gardens, Natural and Semi-Natural Green Space and Amenity Green Space is applied, this will generate the need for 1.65 ha of new open space costing £361,200.
- 2.67 Markyate currently has a surplus in Amenity Green Space. The Plan allocates one growth site in Markyate that is above the threshold for delivering new

open space Mk01 – South of London Road. This is within the catchment of existing provision. As a result, it will be required to provide open space according to the Parks and Gardens and Natural and Semi-Natural Green Space standards (2.6 ha per 1000 population when combined). This development is of 150 new homes, equivalent to 360 new residents, generating new open space of 0.94 ha costing £217,440.

Table 2.27 Markyate – area and cost of new open space required due to growth

Typology	No of units applied to	Area (ha)	Cost
Parks and Gardens	150	0.29	£126,720
Natural and Semi-Natural Green Space	150	0.65	£90,720
<b>Total</b>		<b>0.94</b>	<b>£217,440</b>

#### Allotment Provision

- 2.68 Markyate has spare capacity within the current allotment provision of 0.20 ha per 1000 population to accommodate growth. If the level of allotment provision is recalculated by adding in the 516 new residents expected through growth, there remains spare capacity of 0.14 ha per 1000 population.

#### Children’s Play Space Provision

- 2.69 The provision levels of children’s play space show that the existing provision is not sufficient to meet the needs of the current population, and that they are operating at over capacity. All development at or above the policy threshold of 25 units should contribute towards children’s play space.
- 2.70 Mk01- South of London Road will be expected to contribute towards play provision in accordance to the thresholds and provision levels set out in Policy DM63 – Open Space Provision as follows.

Table 2.28 Markyate Summary of Play Provision Requirement

	No of units	LAP	LEAP	NEAP	MUGA
Mk01 - South of London Road	150	1	1		

The total cost of this is calculated at £113,000.

Table 2.29 Markyate Summary of Play Provision Requirement

Type of play provision	Number required	Cost per unit	Total cost
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LAP	1	£33,000	£33,000
LEAP	1	£80,000	£80,000
NEAP	0	£165,000	0
MUGA	0	£140,000	0

## 2. Sport and Leisure Provision

### Outdoor Sports Provision

- 3.1 The Playing Pitch Strategy (2019) comprised a qualitative, quantitative and accessibility assessment of football, rugby union, rugby league, hockey, cricket, bowls, tennis, athletic, netball and golf. The borough was divided into five settlement areas and for each of these and by sport, it considered how well current needs for sports provision are being met, also taking into account unmet demand. It then estimated what additional sports demand may arise over the period of the Plan from growth and the aspirations of individual clubs.
- 3.2 The assessment of playing pitch sports (i.e. football, cricket, rugby union and hockey) followed the guidance set out in Sport England's PPS Guidance: An approach to developing and delivering a PPS. For the remaining sports, the supply and demand principles of Sport England's methodology: Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities (ANOG) were used.
- 3.3 The table below provides a summary of the current and future shortfalls, based on the 2016 ONS projections of 14,161 new homes by 2036 and figures generated by Sport England's Playing Pitch Calculator. Shortfalls are shown in match equivalent sessions, which can be converted to the number of new pitches needed using Sport England guidance on the capacity of pitches and local league requirements. This found shortfalls in grass football pitches in each of the assessment areas and a need for four new artificial pitches. Other shortfalls in provision included rugby league, rugby union in Hemel Hempstead and Tring, and an artificial hockey pitch. Shortfalls increase across the range of sports, including cricket, when new demand arising from growth is added. The findings of the Playing Pitch Strategy (Action Plan and Assessment reports) can be viewed in full on the Council's website.

Table 3.1 Analysis of current and future shortfalls in outdoor playing pitch provision

Sport	Analysis area	Current demand shortfall	Future demand shortfall (2036 <sup>18</sup> )
<b>Football (grass pitches)</b>	Berkhamsted Area	<ul style="list-style-type: none"> <li>◀ Shortfall of 2 MES on adult pitches</li> <li>◀ Shortfall of 1.5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 0.5 MES on youth 9v9 pitches</li> <li>◀ Mini 7v7 pitches at capacity</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 2.5 MES on adult pitches</li> <li>◀ Shortfall of 5.5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 0.5 MES on youth 9v9 pitches</li> <li>◀ Mini 7v7 pitches at capacity</li> </ul>
	Eastern Villages Area	<ul style="list-style-type: none"> <li>◀ Adult pitches at capacity</li> <li>◀ Youth 11v11 pitches at capacity</li> </ul>	<ul style="list-style-type: none"> <li>◀ Adult pitches at capacity</li> <li>◀ Youth 11v11 pitch at capacity</li> </ul>
	Hemel Area	<ul style="list-style-type: none"> <li>◀ Shortfall of 2.5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 1 MES on youth 9v9 pitches</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 4.5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 2.5 MES on youth 9v9 pitches</li> <li>◀ Mini 7v7 pitches at capacity</li> </ul>
	Southern Area	<ul style="list-style-type: none"> <li>◀ Shortfall of 3.5 MES on adult pitches</li> <li>◀ Youth 11v11 pitches at capacity</li> <li>◀ Mini 5v5 pitches at capacity</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 4 MES on adult pitches</li> <li>◀ Shortfall of 2.5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 0.5 MES on mini 7v7 pitches</li> <li>◀ Shortfall of 0.5 MES on mini 5v5 pitches</li> </ul>
	Tring Area	<ul style="list-style-type: none"> <li>◀ Shortfall of 1 MES on adult pitches</li> <li>◀ Shortfall of 3.5 MES on youth 9v9 pitches</li> <li>◀ Shortfall of 6 MES on mini 7v7 pitches</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 2 MES on adult pitches</li> <li>◀ Youth 11v11 pitches at capacity</li> <li>◀ Shortfall of 5.5 MES on youth 9v9 pitches</li> </ul>

<sup>18</sup> Future demand figures are based on both club growth aspirations and TGRs (unless stated otherwise). TGRs are based on 2016 ONS projections of 14,161 accumulative housing, equivalent to 833 new homes pa.

Sport	Analysis area	Current demand shortfall	Future demand shortfall (2036 <sup>18</sup> )
		<ul style="list-style-type: none"> <li>◀ Mini 5v5 pitches at capacity</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 8 MES on mini 7v7 pitches</li> <li>◀ Shortfall of 2 MES on mini 5v5 pitches</li> </ul>
	Dacorum Borough	<ul style="list-style-type: none"> <li>◀ Shortfall of 5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 2.5 MES on youth 9v9 pitches</li> <li>◀ Shortfall of 2.5 MES on mini 7v7 pitches</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 14.5 MES on youth 11v11 pitches</li> <li>◀ Shortfall of 6.5 MES on youth 9v9 pitches</li> <li>◀ Shortfall of 7.5 MES on mini 7v7 pitches</li> </ul>
<b>Football (3G AGPs)<sup>19</sup></b>	Berkhamsted Area	◀ Shortfall of 1 full size floodlit pitch.	◀ Shortfall of 1 full size floodlit pitch.
	Eastern Villages Area	◀ No shortfall	◀ No shortfall
	Hemel Area	◀ Shortfall of 1 full size floodlit pitch.	◀ Shortfall of 1 full size floodlit pitch.
	Southern Area	◀ Shortfall of 1 full size floodlit pitch.	◀ Shortfall of 1 full size floodlit pitch.
	Tring Area	◀ Shortfall of 1 full size floodlit pitch.	◀ Shortfall of 1 full size floodlit pitch.
	Dacorum Borough	◀ Shortfall of four full size floodlit 3G pitches	◀ Shortfall of four full size floodlit 3G pitches
<b>Cricket</b>	Berkhamsted Area	◀ No shortfall	◀ No shortfall
	Eastern Villages Area	◀ No shortfall	◀ No shortfall
	Hemel Area	◀ No shortfall	◀ No shortfall

<sup>19</sup> Based on accommodating 38 teams on one full size pitch

<b>Sport</b>	<b>Analysis area</b>	<b>Current demand shortfall</b>	<b>Future demand shortfall (2036<sup>18</sup>)</b>
	Southern Area	◀ Shortfall of 6 adult MES per season	◀ Shortfall of 23 adult MES per season
	Tring Area	◀ No shortfall	◀ Shortfall of 10 adult MES per season
	Dacorum Borough	◀ No overall shortfall	◀ No overall shortfall
<b>Rugby union</b>	Berkhamsted Area	◀ Pitches at capacity	◀ Pitches at capacity
	Eastern Villages Area	◀ No shortfall	◀ No shortfall
	Hemel Area	◀ Shortfall of 6 MES on senior pitches	◀ Shortfall of 7.75 MES on senior pitches
	Southern Area	◀ Pitches at capacity	◀ Pitches at capacity
	Tring Area	◀ Shortfall of 6 MES on senior pitches	◀ Shortfall of 7.75 MES on senior pitches
	Dacorum Borough	◀ Shortfall of 12 MES on senior pitches	◀ Shortfall of 15.5 MES on senior pitches
<b>Hockey (Sand AGPs)</b>	Dacorum Borough	<ul style="list-style-type: none"> <li>◀ Shortfall of 1 AGP in Tring Area</li> <li>◀ Need to resurface Tring Sport Centre AGP in the next two to three years</li> </ul>	<ul style="list-style-type: none"> <li>◀ Shortfall of 1 AGP in Tring Area</li> <li>◀ Potential closure of RAF Halton in 2022 (Aylesbury), which is accessed by both Tring and Berkhamsted &amp; Hemel Hempstead hockey clubs.</li> </ul>
<b>Golf</b>	Dacorum Borough	◀ Sufficient supply to meet current demand	◀ Sufficient supply to meet future demand

Sport	Analysis area	Current demand shortfall	Future demand shortfall (2036 <sup>18</sup> )
<b>Bowls</b>	Dacorum Borough	◀ Sufficient supply to meet current demand	◀ Sufficient supply to meet future demand
<b>Tennis</b>	Dacorum Borough	◀ Sufficient supply of courts to meet current demand (overplay at Chipperfield TC & Little Gaddesden)	◀ Sufficient supply of courts to meet current demand ◀ Overplay at Chipperfield TC, Little Gaddesden and Langley TC
<b>Netball</b>	Dacorum Borough	◀ Sufficient supply to meet current demand	◀ Sufficient supply to meet future demand
<b>Athletics</b>	Dacorum Borough	◀ Jarman Park is operating at capacity and requires quality improvements	◀ Shortfall of a compact athletics facility
<b>Rugby league</b>	Dacorum Borough	◀ Shortfall of 2.25 MES on adult pitches	◀ Shortfall of 2.25 MES on adult pitches

**3.4** Table 3.1 identifies where there will be shortfalls in the supply of outdoor sports provision due to the impact of growth. For the Dacorum Infrastructure Delivery Plan – Interim Report, table 3.2 below draws together, the contributions each settlements should make towards outdoor sport.

Table 3.2 Contributions towards Shortfalls in Outdoor Sport Provision by Settlement

	Hemel Hempstead	Berkhamsted	Tring	Kings Langley	Bovingdon	Markyate
Adult football		✓	✓	✓	✓	



Youth football	✓	✓	✓	✓	✓	
Mini football	✓	✓	✓	✓	✓	
Rugby union	✓		✓			
Rugby league	✓	✓	✓	✓	✓	✓
Cricket			✓	✓	✓	
AGP Sand (hockey)	✓	✓	✓	✓	✓	✓
AGP 3G	✓	✓	✓	✓	✓	

3.5 The contributions each development should make towards new outdoor sports facilities is then calculated by inputting the new population generated by each site and settlement into Sport England's Playing Pitch Calculator, shown summarised in the table below.

3.6 Note this includes contributions from growth allocations and windfall, numbers associated with commitments are not calculated.

Table 3.3 Summary of contributions towards outdoor sport provision by settlement

	Playing pitches	Changing Rooms	AGP pitches	AGP changing rooms	Total cost
Hemel Hempstead	20.92 £1,396,325	16 £2,953,531	1.41 £1,460,747	2.83 £521,018	<b>£6,331,621</b>
Berkhamsted	5.42 £361,518	4.70 £865,180	0.33 £346,428	0.67 £123,564	<b>£1,696,690</b>
Tring	7.65 £780,836	8.21 £1,515,350	0.38 £400,290	0.79 £142,776	<b>£2,839,252</b>
Kings Langley	0.60 £59,621	0.61 £112,617	0.03 £33,587	0.07 £11,980	<b>£271,805</b>
Bovingdon	0.64 £62,927	0.64 £118,861	0.03 £35,450	0.08 £12,645	<b>£229,883</b>
Markyate	0.04	0.08	0.01	0.01	<b>£27,848</b>

	£6,017	£14,830	£4,945	£2,056	
Rest of the Borough	0.76 £77,761	0.82 £150,908	0.04 £39,864	0.08 £14,219	<b>£282,752</b>

### Indoor Sports Provision

- 3.7** The Council's Indoor Sports Facilities Strategy (2020) considered the quality and quantity of existing indoor and built facilities in the borough, including sports halls, swimming pools, health and fitness provision, gymnastics and squash courts. It assessed how well existing provision is meeting current needs and estimated future demand, using data such as population distribution, planned growth and other health and socio-economic determinants. The completed report provides a robust, up-to-date assessment of need and identifies opportunities for new, enhanced and rationalised provision. Specific deficiencies and surpluses are also highlighted to help inform the planning of new provision.
- 3.8** The report highlighted an issue with the capacity of swimming pools. Overall there is a good supply of waterspace in Dacorum in quantitative terms, which is broadly located in the right places and able to accommodate immediate population growth. However, there is a current undersupply of water space is equivalent to a small learner pool, this relates to a 'hotspot' of unmet demand in Hemel Hempstead. While this currently does not require further pool provision, this deficit will grow over the Plan period with a need for an additional 2.52 swimming lanes up to 2026 and a further 1.74 swimming lanes up to 2036. This indicates that by 2036 there will be the need for a new 4 lane 25m pool to satisfy increases in demand (as well as the learner pool).
- 3.9** To secure funding for a new facility, to primarily serve Hemel Hempstead, the Sport England Sports Facility Calculator will be used to collect contributions from all residential development in Hemel Hempstead. A strategy for delivering new provision will be required, which could comprise a school site, new facility or an upgrade to existing facilities. The additional cost and facilities required are calculated by inputting the new population for Hemel Hempstead into the Sports Facility Calculator.

Table 3.4 Hemel Hempstead contributions towards waterspace

Hemel Hempstead	Contributions towards additional waterspace capacity			
	m <sup>2</sup>	Lanes	Pools	Cost
Growth from allocations – 7115	177	3.3	0.83	£3,404,274
Growth from windfall – 1710	42.44	0.8	0.20	£818,174
Total	£4,222,448 (rounded to £4,222,450)			

#### 4. Community Facilities (Community Centres)

- 4.1 The need for new community centres arising from growth was calculated using the following:
- Shaping Neighbourhoods guidance that one centre should be provided by 4,000 population (equivalent to 1,666 new homes).
  - Sport England ‘Village Hall and Community Halls’ Design Guidance Note (2001) standard for the size of a community centre of 575m<sup>2</sup>
  - Estimated cost of a community centre of £2000 per m<sup>2</sup> based on research (see Appendix 3)
  - Cost per community centre £1,150,000.
  - Cost per community/neighbourhood centre for CCTV £45,000.

Table 4.1 Hemel Hempstead, Berkhamsted and Tring contributions towards community centres

Settlement	Expected growth (allocations and windfall)	Number of community centres	Cost	Cost per dwelling
Hemel Hempstead	8825	5	£5,750,000	£651.58
Berkhamsted	2093	1	£1,150,000	£549.45
Tring	2418	1	£1,150,000	£475.60

Table 4.2 Hemel Hempstead, Berkhamsted and Tring contributions towards CCTV

Settlement	Expected growth (allocations and windfall)	Number of community centres	Cost	Cost per dwelling
Hemel Hempstead	8825	5	£225,000	£25.50
Berkhamsted	2093	1	£45,000	£21.50
Tring	2418	1	£45,000	£18.61

- 4.2 Additional community facilities provision has been negotiated as part of the recent s106 agreement and planning applications for LA3 in Hemel Hempstead, which is expected to deliver community building space for community use up to 175 m<sup>2</sup> within the ground floor of an apartment building, together with arrangements for future management and ongoing maintenance.

## Appendix 2 – Open Space provision rates, standards, thresholds and costs

Typology standards and costs per ha

Typology	Standard (ha per 1000 population)	Cost per ha
Parks and Gardens	0.80	£440,000
Natural and Semi-Natural	1.80	£140,000
Amenity Greenspace	0.60	£160,000
Allotments	0.25	£225,000
Play space	0.25	See separate table

Open space provision thresholds

Typology	Threshold for on-site provision
Parks and Gardens, Natural and Semi-Natural Green Space, Amenity Green Space	25 homes and above
Allotments	700 homes and above
Local Area of Play (LAP)	25 homes and above
Local Equipped Area of Play (LEAP)	70 homes and above
Youth/Multi-Use Games Area (MUGA)	2000 homes and above
Neighbourhood Equipped Area of Play (NEAP)	500 homes and above

Open space catchment zones

Typology	Accessibility
Parks and Gardens	710m
Natural and Semi-Natural	720m
Local Area of Play (LAP)	100m
Local Equipped Area of Play (LEAP)	400m
Neighbourhood Equipped Area of Play (NEAP)	1,000m

Multi-Use Games Area (MUGA)/Youth	700m

Play space costs

Typology	Cost per unit
Local Area of Play (LAP)	£33,000
Local Equipped Area of Play (LEAP)	£80,000
Youth/Multi-Use Games Area (MUGA)	£140,000
Neighbourhood Equipped Area of Play (NEAP)	£165,000

## Appendix 3 – Open Space and Community Facilities Cost Analysis

### Introduction and Method

The following report details Dacorum Borough Council's cost research and evidence for the Green Infrastructure and Community Facilities elements of the Draft Dacorum Infrastructure Delivery Plan (IDP). The types of Green Infrastructure and Community Facilities considered were:

- 1.0 Amenity Greenspace
- 2.0 Natural and Semi-Natural Open Space
- 3.0 Public Parks and Gardens
- 4.0 Allotments
- 5.0 Local Areas for Play (LAPs)
- 6.0 Locally Equipped Areas for Play (LEAPs)
- 7.0 Neighbourhood Equipped Areas for Play (NEAPs)
- 8.0 Multi Use Games Areas (MUGAs)
- 9.0 Natural Grass Pitches and Changing Facilities (NGPs)
- 10.0 Artificial Grass Pitches and Changing Facilities (AGPs)
- 11.0 Swimming Pools
- 12.0 Community Centres
- 13.0 Special Areas of Conservation (SACs)

Estimating the costs for these infrastructure facilities is a complex task. Where available, cost guidance from governing bodies including Sports England, Fields in Trust and Shaping Neighbourhoods was used. For infrastructure where there were no standardised costs calculations available, average cost estimations were generated by researching other local authorities IDPs and internal evidence.

### 1.0 Amenity Greenspace

Based on the peer research detailed in the table below, the estimated cost of Amenity Greenspace is £160,000 per hectare<sup>20</sup>.

Research into amenity greenspace costs used by peers identified six document sources. As these were dated over a number of years, the Retail Price Index was applied to each figure in order to calculate the equivalent cost in September 2020. This is shown in the table below.

Authority	Current Cost per Hectare
Hertfordshire Infrastructure and Investment Strategy (2009)	£ 27,157.41*
Stevenage Borough Council Infrastructure Delivery Plan (2017)	£ 27,157.41*
Runnymede Borough Council Infrastructure Delivery Plan (2017)	£ 121,285.51

<sup>20</sup> For simplicity, all average estimates have been rounded to the nearest ten thousand.

Chelmsford City Council Infrastructure Delivery Plan (2018)	£ 159,402.17
Chichester District Council Open Space Study (2018)	£ 208,541.36
Harlow & Gilston Garden Town Infrastructure Delivery Plan (2019)	£ 142,477.45

<b>Average Cost per Hectare of those prices considered from peer research</b>	£ 157,926.62
<b>Cost per Hectare carried forward to DBC's IDP</b>	£ 160,000.00

The range of costs was then reviewed. At this stage the Hertfordshire Infrastructure and Investment Strategy's cost was disregarded as it is now more than a decade old and on indexing was still significantly below the other figures. Similarly, Stevenage Borough Council's estimate was discounted as it used the Hertfordshire Infrastructure and Investment Strategy's cost. The average of the remaining sources was then calculated and rounded to become the cost of amenity greenspace used within the Dacorum Infrastructure Delivery Plan. This approach was repeated for the remaining green infrastructure typologies.

## 2.0 Natural and Semi-Natural Open Space

Based on the peer research detailed in the table below, the estimated cost of Natural and Semi-Natural Open Space is £140,000 per hectare.

<b>Authority</b>	<b>Current Cost per Hectare</b>
Hertfordshire Infrastructure and Investment Strategy (2009)	£ 13,578.70*
Stevenage Borough Council Infrastructure Delivery Plan (2017)	£ 13,578.70*
Chelmsford City Council Infrastructure Delivery Plan (2018)	£ 159,402.17
Chichester District Council Open Space Study (2018)	£ 208,541.36
Harlow & Gilston Garden Town Infrastructure Delivery Plan (2019)	£ 50,884.80

<b>Average Cost per Hectare of those prices considered from peer research</b>	£ 139,609.44
<b>Cost per Hectare carried forward to DBC's IDP</b>	£ 140,000.00

\*Again, we have removed both Hertfordshire Infrastructure and Investment Strategy and Stevenage Borough Council's figures from our average estimated cost.

## 3.0 Public Parks and Gardens

Based on the peer research detailed in the table below, the estimated cost of Public Parks and Gardens is £440,000 per hectare.

<b>Authority</b>	<b>Current Cost per Hectare</b>
Hertfordshire Infrastructure and Investment Strategy (2009)	£ 244,416.67*
Stevenage Borough Council Infrastructure Delivery Plan (2017)	£ 244,416.67*
Runnymede Borough Council Infrastructure Delivery Plan (2017)	£ 244,966.14
Chelmsford City Council Infrastructure Delivery Plan (2018)	£ 765,130.43
Chichester District Council Open Space Study (2018)	£ 959,496.73*
Harlow & Gilston Garden Town Infrastructure Delivery Plan (2019)	£ 305,308.81
<b>Average Cost per Hectare of those prices considered from peer research</b>	£ 438,468.46
<b>Cost per Hectare carried forward to DBC's IDP</b>	£ 440,000.00

\*To maintain a consistent approach, the Hertfordshire Board and Stevenage Borough Council's figures were not included when calculating our estimated cost. Chichester District Council's cost was also discounted given that it is not comparable to the other peer costs found.

#### 4.0 Allotments

Based on the peer research detailed in the table below, the estimated cost of Allotments is £225,000 per hectare.

<b>Authority</b>	<b>Current Cost per Hectare</b>
Hertfordshire Infrastructure and Investment Strategy (2009)	£ 135,787.04*
Stevenage Borough Council Infrastructure Delivery Plan (2017)	£ 135,787.04*
Braintree District Council Infrastructure Delivery Plan (2017)	£ 107,603.71
Runnymede Borough Council Infrastructure Delivery Plan (2017)	£ 243,451.66
Broxbourne Borough Council Draft Infrastructure Deliver Plan (2018)	£ 223,163.04
Chelmsford City Council Infrastructure Delivery Plan (2018)	£ 316,234.78
Chichester District Council Open Space Study (2018)	£ 230,634.35



Harlow & Gilston Garden Town Infrastructure Delivery Plan (2019)	£ 25,442.40*
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<b>Average Cost per Hectare of those prices considered from peer research</b>	£ 224,217.51
<b>Cost per Hectare carried forward to DBC's IDP</b>	£ 225,000.00

\*To maintain a consistent approach, the Hertfordshire Board and Stevenage Borough Council's figures were not included when calculating our estimated cost. It was also agreed that the Harlow and Gilston Garden Town figure deviated too much from the other peer costs for it to be included.

### 5.0 Local Areas for Play (LAPs)

For Play Infrastructure, the Council's Clean Safe and Green Team were approached to provide estimated costs for installation. This cost was compared with that of other local authorities and was found to be an appropriate average cost. Based on this evidence the estimated cost of installing an LAP is £33,000 per facility.

### 6.0 Locally Equipped Areas for Play (LEAPs)

Based on this internal evidence the estimated cost of installing an LEAP is £80,000 per facility. Again, this cost was compared with that of other local authorities and was found to be an appropriate average cost.

### 7.0 Neighbourhood Equipped Areas for Play (NEAPs)

Based on this internal evidence the estimated cost of installing an NEAP is £165,000 per facility. Again, this cost was compared with that of other local authorities and was found to be an appropriate average cost.

### 8.0 Multi Use Games Areas (MUGAs)

The internal data regarding MUGAs was limited. Therefore it was agreed to adopt the peer research approach to identifying the estimated cost of installation. Based on the peer research outlined below the estimated cost is £140,000 per facility.

Authority	Current Cost per Facility
Hertfordshire Infrastructure and Investment Strategy (2009)	£ 54,314.81*
Stevenage Borough Council Infrastructure Delivery Plan (2017)	£ 54,314.81*
Braintree District Council Infrastructure Delivery Plan (2017)	£ 122,519.07
Broxbourne Borough Council Draft Infrastructure Deliver Plan (2018)	£ 154,088.77

Chelmsford City Council Infrastructure Delivery Plan (2018)	£ 140,273.91
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<b>Average Cost per Facility of those prices considered from peer research</b>	£ 138,960.58
<b>Cost per Facility carried forward to DBC's IDP</b>	£ 140,000.00

\*To maintain a consistent approach, the Hertfordshire Board and Stevenage Borough Council's figures were not included when calculating our estimated cost.

## 9.0 Natural Grass Pitches and Changing Facilities (NGPs)

Both the spatial requirements and cost calculations for NGPs and changing facilities were sourced using the Sport England Playing Pitch Calculator<sup>21</sup>.

## 10.0 Artificial Grass Pitches and Changing Facilities (AGPs)

Both the spatial requirements and cost calculations for AGPs and changing facilities were sourced using the Sport England Playing Pitch Calculator.

## 11.0 Swimming Pools

The Dacorum Leisure Facilities Strategy (May 2019) found an existing shortfall in provision in Hemel Hempstead. As Hemel Hempstead will also experience the greatest amount of growth over the period of the new Dacorum Local Plan, contributions towards new swimming pool facilities were only calculated for developments in this location. Again, the source of the cost was: Capital Cost - Sport England Facilities Costs Calculator - Second Quarter 2020.

## 12.0 Community Centres

### 12.1 Cost

Based on the peer research detailed in the table below, the estimated cost of a Community is £2,000 per m<sup>2</sup>.

Authority	Current Cost per m <sup>2</sup>
South Cambridgeshire District Council (2015)	£ 1,693.42
Braintree District Council Infrastructure Delivery Plan (2017)	£ 1,917.69
Chichester District Council Open Space Study (2018)	£ 3,406.86*
Harlow & Gilston Garden Town Infrastructure Delivery Plan (2019)	£ 2,260.30

<sup>21</sup> <https://www.activeplacespower.com/reports/playing-pitch-calculator>

<b>Average Cost per m<sup>2</sup> of those prices considered from peer research</b>	£ 1,967.04
<b>Cost per m<sup>2</sup> carried forward to DBC's IDP</b>	£ 2,000.00

\*It was identified that the Chichester District Council figure was significantly higher than other local authority estimates and so was removed from our average cost calculation.

Sports England set out the standard for the size of community centres as 575m<sup>2</sup>. We can therefore expect the cost of an individual community centre to be £1,150,000.

The CCTV required for an individual community centre was estimated to be £45,000. This cost was sourced from the Council's Community Control Centre Team.

## 12.2 Number Required

Emulating other local authorities IDPs, the number of centres required was derived from the standards set out by Shaping Neighbourhoods<sup>22</sup> of 1 centre per 4,000 population. Dividing this figure by the number of people per dwelling (2.4) provides us with the number of centres required per dwelling.

$$\frac{4,000}{2.4} = 1,666$$

Therefore, a new community centre is required for every 1,666 dwellings. Applying this cost to our current projected growth figures for each of the main settlements within the borough provides the following:

- 1 community centre required for Berkhamsted
- 5 community centres required for Hemel Hempstead
- 1 community centre required for Tring

<sup>22</sup> [https://www.aylesburyvaledc.gov.uk/sites/default/files/page\\_downloads/Draft-IDP140917.pdf](https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Draft-IDP140917.pdf) (page 49)

## **Appendix 5 – Saved Open Space, Sport and Leisure policies from the Core Strategy (2013) and Dacorum Borough Local Plan (2004)**

### **Core Strategy (2013)**

#### Policy CS23: Social Infrastructure

Social infrastructure providing services and facilities to the community will be encouraged.

New infrastructure will be:

- Located to aid accessibility; and
- Design to allow for different activities

The dual use of new and existing facilities will be encouraged wherever possible.

The provision of new school facilities will be support on Open Land and in defined zones in the Green Belt. Zones will be defined in the Green Belt where there is clear evidence of need: the effect of new building and activity on the Green Belt, must, however, be minimised.

Existing social infrastructure will be protected unless appropriate alternative provision is made, or satisfactory evidence is provided to prove the facility is no longer viable. The re-use of a building for an alternative social or community service or facility is preferred.

All new development will be expected to contribute towards the provision of social infrastructure. For larger developments this may include land and/or buildings.

### **Dacorum Borough Local Plan (2004)**

#### Policy 73 Provision and Distribution of Leisure Space in Towns and Large Villages

In the towns and large villages, the provision of leisure space (ie public and private playing space including playgrounds) will be sought to the following standard:

- (a) To a minimum of 2.8 ha per per 1,000 population; and
- (b) So distributed that all residential areas are within reasonable walking distance of facilities of a type which reflect the needs of the local population in terms of sports and/or play. Reasonable walking distance will be taken as meaning 400m by footpath without intervening barriers such as busy main roads, railway lines or industrial areas.

See Appendix 6 for further details of the standard.

#### Policy 74 Provision of Leisure Space in other Villages

In the villages existing leisure space will be retained. New leisure space will be created only where identified needs and opportunities arise.

### Policy 75 Retention of Leisure Space

Building on leisure spaces will not be permitted unless:

- (a) The proposal is ancillary to the leisure use of the land;
- (b) A sufficient proportion of the site with appropriate facilities is retained in open use to meet the formal and informal leisure needs of the local population (see Policy 73 9b));
- (c) There is a demonstrable surplus of sports pitches and informal leisure space;
- (d) Leisure space lost is replaced to an equivalent or better standard in an accessible alternative location; or
- (e) There is an overall benefit to sport as a result.

In all cases the amenity, landscape and nature conservation aspects of the site will be taken into account.

### Policy 76 Leisure Space in New Residential Developments

Permission will not be granted for residential developments of over 25 dwellings or 1 hectare in area unless public leisure space is provided.

The space provided should:

- (a) Meet a standard of at least 1.2 hectares (3 acres) per 1000 population or 5% of the development area whichever is greater
- (b) Be usable, well located and purposefully designed, incorporating landscaping, play equipment and other features as necessary. In assessing the appropriate amount, type and location of facilities, account will be taken of the existing leisure space in the vicinity and the NPFA standards of children's play space.

New leisure spaces should either be offered for adoption by the local authority with an appropriate commute sum to cover maintenance, or be the subject of covenanted, long term, community management arrangements.

Major developments may also be required to contribute to other recreation needs of the development such as off-site provision of sports pitches or the enhancement of existing parks or playing fields.

See Appendix 6 of the Plan

### Policy 77 Allotments

Permission will not be given for development which would result in the loss of allotment land unless it can be demonstrated that:

- (a) There is excess provision in the settlement as a whole compared with the Thorpe Committee standard of 0.2 hectares per 1,000 population; and
- (b) More than half of the plots affected have been vacant for at least two years, in spite of convincing efforts made to let them.

Land which becomes surplus to allotments' requirements must be retained in open use if:

- (i) It forms part of the structural open land in a town or large village (Policy 116);
- (ii) It is essential to the rural character of a small village; or
- (iii) It would satisfactorily meet a leisure space deficiency (see Policy 73).

Conversion to leisure space, community orchards or woodland and wildlife habitat creation will be encouraged where appropriate.

The establishment of new allotment sites will be encouraged where there is excess demand or a shortfall of allotment provision.

## Appendix 6 – Saved site allocations with open space, sport and leisure provision requirements

Progress against saved site allocations with open space, sport and leisure provision requirements are summarised in table 10.1 below.

Table 10.1 Site allocations from Core Strategy and Site Proposals DPD expected to deliver specific open space, sports and leisure proposals

Local reference and site location	Proposals and principles	Status
MU/2 Hemel Hempstead Hospital Site	New open space	Brought forward into the new Dacorum Local Plan (2020-2038) Emerging Strategy for Growth
MU/5 Bunkers Park, Bunkers Lane	Relocation of tennis facilities, leisure space to include public and private sports pitches.	Dacorum Local Plan (2020-2038) Emerging Strategy for Growth, now allocates Bunkers Park for new crematorium in addition to cemetery extension.
LA1 Marchmont Farm	Extend Margaret Lloyd Park	Outline planning application submitted including public open space and an extension to Margaret Lloyd Park.
LA3 West Hemel Hempstead	Extend Shrubhill Common Nature Reserve Provision of new open space/playing fields	Hybrid application approved subject to completion of a s106 agreement for community all weather pitch, to be available for community use, and grassed recreation field for school use only that could include junior football. Open space also provided with one neighbourhood equipped area of play and two local equipped areas of play.
SS1 Land at Durrants Lane/Shootersway Berkhamsted (Egerton Rothesay School)	Dual use playing fields and community playing fields  The scheme must secure additional areas of informal and formal leisure space and ensure their long	Planning permission granted for youth U11-U12 (46m x 73m) football pitch, youth U13-U14 (50mx82m) football pitch and practice area/kick-about (43m x 61m) available for community use during evenings and weekends

	term management. All formal leisure space should be made available for public use.	
LA4 rear of Hanbury's Shootersway Berkhamsted		Brought forward into the new Dacorum Local Plan
LA5 Icknield Way, West of Tring	Playing fields and open space.	Planning permission granted, 6.76 ha of public open space for informal recreation secured to include a local area for play and a neighbourhood equipped area of play.
Dunsley Farm	Detached playing fields for use of Tring School	Requirement needs to be reviewed as part of proposed wider development of Dunsley Farm.
LA6 Bovingdon	New open space	Brought forward into the new Dacorum Local Plan