

**Policy SB12 Land for Expanding Education & Recreational Uses  
Supporting Evidence SB12.EV5 - Open Space, Recreation and Sport**

This report was written when the SPNP Steering Group was considering a further housing allocation of some 1250 dwellings in the Parish, as set out in the CDC Local Plan Review 2035 – Preferred Approach. The Steering Group also investigated what new infrastructure would be required to meet both shortfalls in existing infrastructure and to serve this potential new allocation. The outcomes have been retained in the Supporting Evidence as a record of the work done at that time. However, while the Modified Neighbourhood Plan 2014 – 2029 does not propose either additional housing development or its associated infrastructure, it is recognised that infrastructure improvements will need to be considered as and when opportunities arise in the future.

**1.0 Introduction**

1.1 Community open space, recreation and sports facilities in Southbourne Parish are deficient and below the standards recommended by the District Council.

1.2 Sport England has declared “We want everyone in England regardless of their age, background or level of ability to feel able to take part in sport and physical activity (Shaping Our Future: Consultation Document: May 2020)” and has committed to support communities accordingly (SB14/EV4 attached). Sport England recommends “10 Principles of Active Design” from its case study “Essex Design Guide: Building Activity Into New Development” (SB14/EV5 attached).

1.3 The Parish Council fully endorses this aim and will be applying the 10 Principles as a basis for provision in the Neighbourhood Plan Review.

**2.0 Guidance from Chichester District Council (Chichester Local Plan: Key Policies 2014 – 2029)**

2.1 Chichester District Council commissioned an “Open Space, Sport and Recreation Facilities Study” 2013 -2029 when preparing the Chichester Local Plan 2014 – 2029 (provision was assessed using standards applied per 1000 Parish population based on the 2011 Census) (see SB14/EV6 attached). The Study showed that the parish was **deficient in all types of formal open space by some 14.71 hectares**. The accompanying report described the Parish Recreation Ground as insufficient and picked out the lack of youth facilities and children’s play space as particular weaknesses.

2.2 Access to semi-natural open space was judged to be well above the standards adopted by the Study (452.37 ha compared to a requirement for 6.53 ha). While it can be argued that passive enjoyment of the local countryside gives a measure of compensation, it does not provide the opportunity for sport and leisure in the parish advocated for a healthy community. In addition, most of the footpaths in the parish (Public Rights of Way), including those close to built-up areas, are of minimum width with rough and uneven surfaces not suitable for use by people with disabilities.

### 3.0 Southbourne Parish Neighbourhood Plan 2015 (SPNP)

3.1 The SPNP (2015) required three new fully equipped children’s play areas, one on each of the larger new development sites (Priors Orchard, Southbourne Fields, and Meadow View). This increased provision in the parish from two play areas to five. These sites, together with the fourth development site (Parham Place) also provide amenity/public open space. A children’s seating area has been included at Parham Place. Meadow View contains the first children’s play area and public amenity space in Nutbourne West. In addition, Southbourne Fields will contain 14 allotments, which will be owned and managed by the Parish Council (currently in course of transfer). There is provision for allotments in the Meadow View development, although the details have yet to be finalised.

3.2 A new multi-use games area (MUGA) is being provided at the Bourne Community College some of the funding having been drawn from developers’ financial contributions. Its size restricts it, eg to “five-a-side football”.

3.3 It is understood that the facilities described in para 3.1 above were required to serve the future residents of the respective new developments and did not make a contribution to off-setting the existing shortfall.

### 4.0 Chichester Infrastructure Business Plan 2020 (IBP) – Anticipated Delivery of Facilities

4.1 In the short term (to 2024) the District Council IBP (Tables 2 and 3) provides for the following sports/recreation/amenity projects in Southbourne. All are classified as “Green Infrastructure” and all are to be wholly or partly funded from CIL:

Table 1: Infrastructure Business Plan 2020 (extract)

IBP id	Scheme	Funding sources	Delivery Lead	Cost Range	Total Max Cost £
IBP/306	Youth skate park (Southbourne) (links with 304 & 305)	WSCC, Developer contributions and Parish Council		£80K - £120K From WSCC, Developer contributions, Parish Council	£120,000
IBP/307	Establishment and maintenance of an accessible Green Ring around the village of Southbourne, providing a variety of green infrastructure assets, including informal open space, allotments, a playing field, a footpath/cycleway network, children’s play areas.	Cost unknown, Sport England, Sustrans, WSCC, Parish Council	Southbourne Parish Council	£? From Developer contributions, Sport England, Sustrans, WSCC	£0
IBP/304	Provision of youth facilities (Southbourne) (links with 305 & 306)	WSCC and Developer contributions		£? From WSCC, Developer contributions	£0
IBP/305	Provision of Artificial Grass Pitch/MUGA (Southbourne) (links with 304 & 306) <b>(under construction*)</b>	Bourne Community College, WSCC, Developer contributions and Sport England		£700K - £1m From WSCC, Developer contributions, Sport England, Bourne Community College	£885.5K

\* This MUGA is only large enough for five-a-side and at least one full size pitch is required in addition.

4.2 The full project list in the IBP (CDC document: Appendix A) includes the following additional sports/recreation/amenity schemes in Southbourne Parish:

- Improvements to the recreation ground and pavilion (IBP 692 - notes that the current facility is barely fit for purpose);
- Amenity tree planting Harbour SPA Solent Disturbance & mitigation project (IBP 308 – improvement of street scene, increased biodiversity, contribution to improved air quality);
- The Playing Pitch Strategy has identified a future need for the equivalent of 2 – 3 full size floodlit Artificial Grass Football Pitches in the District, possible sites being at the Bourne Community College (school/football) (IBP Page 39);
- Other Playing Pitch opportunities include enhancements to off-site provision at Southbourne (IBP page 39).

4.3 Other projects relate to improvements to footpaths, and the provision of cycleways and bridleways. There are currently no bridleways within the Parish. Road markings on some unconnected sections of the A259 provide the only cycleways, and these run immediately next to vehicular traffic. There are no north/south cycleways at all. Proposals are needed to improve this situation in the parish as a whole. Some opportunities relating to Southbourne village should arise from the proposed Green Ring.

## **5.0 Guidance from Chichester District Council (Chichester Local Plan Review 2035: Preferred Approach - Dec 2018)**

5.1 The Chichester District Council Playing Pitch Strategy (June/July 2018) gave priority to addressing deficiencies within Chichester itself. As in 2013, provision was assessed using standards applied per 1000 population (again based on the 2011 census), but these standards were lower because the District Council considered them to be more achievable and deliverable (see SB14/EV7 attached).

5.2 For example, the Study recommended a standard of 0.1 ha per 1000 for children's and youth play space combined as a basis for assessing current levels of provision and for new development. It should be noted that the current 'Fields in Trust' recommendations (Beyond the Six Acre Standard) are much higher: 0.25 ha of equipped/designated play areas per 1000 population within a walking distance of 100 m for LAPS (Local Areas for Play), 400 m for LEAPS (Local Equipped Areas for Play and 1000 m for NEAPS (Neighbourhood Equipped Areas for Play).

5.3 The Study identified significant existing **deficiencies in the parish totalling 11.56 hectares** (see Table 2 in this report).

## **6.0 Southbourne Parish Neighbourhood Plan Review Requirements**

6.1 Quantity Table 2 below compares the shortfalls identified by the two CDC commissioned surveys and sets out the additional requirement to serve the proposed new development of some 1250 dwellings. The table shows that currently there is a shortfall of 11.56 ha in relation to the parish population of 6265 recorded by the last Census (2011).

6.2 New development of some 1250 dwellings as set out in Policy AL 13 of the Local Plan

Review Preferred Approach would be likely to require at least a **further additional 7.8 ha\*** as follows:-

Allotments	0.90 ha
Amenity Green Space and Natural Green Space	3.00 ha
Parks and recreation grounds	3.60 ha
Play Space (children)	0.15 ha
Play Space (youth)	0.15 ha

\* On the basis of the CDC 2018 standards (as set out in SB14/EV7) and using an assumption of 2.4 persons per dwelling average (1250 X 2.4) = 3000 total persons.

Table 2: Total Parish Open Space Requirement

	CDC Study 2013 (Part 3 table 1) *	FIT standards 2018	CDC Study 2018 (Part 1 page 65) *	Additional provision to serve new 1250 dwellings	<b>Total Parish Need (at least)</b>
	Shortfall (ha)	Shortfall (ha)	Shortfall (ha)	(ha)	(ha)
Play space	0.87	1.57	0.49	0.3	<b>0.79</b>
Parks, sport and recreation grounds	8.33		5.51	3.6	<b>9.11</b>
Allotments	2.24		1.8	0.9	<b>2.7</b>
Amenity open space	3.27		3.76	3.0	<b>6.76</b>
<b>TOTAL</b>	<b>14.71</b>		<b>11.56</b>	<b>7.8</b>	<b>19.36</b>

\* Based on the 2011 Census parish population figure.

6.3 It is worth noting that an outline planning application for a residential-led mixed use development comprising up to 1300 dwellings and associated facilities has been submitted for the Tangmere Strategic Development Location near Chichester (20/02893/OUT). Chichester District Council provided the applicant with pre-application advice in October 2020 (Countryside Properties (UK) Ltd. – Planning Statement (Appendix 4)). This included the following guidance based on a possible household size of 2.4 persons (1300 X 2.4= 3120 persons):

Allotments	1.25 ha
Amenity, Open Space, Natural and Semi Natural Green Space	4.68 ha
Parks, Sports and Recreation Grounds	5.00 ha
(This last item to include one adult football pitch, one junior football pitch, and a separate cricket oval to allow both winter and summer use (Sport England Guidance)).	

6.4 Countryside Properties are proposing a total 27.2 ha of open space (Planning Statement para.4.28) comprising:

Allotments	2.1 ha
Informal Open Space	19.3 ha
Parks, Sport and Recreation	5.0 ha
Community Orchard	0.8 ha

**Total**

**27.2 ha**

6.5 It appears that the District Council may have increased its requirements per head since the 2018 Study was adopted and, if this is the case, the calculation for Southbourne set out in Table 2 above is modest. The developer is proposing 27.2 ha of open space. **Therefore, while there is a clear requirement for a total of at least 19.36 ha to be allocated for new open space in the Neighbourhood Plan, this figure may prove to be a modest assessment.**

6.6 Accessibility The Parish Council is committed to ensuring that all new recreation, sport and amenity provision is, as far as possible, accessible to those with impairments and that they are encouraged to make full and frequent use of public facilities.

6.7 Play space The shortfall in children's play space (both toddlers and older children) and facilities for young people needs to be addressed: first by ensuring facilities are provided within new development sites to meet new residents' needs as appropriate; and secondly by allocating additional land for further facilities, especially north of the railway line, to make good the existing shortfall for which funding will need to come from a variety of sources. There is a particular need for youth facilities as the parish currently has none at all.

6.8 Parks, Sport and Recreation The current shortfall in sport and recreation facilities serving the parish (Table 2 above) amounts to at least 5.51 ha (Chichester Open Space Study Part 1 of 2, page 65). This means that those wishing to play sport, especially football and cricket, join teams elsewhere (including Hayling Island, Emsworth, Fishbourne and Bosham) because there are no facilities within this parish. The Parish Council considers that if a further 1250 dwellings are permitted there is a need for one new floodlit grass pitch and one new floodlit artificial pitch. There is a possibility that new sports facilities in Southbourne would be well placed to serve some demand from other neighbouring parishes, for example the Bosham Cricket and Football Clubs, and combined use would assist with viability. While developers are expected to fund provision to meet needs arising from their own developments, the IBP recognises that funds from other sources would also be required to make good the shortfall. It should be noted that the Southbourne Club (private) provides quality Crown Green Bowls facilities and the Bowls Club is thriving.

6.9 Football Southbourne has two adult football teams and while there are no junior teams as yet training for two year groups has just begun. Southbourne FC have expressed an interest along with other local clubs wishing to utilise a new sports ground. It is known locally that children and adults in the west of the District are travelling into Hampshire to participate in sport due to the lack of facilities in West Sussex. There are junior football teams on Hayling Island where half the team are from Southbourne. It can take less time to get to the far end of Hayling Island from Southbourne than it does to get into central Chichester due to traffic delays on the A259 and A27. Some demand arising from development in Emsworth and the other Bourne villages could possibly be met in Southbourne.

6.10 The Parish Council supports the recommendations in the Chichester Playing Pitch strategy including the option to construct a 3G artificial grass pitch, possibly at the Bourne Community College (Chichester Playing Pitch Strategy, Final Strategy, page 40, 4, Appendix A). Local all-weather pitches are fully booked throughout the winter and a new pitch is likely to be very well used. A new 3G football pitch would need to be some 0.6 to 0.8 ha and meet the FIFA 1 Star/IATS performance standards and be listed on the FA's Register of Football Turf Pitches. While a 3G surface can be used all year round and for sports club multi-use, the Parish Council would prefer a 4G turf pitch because it has additional fibre which negates the need for infill. It is likely that a new development of 1250 dwellings (based on figures set out in the Chichester Playing Pitch Strategy,

page 43) would support at least one adult football team (1.3), a junior football team (1.2), is almost enough for a mini football team (0.9), one senior cricket team and again is almost enough for a junior team (0.7).

6.11 Two changing rooms would be required (18 m<sup>2</sup>) with separate toilets and showers within a two storey pavilion of some 75 m<sup>2</sup>. There would need to be provision for officials of some 6 m<sup>2</sup> with separate toilets and showers. The ground should have capacity for a crowd of up to 1000, including 200 seats of which 100 should be covered. Public toilets (male X2 and female X2) would be needed separate from the Clubhouse. A public address system, floodlighting (120 lux designed to reduce light spill), and some press seating would also be required. There would need to be adequate car parking. Electric charging points for cars could be included.

6.12 Rugby A new grass pitch could be used for both rugby and football but the District Council acknowledges that it is unlikely to be World Rugby Compliant owing to the additional cost that would entail and its location outside Chichester.

6.13 Cricket Southbourne currently has no cricket pitch. A new cricket field would ideally have a 137 m diameter.

6.14 The shortfall in sports facilities is significant and it restricts many different sporting activities. In view of this and the advantages of combining with other parishes to make the best use of facilities, it would be of benefit to form a Southbourne Sports Association to consult and advise in detail on what new facilities are required, how to get the best use out of them (multi use) and the involvement of other parishes and organisations.

6.15 Allotments The Chichester District Study 2018 recommended 0.3 ha per 1000 population across the whole of the District, a drop from the 2013 standard despite acknowledging that the trend for smaller gardens is likely to increase demand. The Parish Council is taking a pro-active part in the provision of allotments and has recently carried out an inventory of those in the Parish with a view to acquiring and managing, as far as resources allow, both existing and new allotments.

6.16 Amenity Open Space There is a current shortage of some 3.76 ha of accessible Amenity Open Space (AOS). Developers will be required to provide sufficient new AOS to serve the residents occupying new developments (AL13) either within the development sites or by contributing funds for off-site provision through CIL payments. The proposed Green Ring is one significant way in which some of this could be provided. Any ponds provided for drainage or amenity purposes could provide opportunities for recreational fishing.

## 7.0 Recommendations Summary

- (a) The Neighbourhood Plan Review should contain policies **to enable both current shortfalls in facilities to be rectified plus appropriate provision for the residents of new development. This amounts to at least 19.36 hectares.** Provision should follow Sport England guidance and adopt appropriate recommendations from the Essex Design Guide 2018;
- (b) All facilities must provide access for those with impairments as appropriate;
- (c) While the majority of new facilities are likely to be centred on Southbourne, Hermitage and Nutbourne need to have a reasonable and proportionate share;

- (d) Play Space – at least **0.79 ha** provision for child and youth facilities (within 10 and 15 minutes respectively straight line walk time of housing);
- (e) Parks, sport and recreation – total at least **9.11 ha** to include facilities for football (preferably a 4G artificial grass pitch (0.6 - 0.8 ha) and a turf pitch, cricket (137 m diameter), rugby, floodlights (Lux 120), new changing room/pavilion (two storey building up to 75m<sup>2</sup> of space), public toilets and other associated facilities including car parking;
- (f) The majority of remaining provision from (e) above for parks and recreation could be designed and provided as part of the Green Ring, within a walking distance of some 12 to 13 minutes of residential areas;
- (g) Allotments – at least **2.7 ha** (within 12-13 minutes straight line walk time of housing);
- (h) Amenity Open Space – at least **6.76 ha (plus (f) above)** is required within 12 or 13 minutes walking distance of residential areas. Again, this could be part of the Green Ring;
- (i) While not a planning policy, it is recommended that a Southbourne Sports Association be inaugurated to explore the provision and assist with the introduction of new sports facilities in collaboration with clubs and local community groups in Southbourne and the neighbouring parishes. An Action Group/Steering Group and the appointment of a committee would be the first step.

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