

04_NC_NWBC_EP155

20th June 2025

Ian Griffin
North Warwickshire Borough Council

Sent via email

Dear Ian,

Open Space Team – contributions request

Using the Sport England calculators the following calculations are agreed in respect of sport contributions:

- Swimming: £58,378
- Gym / Fitness: £ 16,796
- Studio: £10,467
- 3G Pitch: £24,495
- Sports Pitches: £27,181
- Changing facilities contribution: £51,195

In respect of the open space contributions, it is considered that a number of the requested obligations are not CIL Regulation 122 compliant. These are dealt with in turn below:

Amenity Green Space

The Planning Obligations for Sport, Recreation & Open Space SPD identified a requirement for 0.6 hectares of amenity green space per 1,000 people. Assuming the 2.37 occupants per home multiplier contained within the SPD, the proposal would give rise to a maximum of 261 occupants. This gives rise to an on-site requirement of 0.157ha of amenity greenspace.

The proposal makes provision for the delivery of 0.83ha of amenity green space; over five times the requirement.

The open space would be managed in perpetuity through the establishment of a management company.

All proposed homes would be within the 480m accessibility isochrone identified for natural and semi-natural open space.



In light of the above a financial contribution towards this open space typology is not considered reasonable, nor necessary to make the development acceptable in planning terms in accordance with CIL Regulation 122 (2a).

Natural & Semi Natural Green Space

The Planning Obligations for Sport, Recreation & Open Space SPD identified a requirement for 1.8 hectares of natural and semi natural green space per 1,000 people. Assuming the 2.37 occupants per home multiplier contained within the SPD, the proposal would give rise to a maximum of 261 occupants. This gives rise to an on-site requirement of 0.427ha of natural and semi-natural green space.

The proposal makes provision for the delivery of 1.17ha of natural and semi-natural green space; over two and a half times the requirement.

The open space would be managed in perpetuity through the establishment of a management company.

All proposed homes would be within the 720m accessibility isochrone identified for natural and semi-natural open space.

In light of the above a financial contribution towards this open space typology is not considered reasonable, nor necessary to make the development acceptable in planning terms in accordance with CIL Regulation 122 (2a)

Allotment/Community Gardens

The Planning Obligations for Sport, Recreation & Open Space SPD identified a requirement for 0.2 hectares of allotment/community gardens per 1,000 people. Assuming the 2.37 occupants per home multiplier contained within the SPD, the proposal would give rise to a maximum of 261 occupants. This gives rise to a requirement of 0.047ha of allotment/community gardens.

It is recognised that the requirement is too small to provide meaningful provision on site. It should however be noted that an existing allotment site, owned by the Borough Council, is located within a 400m isochrone of the site at Waverton Avenue. This facility extends to 0.93ha and provides 36 plots.

Overall provision of allotments is currently 0.63ha per 1,000 population which exceeds the 0.38ha per 1,000 population average across North Warwickshire Borough and the 0.4ha per 1,000 population requirement. Even factoring in an assumed 261 additional occupants as a result of the proposed development, the level of allotment provision in Warton would continue to be considerably in excess of the requirement.

The proposal does make provision for traditional orchard planting that provides another opportunity for sustainable, community food production.

A contribution is therefore not considered reasonable in respect of allotment/community gardens nor necessary to make the development acceptable in planning terms in accordance with CIL Regulation 122 (2a).

Play Areas for Children

The Planning Obligations for Sport, Recreation & Open Space SPD identified a requirement for 0.25 hectares of play areas for children per 1,000 people. Assuming the 2.37 occupants per home multiplier contained within the SPD, the proposal would give rise to a maximum of 261 occupants. However, the proposal also seeks to agree the affordable housing mix, to include 7 one bed properties. Removing the one bed properties would give rise to reduced maximum number of occupants (244). This gives rise to an on-site requirement of 0.061ha of play areas for children. In line with the SPD play areas for children can include a range of provision of both equipped and natural play areas.

The proposal makes provision for the delivery of natural play focused within the amenity green space. In addition, all proposed properties will be located within a 400m isochrone of existing equipped play at Warton Recreation Ground.

In light of the above a financial contribution towards this open space typology is not considered reasonable nor necessary to make the development acceptable in planning terms in accordance with CIL Regulation 122 (2a).

Youth Provision

The Planning Obligations for Sport, Recreation & Open Space SPD identified a requirement for 0.3 hectares of youth provision per 1,000 people. Assuming the 2.37 occupants per home multiplier contained within the SPD, the proposal would give rise to a maximum of 261 occupants. However, the proposal also seeks to agree the affordable housing mix, to include 7 one bed properties. Removing the one bed properties would give rise to reduced maximum number of occupants (244). This gives rise to an on-site requirement of 0.073ha of youth provision.

All proposed properties will be located within a 700m isochrone of existing equipped play at Warton Recreation Ground.

In light of the above a financial contribution towards this open space typology is considered reasonable and in accordance with CIL Regulation 122. A capital contribution of £105,099.53 towards upgrading the existing facilities on Warton Recreation Ground is agreed. A further revenue contribution of £80,801.75 is to be subject to further discussion with the Open Spaces Team.

Parks & Gardens

The Planning Obligations for Sport, Recreation & Open Space SPD identified a requirement for 0.8 hectares of parks and gardens per 1,000 people. Assuming the 2.37 occupants per home multiplier contained within the SPD, the proposal would give rise to a maximum of 261 occupants. This gives rise to a requirement of 0.19ha of parks and gardens.

It is recognised that the requirement is too small to provide meaningful provision on site and there are no existing parks and gardens within a 710m accessibility standard isochrone of Warton to focus contributions.



In light of the lack of opportunities within Warton a financial contribution towards this open space typology is considered unreasonable.

Conclusion

The total open space, sport and recreation contribution considered CIL Regulation 122 compliant is as follows:

- Swimming: £58,378
- Gym / Fitness: £ 16,796
- Studio: £10,467
- 3G Pitch: £24,495
- Sports Pitches: £27,181
- Changing facilities contribution: £51,195
- Youth Provision (capital): £105,099.53
- Youth Provision (revenue): £80,801.75

TOTAL: £323,218,28

In light of the above, a meeting with the Open Spaces Team would be welcome to discuss these contributions further.

Should you have any queries with regard to this matter please do not hesitate to contact me.

Yours sincerely



Neil Cox MRTPI

Director

