

# OPEN SPACE AND SPORTS PROVISION

Supplementary Planning Document (SPD)  
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# OPEN SPACE AND SPORTS PROVISION

## Supplementary Planning Document (SPD)

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## 1. Introduction

- 1.1 The provision of good quality and easily accessible open space, children's play facilities, outdoor and indoor sport facilities is paramount to the establishment of sustainable communities. Such spaces and facilities contribute to a good quality of life, enhancing the health and well-being of the local community by providing opportunities to be physically active and socialise. Open spaces in particular, can also enhance the quality of the natural environment, including biodiversity, and are important for a place to adapt to and mitigate further climate change. In addition, open spaces also have an important role in the character of a place, providing a setting to the built environment and in particular heritage assets.
- 1.2 New housing development can generate additional need for open spaces, outdoors and indoor sports facilities in the borough. The planning system has tools to enable those additional needs to be met by requesting additional provision on development site or by securing planning contributions to deliver new provision off-site or to improve the quality of existing spaces or facilities.
- 1.3 This document aims to:
- Introduce the national and local planning policy context for open space and sports provision;
  - Signpost to findings in terms of open space and outdoor and indoor sport facilities supply and demand in the Borough from three evidence base studies: the **Open Space Assessment Report (2021)**, the **Playing Pitch and Outdoor Sports Strategy Assessment Report (2020)**, followed by the **Strategy and Action Plan(2021)** and the **Indoor & Built Sport Facilities Assessment (2020)** and **Strategy (2020)**;
  - Set out a methodology for the implementation of policies HS6 (open spaces provision), HS7 (playing pitches provision) and SD3 (sports and recreational facilities provision) of the **Rossendale Local Plan 2019 - 2036**, including the calculation of planning contributions;
  - Provide design guidelines for new or improved open spaces and sports provision.



## 2. Policy and Legal Context

2.1 This section outlines the national and local policy context at the time of writing, including the current framework for seeking planning contributions.

### 2.2 National Policy

2.2.1 The National Planning Policy Framework (December 2023) (NPPF) states in paragraph 96 that Local Planning Authorities should make policies and decisions that encourage and contribute to healthy lifestyles. This includes the provision of green infrastructure such as open spaces, as well as recreational and sport facilities.

2.2.2 Provision of such infrastructure is important to meet the social and recreational needs of local communities and therefore contribute to the retention and creation of sustainable places and communities, as outlined in paragraph 97. In addition, paragraph 102 expands on the importance of open spaces, not only in terms of the benefit to health and well-being, but also for the positive impacts on nature, and to help adapt to climate change and mitigate future worsening of climate change.

2.2.3 Existing open spaces and sports facilities (including playing pitches) are protected from being built on as set out in paragraph 103 of December 2023 NPPF. In addition, any development affecting playing fields will be assessed against **Sport England's Playing fields policy and guidance**. This is separate from the framework to provide open space and sports provision arising from new developments.

### 2.3 Local Policies in Rossendale

#### 2.3.1 Our Place, Our Plan

The Council Valley Plan 2021-2025 (Our Place, Our Plan) for Rossendale Borough Council identifies four strategic priority areas:



**Thriving Local Economy**  
Our Future



**High Quality Environment**  
Our Valley



**Healthy and Proud Communities**  
Our People



**Effective and Efficient Council**  
Our Hearts

2.3.2 The Plan sets out that the delivery of a high quality environment includes outcomes such as ensuring clean and attractive green spaces, creating a new Rossendale Forest and improving parks that local people are proud to visit. In addition, achieving healthy and proud communities will be delivered by providing better access to and encouraging the take-up of health and wellbeing activities including improving leisure facilities.

## 2.3.3 Rossendale Local Plan 2019 - 2036

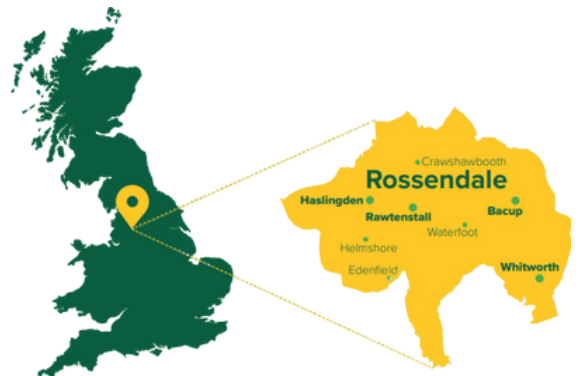
The Rossendale Local Plan 2019 to 2036 adopted in December 2021 designates land and buildings for future uses to meet the Borough's needs and sets out how new development should look like and how it should fit with its surrounding. Policy SD3 in particular, outlines the need for planning obligations/contributions where developments will create additional demand for infrastructure or will exacerbate shortfalls in existing provision. Such contributions may include public open space, sports and recreation facilities and should be sought in accordance with the Community Infrastructure Levy 2010 regulations (as amended) or any updated regulations.

2.3.4 In addition, Policy HS6 and Policy HS7 set out the requirement for new residential developments to ensure an appropriate level of open space and playing pitch provision in the Borough. This apply to housing developments of 10 or more dwellings (0.5 hectare or part thereof) that should provide or contribute to the provision of new open spaces and playing pitches or that should contribute to the improvement of existing ones. In particular, on-site open space provision will be required where there is a local deficiency in the quantity of open space and/or where a proposed residential scheme has not good access to existing open spaces, unless it is demonstrated that it is not appropriate or feasible to do so. In those instances, financial compensation will be sought for either a new open-space off-site or to improve the quality of existing open spaces nearby.

2.3.5 Evidence on the quantity of open spaces, as well as on their quality and accessibility is provided in the **Open Space Study (2021)**. Likewise, the **Playing Pitch and Outdoor Sport Assessment Report, Strategy and Action Plan (approved in 2022)** draw findings on the current outdoor sports provision, identify any gaps in meeting current and future demand and set out specific recommendations. Also, the **Indoor & Built Sports Facilities Needs Assessment Report and Strategy** (prepared in 2020) provide key facts on the current provision of such facilities in the Borough. The findings of these studies are signpost in section 3 and have informed the process to require additional provision or contributions to new or existing provision set out in this document.

## 2.3.6 Our Place, Our Facilities, Our Plan

This **strategy** agreed during the Council's meeting of December 2022 sets out a long term vision to have three enhanced local activity hubs: Marl Pits in Rawtenstall, the Adrenaline Centre at Haslingden and another hub in the east of the Borough. This strategy is currently being reviewed and therefore could change in the near future.



## 2.3.7 Our Place, Our Wellbeing, Our Plan

Prepared by Rossendale Connected, a partnership of community groups and health partners, this **strategy** identifies “physical activity and healthy weight” as a priority for the Borough.

## 2.3.8 Community Infrastructure Levy Regulations 2010 (as amended)

Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended) sets out limitations on the use of planning obligations that can be sought when a planning permission is being granted. These limitations are that planning obligations should be:

- “(a) necessary to make the development acceptable in planning terms”; If the proposed development is likely to create additional demand for open spaces, outdoor or indoor sport facilities or exacerbate existing deficiencies then it is considered reasonable to request planning obligations to compensate for these impacts on the local community.

- “(b) directly related to the development; and”; Planning contributions will be sought if future residents of the new development will not have access to an appropriate amount and quality of open spaces, outdoor and indoor sport facilities as identified in the most recent evidence base studies.
- “(c) fairly and reasonably related in scale and kind to the development”; Planning contributions will be sought for major residential developments and the amount required will be based on the number of dwellings proposed. It will therefore be proportionate to the scale of development.

## 3. Evidence Base of Open Space and Sports Provision in Rossendale

3.1 In this section, the findings of the latest studies at the time of writing will be drawn upon, including information about the level and quality of existing provision, any deficiencies in meeting current demand and likely shortfalls in meeting future demand based on the housing growth in the Local Plan.

### 3.2 Open Space Study

3.2.1 The 2021 Open Space Study (OSS) assessed the quantity, quality and accessibility of public open spaces within the Borough. The study categorised open spaces into eight typologies:

**Parks and gardens** - Urban parks and formal gardens open to the public;

**Natural and semi-natural greenspaces** - Local Nature Reserve and other sites supporting wildlife or environmental education including expansive sites and reservoirs;

**Urban greenspaces** - Amenity grassland as well as urban woodland areas;

**Provision for children and young people** - Local Area of Play (LAP), Locally Equipped Area of Play (LEAP), Neighbourly Equipped Area of Play (NEAP), Multi-Use Games Areas (MUGAs), skate parks;

**Allotments** - Areas to grow vegetables and fruits;

**Cemeteries, churchyards and other burial grounds** - Which also provides a place of quiet contemplation and supports biodiversity;

**Civic space** - Civic and market square and other spaces which provides a setting to buildings and place for public gatherings and community events;

**Green corridors** - Routes providing walking, cycling or horse riding opportunities which can also provide corridors for wildlife in the urban environment.

3.2.2 Based on these typologies, the study provided an assessment of the existing provision across the Borough, per analysis area and to some extent for each ward. In a first instance, the quantity assessment (i.e. the surface area of public open spaces available per 1,000 inhabitants) enables the identification of the current level of provision across the borough, and feeds into the setting of local standards. Once the local standard are set, this enables the identification of areas where deficiencies or surpluses exist. In a second instance, the quality assessment of the spaces, including their value for the local community, enables the identification of those sites that are in need of further investment. And in a third instance, gaps identification in terms of accessibility to green spaces, using maps showing areas not located within standard accessible distances defined in guidance from the Field in Trust or Natural England, can assist in the planning decision-making process. It is to be noted that a local area might have a sufficient quantity of public open spaces per population, but if all are concentrated in one or few locations then there could still be accessibility gaps where a new residential development is being proposed.

3.2.3 In total, 260 open spaces were assessed covering 580 ha, most of these are categorised as natural or semi-natural greenspace (368 ha). The study also revealed that 51% of the sites achieved a high quality score, with 84% achieving a good value score reflecting their importance for the local community.

3.2.4 The study defines local standards in terms of quantity, quality and accessibility for public open spaces in the Borough (reported in Table 1). This is the baseline against which requirements for open space provision from new residential developments will be assessed. Please note that the requirements for sports provision (playing pitches and indoor sports facilities) will be assessed differently using Sport England’s calculators (see further sections 3.3, 4.3, 3.4, and 4.4).

Table 1 - Rossendale Local Standards for Public Open Space taken from Open Space Study (2020) and comparison with Field in Trust Quantity Standard. \*Quality local standards open spaces per dwelling are based on 2.3 people per household in Rossendale (Census 2021 Household Size Data).

Open Spaces	Quantity Local Standards (hectares per 1,000 population)	Quantity Local Standards (square meters per dwelling)	Accessibility Local Standards	Quantity Local Standards	Field in Trust guidance (hectares per 1,000 population)
Parks and Garden	0.44	10	710m (9 min walk)	High	0.8
Natural and Semi-Natural	5.19	120	Accessible Natural Greenspace Standard (please see paragraph 3.2.5)	High	1.8
Urban Greenspace	2.10	48	480m (6 min walk)	High	0.6
Provision for children and young people	0.07	2	LAP - 100m (1 min walk) LEAP - 400m (5 min walk) NEAP - 1,000m (12 1/2 min walk) Other provision (MUGA, Skate Park - 400m 9min walk)	High	0.25
Allotments	0.06	1	N/A	High	National Allotment Society: 20 plots (of 250sqm) or 0.5

3.2.5 The Natural England’s Accessible Natural Greenspace Standard used in the study are defined as follows:

- An accessible natural greenspace of at least two hectares in size, no more than 300 metres (5 min walk) from home;
- At least one accessible 20 hectare site within two kilometres from home;
- One accessible 100 hectare site within five kilometres of home;
- One accessible 500 hectare site within ten kilometres of home



3.2.6 In addition, the provision for children and young people has been assessed in more details looking at:

**Local Area of Play (LAP)**

Usually a small landscaped area designed for young children;

**Locally Equipped Area of Play (LEAP)**

Designed for unsupervised play and a wider age range of users, with various equipment types;

**Neighbourhood Equipped Area of Play (NEAP)**

Caters for all age group and can include MUGA, skate parks, pump track etc.

3.2.7 In 2020, the study identified the provision in open spaces in six analysis areas of the Borough which is reported below.

**Bacup and Stacksteads area**

Significant shortfall of natural and semi-natural spaces and some accessibility gaps for parks and gardens to the east. The majority of urban greenspaces have a low quality value. The study recommends the area to focus on improving the quality of parks, urban greenspace and play provision with the potential to rationalise some poor quality provision of urban greenspaces in areas of sufficient coverage.

**Eden area**

Significant shortfall in parks and gardens but a sufficient level of accessibility and quality. It is the only area without any allotments provision. The study recommends to focus on enhancing the quality of natural and urban greenspaces in this area.

**Haslingden area**

There is a shortfall in urban greenspace and to a lesser extent in parks and gardens. There are no major gaps in accessibility except in the south east for access to parks and gardens. The focus of the area should be on enhancing the quality of urban greenspaces and play provision.

**Rawtenstall area**

There is a significant shortfall in urban greenspaces. There are also some gaps in terms of accessibility to urban greenspaces and parks and gardens. The area should focus on enhancing the quality of urban greenspaces and play provision. The rationalisation of some poor urban greenspace provision in areas with a good coverage could be explored.

**Waterfoot area**

There is a shortfall in natural and semi-natural spaces. There is also an accessibility gap to parks and gardens, natural and semi-natural greenspaces and play provision. To some extent urban greenspaces can help fill these gaps but many are of low quality. The focus should be on enhancing the quality of urban greenspaces, exploring opportunities for enhancement so that they can help meet gaps in other types of provision.

**Whitworth area**

There is a shortfall in natural and semi-natural spaces as well as in parks and gardens. There are also gaps in accessibility for parks and gardens, natural and semi-natural greenspaces and play provision. Opportunities to enhance urban greenspaces so that they can help meet shortfall and accessibility gaps in other types of provision should be explored.

3.2.8 Finally, the open space study makes three recommendations.

- **Recommendation 1** - Sites that help or have the potential to help meet accessibility gaps for other types of provision should be prioritised for enhancement. The study identifies 57 such sites. (See Table 12.5.1 of the Open Space Study)
- **Recommendation 2** - Low quality/value sites that can help meet gaps in accessibility should be prioritised for enhancement. The study identified 33 such sites. (See Table 12.5.2 of the Open Space Study)
- **Recommendation 3** - Recognise low quality and value sites and explore how they can meet other needs.

## 3.3 Playing pitch and Outdoor Sport Strategy, Assessment and Action Plan

3.3.1 The latest Playing Pitch and Outdoor Sport Assessment at the time of writing was prepared in 2020 and approved by the Council in early 2022. The assessment reports shortfalls in football grass pitches for adult in the eastern part of the Borough and for youth in the western part of the Borough. In addition, it identifies shortfalls in the provision of third generation artificial football pitches in the western and eastern areas of the Borough, with provision in the central area at capacity. A shortfall in terms of senior rugby union facilities in the central area of the Borough is also identified. The quantitative headline findings are provided in Table 1.2 of the [Playing Pitch and Outdoor Sport Strategy & Action Plan](#) (page 9-10).

3.3.2 The [Playing Pitch and Outdoor Sport Action Plan](#) sets out recommended actions for a number of sites. The ones that have been attributed a high priority are summarised in the 'Rossendale High Priority Sport Recommendation' (page 49-50) of the report.

3.3.3 The last stage of the Playing Pitch Strategy and Guidance (Stage E - Deliver the strategy and keep it robust and up to date) is currently being undertaken for football playing fields at the time of writing this SPD.



## 3.4 Indoor and Built Sport Facilities Assessment and Strategy

3.4.1 The latest Indoor & Built Sports Facilities Needs Assessment Report and Strategy undertaken provide key facts on the level of provision for village and community halls, sports halls, swimming pools, health and fitness suites, ski facilities, gymnastics, indoor bowls and squash in the Borough. The study assessed the supply and demand for these facilities and also undertook an audit of the facilities.

3.4.2 In 2020, it reports that two thirds of the population live further away than 800m from a village hall. Also, there is a lack of provision for sports hall in Bacup and a shortfall of a six-lane 25m swimming pool in the Borough. The study notes the principal challenge for Rossendale "is to ensure that its stock of facilities continues to be fit for the future and viable". It should also continue to cater for its core market of people already undertaking activities but should expend to attract a more diverse and ageing population, including people living in areas of high deprivation. People living in rural areas and the east of the Borough should also be able to access sports facilities.



3.4.3 The study proposes the following vision for Rossendale: “To create and maintain high quality, sustainable leisure and sports facilities which meet community need, increase participation, help tackle health and age issues and provide accessible, inclusive activities for Rossendale residents as part of an active lifestyle”.

## 4. Determining Open Space and Sports Provision from New Residential Development

4.1 In this section the process to assess whether provision for open space, playing pitches and/or indoor built sport facilities should be required for the proposed development is set out. This could take the form of providing or contributing to new provision (either on the development site or off-site) or contributing to the maintenance/improvement of existing sites/facilities.

### 4.2 Open Space Study

4.2.1 The approach to determine the requirement for open space from new major residential development comprises 5 steps and is set out below. Please note that the approach to determine outdoor and indoor sports provision requirement is different and is set out in Section 4.3 and 4.4.

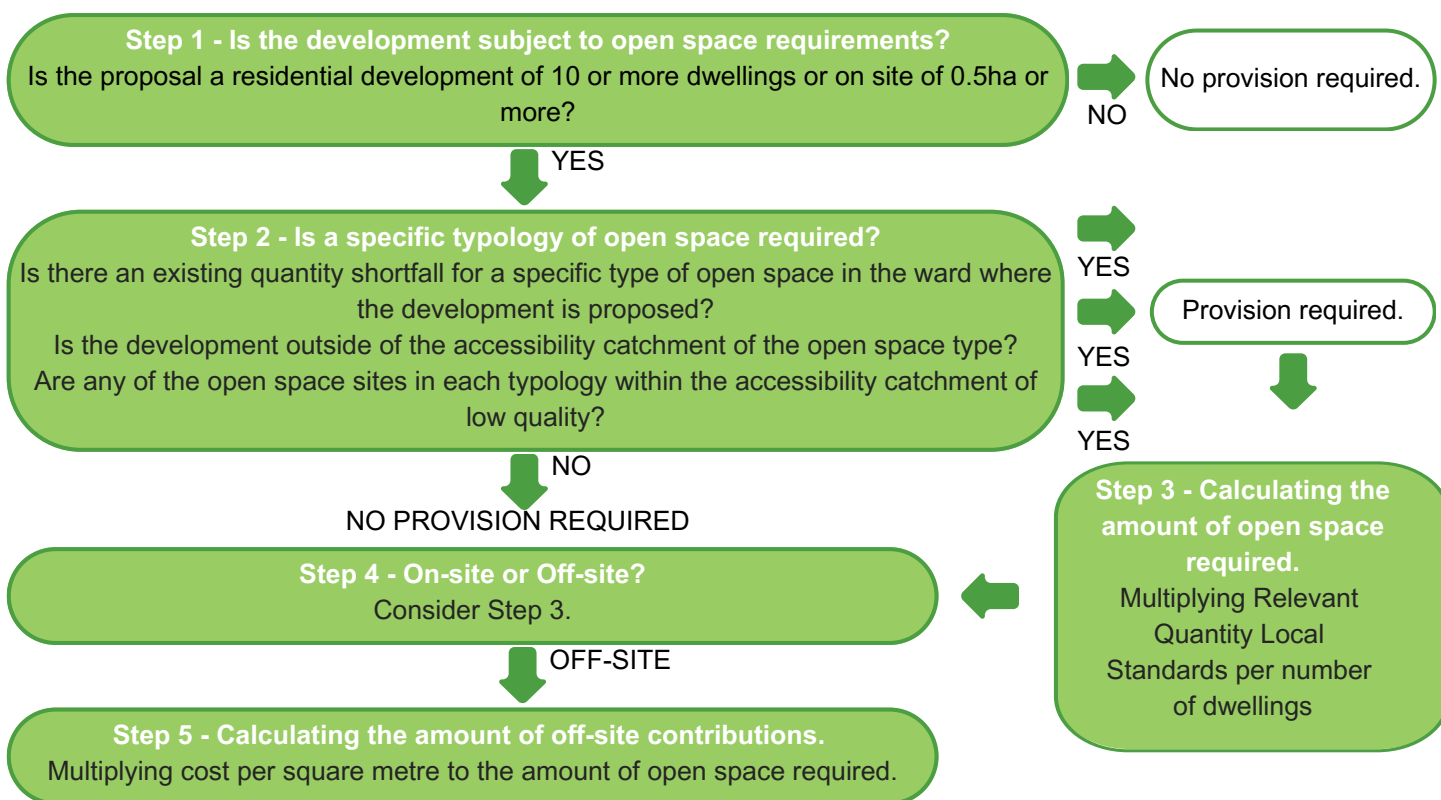


Figure 1 - Flow chart to Assess the Need and Determine the Level of Open Space Provision.

## 4.2.2 Step 1 - Is the provision required?

The Rossendale Local Plan 2019 to 2036 requires development of 10 dwellings or more (0.50 hectares or part there of) to provide open space provision for new residential development. This is set out in Policy HS6. Private gardens provided as part of new housing developments will not count towards the provision of public open space as these spaces will not be accessible to the public.

4.2.3 However, the Council encourages new residential development of less than 10 dwellings to provide amenity land within the red edge of the development according to the local standard of 48 sqm per dwelling. Such green space may also be able to contribute to the 10% biodiversity net gain requirement if managed as species-rich grassland, wetland or if planted with native tree species (including fruit tree) or shrub species.

## 4.2.4 Step 2 - What type of open space is required?

The type of open space required will be assessed on a site specific basis based on:

- Existing quantity provision at the ward level; the Open Space Study assessed the current provision in open spaces against local standards for parks and gardens, natural and semi-natural spaces, urban greenspaces, allotments and play provision. The findings are provided in **Appendix 1**. Where there are existing shortfalls in quantity provision or when the future demand from the development will create a shortfall, open spaces provision will be required.
- Any gaps in accessibility according to the standards in Table 1 and; the Open Space Study has mapped the standard accessibility distance or catchment around existing open spaces. Where a development proposal falls within an existing gap, open space provision will be required.
- The quality of existing provision within the accessibility catchment; the Open Space study assessed the quality of each open space against a set of criteria and provided a scoring for the value of the space to the local community. If the proposal is within an accepted distance from an existing open space, contributions to maintain or improve the quality of existing spaces (in particular those of low quality) will be sought.

## 4.2.5 Step 3 - Calculating the amount of open space required.

The additional pressure on open spaces arising from demand from new development will be calculated according to the local quantity standards.

The amount of open space required for each typology should be calculated based on the local quantity standards (set out in Table 1):

**Quantity local standard of the open space typology (square meters per dwelling) x no. of dwellings  
= amount of open space needed**

For example, a development of 40 dwellings can require up to:

10 x 40 = 400 sqm of parks and gardens;

120 x 40 = 4,800 sqm of natural and semi-natural space;

48 x 40 = 1,920 sqm of urban greenspace;

2 x 40 = 80 sqm of provision for children and young people; and

1 x 40 = 40 sqm of allotments

## 4.2.6 Step 4 - On-site or Off-site?

The Council's requirements for children and young people provision on new residential development is set out in Table 2. These have been inspired from the Fields in Trust recommended quantity benchmark for equipped and designated play space but tailored to the local context based on the Rossendale Local Plan 2019 to 2036 and guidance from its evidence base studies.

# Open Space and Sports Provision

Scale of Development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP), including Multi-Use Games Area (MUGA)
10-200 dwellings	On-site	On-site or Contribution	Contribution
201-500 dwellings	On-site	On-site	Contribution
501+ dwellings	On-site	On-site	Contribution

Table 2 - Rossendale Guidelines inspired from Fields in Trust for Equipped/Designated Play Space Requirements.

4.2.7 In terms of informal outdoor space, urban greenspace/amenity grassland will be required on-site for major residential development (based on the local standard of 48 sqm per dwelling). Urban greenspaces can include Sustainable Urban Drainage System such as rain gardens.

4.2.8 The Council will also seek planning contributions for other types of open spaces that are difficult to deliver on-site such as parks and gardens, natural and semi-natural spaces (e.g. wooded areas, wetlands) and allotments where necessary.

4.2.9 Development schemes for the elderly can be exempted from providing children play areas. However, contribution to other category of open spaces can be requested.

## 4.2.10 Step 5 - Calculating the amount of off-site contributions

It is considered that on-site provision of certain category of open space such as new parks and gardens or allotments is unlikely to be appropriate for most proposed residential schemes in Rossendale. For example, based on the local quantity standard for allotments, 1 sqm of such space is required per dwelling. This means that the need for a new allotment of 10 plots would arise from a 1,250 dwellings development (based on 125 sqm size allotment plot). As such any requirement for these typologies will be sought via planning contributions in order to maintain and improve the quality of existing provisions or to pool funding to create new provision. Please note that contributions for allotments in Rossendale are based on plots of 125 sqm.

4.2.11 In order to calculate off-site provision, average costs for each open space category have been provided per dwellings in Table 3. These costs are based on various sources including the costs of new children's provision built in Rossendale in the recent years, information from the Council's Capital Programme 2022/23– 2026/27 and Capital Strategy 2023/24, a Woodland Management Item at the Cabinet meeting on 18th October 2023. Further information about costs are set out in [Appendix 2](#).

4.2.12 These costs will be updated annually based on an inflation index.

Open Space Technology	Average cost per sqm	Cost per dwelling
Parks and Garden	£1.65	£16
Natural and Semi-Natural	£1.20	£144
Urban Greenspaces (based on a biodiverse modified grassland management for 30 years.)	£14	£672
Provision for Children and Young People	£214	LEAP: £476 NEAP: £380 Average: £428
Allotments	£16	£16
<b>Total Open Space</b>	<b>£243.45</b>	<b>£1,277</b>

Table 3 - Planning Contributions for Open Spaces

## 4.3 Playing Pitches

4.3.1 This draft SPD proposes the use of Sport England Playing Pitch Calculator to calculate planning contributions for playing pitches in accordance with Policy HS7 of the Local Plan. The calculator estimates the demand arising from a proposed development and calculates the costs of providing the required amount of pitches to meet the demand. It considers demand for football, rugby, hockey and cricket but excludes demand for tennis court and bowling greens. Using the data from the Playing Pitch Strategy (2020), the calculator estimates capital cost for grass and artificial pitches, lifecycle cost and ancillary facilities costs such as changing rooms. This would be a simpler approach which harvests the findings from the assessment report built onto the calculator and would not need to be reviewed yearly based on inflation due to the calculator being updated by Sport England based on their facility cost guidance.

Once a planning application is received, the demand based on the number of dwellings proposed will be entered into the calculator to estimate the level of contributions.

4.3.2 The new population arising from the proposed development will be estimated based on the number of dwellings proposed multiplied by the average of 2.3 person per dwelling.

4.3.3 For information, in March 2024, the calculator reported an average cost of £803 per dwelling (please see Table 4 for further information). There will be no need to review annually this figure for inflation as the calculator considers facility costs which are updated every quarter by Sport England.

Sport England Playing Pitch Calculator	Number of dwellings proposed	Estimated new population (2.3 per dwelling)	Total costs (grass and artificial pitches, lifecycle costs, changing rooms)	Total cost per dwelling
Example 1	10	23	£8,043	£804.30
Example 2	20	46	£15,993	£799.65
Example 3	30	69	£24,122	£804.07
Example 4	40	92	£32,115	£802.88
Example 5	50	115	£40,158	£803.16
Example 6	100	230	£80,334	£803.34
Average				£803

Table 4 - Example of Sport England Pitch Calculator (March 2024)

## 4.4 Indoor and Built Sports Facilities

4.4.1 The Sport England Built Sport Facilities Calculator will be used to calculate development contributions to either combined resources for the provision of a new swimming pool, or for the maintenance or improvements of existing facilities in the Borough. In addition, within Bacup and Britannia & Lee Mill wards the Sport England Calculator can also be used to calculate contributions for the improvements/maintenance of existing facilities in those wards or towards a new sports hall facility.

4.4.2 As for the Playing Pitch Calculator above, once a planning application is received, the new demand based on the number of dwellings proposed will be entered onto the calculator to estimate the contributions.

# Open Space and Sports Provision

4.4.3 The new population is estimated based on the number of dwellings proposed multiplied by the average of 2.3 person per dwelling. As for the Playing Pitch Calculator, there will be no need to review annually this figure for inflation as the calculator considers facility costs which are updated every quarter by SportEngland.

4.4.4 For information, in March 2024, the calculator reported an average cost of £504 per dwelling for swimming pool contributions across the Borough (please see Table 5).

Sport England Built Sports and Facilities Calculator	Number of dwellings proposed	Estimated new population (2.3 per dwelling)	Swimming pool contributions	Total cost per dwelling
Example 1	10	23	£5,040	£504
Example 2	20	46	£10,080	£504
Example 3	30	69	£15,120	£504
Example 4	40	92	£20,160	£504
Example 5	50	115	£25,199	£504
Example 6	100	230	£50,399	£504
Average				£504

Table 5 - Sport England Built Sport Facilities for Swimming Pool (March 2024)

4.4.5 Within Bacup and Britannia & Lee Mill wards, an additional contribution will be sought to limit the exacerbation of the current shortfall in sports hall provision in this area. In March 2024, the estimated contribution for Sport Halls was an additional £460 per dwelling (Table 6). As such within those wards, the total contributions for indoor and built sport facilities amount to £964.

Sport England Built Sports and Facilities Calculator	Number of dwellings proposed	Estimated new population (2.3 per dwelling)	Sports Halls Cost	Total cost per dwelling
Example 1	10	23	£4,598	£460
Example 2	20	46	£9,195	£460
Example 3	30	69	£13,793	£460
Example 4	40	92	£18,391	£460
Example 5	50	115	£22,988	£460
Example 6	100	230	£45,977	£460
Average				£460

Table 6 - Sport England Sport Facilities Calculator for Sport Halls (March 2024)



## 5. Design Principles and Stewardship

### 5.1 Designing Places for Nature

5.1.1 The **National Design Guide** provides useful guidance on well-designed natural environment and public spaces. For example, it sets out that well-designed places for nature:

- Integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;
- Prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- Provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

5.1.2 Natural England Green Infrastructure Framework includes a **Green Infrastructure Planning and Design Guide** with guidance on the building block of Green Infrastructure including green spaces and how to design these spaces to derive multiple functions or benefits and on how to apply the Green Infrastructure standards in various area types.

5.1.3 In addition, an Urban Greening Factor has also been developed by Natural England. This is a voluntary tool which aims to enhance the delivery of green infrastructure and improve the amount of greening in towns. The tool sets out a target score for a minimum proportion of greening for a particular site. In general a factor of 0.4 is recommended for residential sites and a factor of 0.3 is advised for commercial sites. The calculation attributes different weights to different types of surface cover.

5.1.4 **The UGF User Manual** provides further information on the description of certain types of surface cover and weight to be assigned to each one. The use of the UGF to demonstrate that a proposed development can achieve a factor of 0.4 (for major residential schemes) or a factor of 0.3 (for major commercial development) is supported by the Council.

$$\text{Urban Green Factor Score} = \frac{\text{Sum of each Service Area type (m}^2\text{)} \\ \text{(Surface Area A * Factor A + Surface Area B * Factor B, etc)}}{\text{Total Site Area (m}^2\text{)}}$$

5.1.5 In terms of water management, development proposals will be required to incorporate sustainable drainage systems and consider surface water management early in the design process. Applicants will need to consider what contribution landscaping proposals (hard and soft) can make to reducing surface water discharge. Development proposals will be expected to maximise the use of permeable surfaces / areas of soft landscaping, and the use of Green Infrastructure as potential sources of storage for surface water run-off. The proposed drainage measures should fully integrate with the design of the development and priority should be given to multi-functional sustainable drainage systems SuDS (as opposed to underground tanked storage systems), which contribute to amenity, biodiversity and water quality, as well as overall climate change mitigation



5.1.6 Choosing the location and detailed design of open space, is a critical consideration of any layout. Open spaces have an important role in surface water management which should be considered early in the design process as required by Policy ENV9. We request that the layout of proposals, including the location of open space, is informed by a hydrological assessment of a site which considers (amongst other things) site topography, naturally occurring flow paths, exceedance paths from existing and proposed drainage systems, ephemeral watercourses and any low-lying areas where water naturally accumulates. The resultant layout and location of open space must take account of such circumstances to ensure that water is most appropriately managed and integrated as part of a multi-functional approach to open space and sustainable drainage. Any changes in levels, landscaping or biodiversity mitigation / enhancement will also need to be considered alongside any restrictions associated with existing utility services

## 5.2 Designing Places for People

5.2.1 The National Design Guide sets out that well-designated public spaces:

- Include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion;
- Have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks;
- Have public spaces that feel safe, secure and attractive for all to use; and
- Have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation.

5.2.2 Design guidelines available on the **Make Space For Girls** website should also be taken into consideration to design open spaces and parks that are attractive and feel safe for teenage girls.

5.2.3 In order to encourage an active lifestyle, Sport England has published an **Active Design Guidance** for the built and natural environment centred around 10 principles. The Foundational Principle being “Activity for All” around which 9 other principles are grouped in 3 themes: “Supporting Active Travel”, “Active, High-Quality Places & Spaces” and “Creating & Maintaining Activity”. New development should have regards to this guidance to plan for and deliver active environments. In addition, **the Accessible and inclusive sports facilities (AISF)** guide from Sport England should be considered to create or maintain accessible and inclusive sports facilities and to help remove any barriers hindering access to sports.

## 5.3 Stewardship

5.3.1 New open spaces provided onsite should be maintained throughout their lifetime. The entity who will be maintaining the assets and its revenue sources should be identified at the earliest stage and agreed through a S106 Agreement. The Council will not be able to take on the maintenance of any new open spaces created. Long term maintenance and management plan can be requested where required as part of the planning application or alongside a S106 Agreement.

# 6. Monitoring

6.1 The monitoring of new open space and playing pitches provision and the financial contributions to existing open spaces and outdoor sports provision will be reported in the Infrastructure Funding Statements and Authority Monitoring Reports.

## Appendix 1 – Current open space provision against local standards

Location (Wards within Analysis Area)	Rossendale Local Standards (Hectares per 1000 population)									
	Parks and gardens 0.44		Natural & Semi-natural 5.19		Urban greenspace 2.1		Allotments 0.06		Play 0.07	
	Current provision	Surplus or shortfall against local standard (0.44)	Current provision	Surplus or shortfall against local standard (5.19)	Current provision	Surplus or shortfall against local standard (2.1)	Current provision	Surplus or shortfall against local standard (0.06)	Current provision	Surplus or shortfall against local standard (0.07)
Greensclough	1.51	1.07	0	-5.19	2.48	0.38	0.09	0.03	0.24	0.17
Irwell	0.01	-0.43	0.65	-4.54	1.99	-0.11	-	-0.06	0.04	-0.03
Stacksteads	0.19	-0.25	10.76	5.57	2.81	0.71	0.02	-0.04	0.06	-0.01
Bacup and Stacksteads		+		-		+		-		+
Eden	-	-0.44	28.84	23.65	2.06	-0.04	-	-0.06	0.12	0.05
Greenfield	0.77	0.33	-	-5.19	0.79	-1.31	-	-0.06	0.11	0.04
Helmshore	-	-0.44	21.25	16.06	3.22	1.12	0.15	0.09	0.02	-0.05
Worsley	0.13	-0.31	4.71	-0.48	1.21	-0.89	0.1	0.04	0.03	-0.04
Haslingden		-		+		-		+		-
Cribden	-	-0.44	-	-5.19	1.09	-1.01	0.04	-0.02	0.01	-0.06
Goodshaw	-	-0.44	-	-5.19	1.11	-0.99	0.13	0.07	0.12	0.05
Longholme	1.37	0.93	-	-5.19	0.53	-1.57	0.01	-0.05	0.05	-0.02
Rawtenstall		+		-		-		Level		-
Whitewell	0.78	0.34	6.67	1.54	1.64	-0.46	0.24	0.18	0.1	0.03
Hareholme	0.29	-0.15	-	-5.19	5.81	3.71	0.02	-0.04	0.04	-0.03
Waterfoot		+		-		+		+		Level
Healey and Whitworth	-	-0.44	1.07	-4.12	2.85	0.75	-	-0.06	0.04	-0.03
Facit and Shawforth	0.1	-0.34	4.25	-0.94	1.54	-0.56	-	-0.06	0.02	-0.05
Whitworth		-		-		+		-		-

## Appendix 2 - Schedule of Costs

Open Space Typology	Average Costs	Cost	Source
Children's Play Area	£116,042	£214 per sqm	Children's Play Areas improvements delivered in recent years (Green Spaces Team)
Allotments	£60,000 for 30 plots (plots of 125sqm)	£16 per sqm	Central Lancashire Authorities
Urban Greenspace (creation and maintenance of a biodiverse modified grassland for 30 years)		£14 per sqm	Biodiversity Net Gain Study (2024)
Park and Gardens (improvements)	£97,500	£1.65 per sqm	Parks Improvements in Council's Capital Programme
Natural & semi-natural (woodland management for 30 years)	£1,200,000	£1.2 per sqm	Woodland Management Item to 18th October Cabinet 2023

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