

LEISURE AND RECREATION

Background

13.1 Leisure and recreation encompasses a wide range of facilities. These include parks; play areas; allotments; indoor and outdoor recreation facilities; arts and entertainment facilities; and tourist attractions and accommodation.

13.2 In recent years there has been a shift in the provision and management of leisure facilities, away from the public sector to the private sector. The Council now only directly provides and funds a limited range of facilities; its role has largely changed from that of 'provider' to 'enabler'. Voluntary groups and charitable organisations are also playing a more significant role in the provision and management of leisure facilities. Future leisure and recreational provision is likely to be increasingly dependent on partnerships between the public sector and private developers and operators.

13.3 There is currently considerable interest from developers and operators in new leisure facilities in Milton Keynes. Major recent developments include:

- National Hockey Stadium
- David Lloyd Tennis and Health Fitness Centre
- Gulliver's Land (children's theme park)
- Milton Keynes Theatre and Gallery complex
- Xscape - incorporating indoor ski-slope, multiplex cinema, family entertainment and fitness centres
- Redevelopment of The Stables live music venue

13.4 The Council also has aspirations to increase leisure use of The Bowl and to facilitate the development of a multi-purpose sports stadium.

13.5 These developments will raise the profile of Milton Keynes as a leisure destination; they represent the development of leisure and cultural facilities commensurate with the City's emerging regional centre status.

National, Regional and County Planning Policies

13.6 PPGs 6, 7, 13, 17 and 21 all contain advice on sport and recreation, leisure and tourism. The guidance advocates:

- A sequential approach to site selection for leisure uses
- The concentration of leisure facilities in town centres and other locations with high public transport accessibility
- The provision of accessible local play areas, public open space and other recreational facilities
- Clear policies for the protection of open space and playing fields

13.7 At the regional level, RPG9 states that the South East has scope for major new leisure facilities to provide amenities for the region's people and to contribute to

tourism and the development of the economy. Development plans should ensure a mix of urban uses including a range of facilities for recreation, arts and leisure.

Local Plan Review

13.8 The Leisure Issues Paper raised a number of questions about the provision and location of a range of recreational and visitor facilities.

13.9 The Directions Paper concluded that large-scale leisure facilities are inextricably linked to the City's emerging regional status and that the Local Plan should seek to positively influence the location and nature of such development. With regard to public open space, the Paper recommended that current standards of open space provision should be maintained and that existing areas of open space should be protected.

13.10 Improved recreation facilities will have health and cultural benefits and so contribute to realising the Plan vision of a high quality of life for all. More specifically, the Plan aims to provide 9.5 hectares of recreation space per 1,000 population by the end of the Plan period.

Policies

FACILITIES ACCEPTABLE IN THE PARKS SYSTEM

Objectives of policy

- To indicate the type of development and uses that are acceptable in the Linear and District Parks
- To minimise the environmental impact of development on the Parks

13.11 The Linear and District Parks are in general the most appropriate location for many outdoor leisure and recreation uses. However, some areas of parkland may be important for agriculture, forestry, landscape or wildlife and, therefore, less compatible with leisure and recreation.

13.12 Large areas of the Linear Parks are either floodplain or form part of wildlife corridors that make development less acceptable. Within the extensions to the Linear Parks, there may be limited opportunities for built development in association with countryside leisure activities or golf courses.

13.13 Major new development, such as the intensification of leisure use of The Bowl and Elfield Park, could have a significant environmental impact on the parks system. Particular consideration will therefore be given to visual and ecological impact, noise and traffic generation in assessing such proposals.

Countryside recreation is defined as leisure activities, generally taking place outdoors, which are compatible with the countryside. They are usually informal but may include some formal or organised activities (e.g. equestrian centre, golf course, boating lake). Informal outdoor recreation encompasses outdoor pursuits, which are essentially unorganised, and often individual in

See Policy L12

FACILITIES ACCEPTABLE IN THE PARKS SYSTEM

POLICY L1

Planning permission will be granted for outdoor leisure and recreation uses within the Linear and District Parks unless the proposal would result in:

See also Transport Policies T1, T2, T3, T9, T10 and T15.

- (i) An unacceptable visual impact
- (ii) Excessive traffic
- (iii) An unacceptable impact on wildlife
- (iv) Excessive noise
- (v) An adverse impact on the flood plain

Development proposals should also show how visitors can reach the site easily and conveniently using non-car modes of transport.

Also refer Strategic Policies S12 and S13

PROTECTION OF PUBLIC OPEN SPACE AND EXISTING FACILITIES

Objectives of policy

- To protect existing areas of open space from development
- To ensure that development proposals address any unmet need for community facilities

13.14 This policy distinguishes between recreational open space, amenity open space and leisure and recreational facilities, which are defined as follows:

- **Recreational open space:** all open land which is in a leisure or recreation use, whether publicly or privately owned, including school playing fields.
- **Amenity open space:** smaller open areas, including woods, copses and ponds, where recreational use is incidental to their primary function as attractive features in otherwise built-up areas, or as wildlife habitats. It includes privately owned areas to which there may be no public access. Areas of amenity open space are found mostly in residential areas, but also in employment areas and shopping centres.
- **Leisure and recreational facilities:** all purpose-built facilities, including stadia for sports and spectator events and indoor facilities such as swimming pools and sports halls. The facilities may be publicly or privately owned.

Only the larger sites protected by this policy are shown on the Proposals Map. Other sites, such as play areas and incidental open space, which are too small to be individually identified on the Map, are given equal protection by this policy. However, it is not intended that policy should preclude infill housing development on appropriate sites where proposals satisfy the criteria listed in Policy L2 and Appendix L2.

13.15 Responses to the Leisure Issues Paper indicated widespread support for maintaining existing standards with regard to the provision of open space and other recreation facilities. Government guidance confirms the importance of protecting land for recreation and amenity use, including school playing fields.

13.16 PPG17: *Sport and Recreation* (2002) recognises the role that high quality and well managed and maintained open spaces, sports and recreational facilities can have in helping to create urban environments that are attractive, clean and safe . PPG3: *Housing* (2000) also recognises the positive role that such spaces can have

paragraph 53 states that developing more housing within urban areas should not mean building on urban green spaces.

13.17 The policy position against the development of playing fields has also hardened. Sport England (formerly the Sports Council) is now a statutory consultee in respect of all planning applications affecting school playing fields. Sport England is opposed to the granting of planning permission for any development that would lead to the loss, or would prejudice the use of, any part of a playing field unless specific circumstances apply.

In 1995, the Government published the report *Sport: Raising the Game*, which proposed increased protection for school playing fields.

13.18 The requirement to adopt a 'sequential' approach to site selection and to avoid the inefficient use of land may mean that there is increased pressure to develop open space and school playing fields. Such pressure will normally be resisted through the rigorous application of this policy.

13.19 It is likely that land or buildings no longer needed for one type of recreational use could be used to overcome a deficiency of a different kind. In this case, planning permission for development would be refused and steps taken to ensure that land remains in recreational or, if appropriate, a community use.

PROTECTION OF PUBLIC OPEN SPACE AND EXISTING FACILITIES

POLICY L2

Planning permission will be refused for proposals involving the loss of open space used for leisure and recreation unless alternative provision of at least equivalent size, quality, suitability and convenience is made.

If there is no longer a continuing need for recreation use, and there is an unmet need for community facilities in the surrounding area, development proposals for the site should make provision for such facilities.

In considering proposals involving the loss of amenity open space, the council will take into account the criteria set out in Appendix L2.

Proposals involving the loss of a leisure and recreation facility will be assessed according to:

- (i) Whether there is a continuing need for the facility
- (ii) The prospects for a replacement facility in an alternative location
- (iii) The potential for accommodating an alternative leisure and recreation facility on the site

Community facilities are defined in Chapter 14 of the Plan

STANDARDS OF PROVISION

Objective of policy

- To set out standards for the provision of leisure and recreation facilities

13.20 Open space is a key factor affecting the quality of new development. It should be provided as an integral element of any new housing development; normally, standards for leisure and recreation facilities should be met on site.

13.21 When assessing new housing development the amount and quality of existing open space will only be taken into account where:

- Such facilities would be easily accessible to residents of the new development; and,
- The developer is prepared to contribute to the costs of upgrading existing facilities where appropriate.

13.22 Planning obligations will be sought to meet the costs of maintaining open space in new housing developments. In the case of specialist housing, the requirements for leisure and recreation facilities will be related to the needs of the occupiers of the housing.

13.23 The Council will continue to seek the additional provision, or improvement, of leisure and recreation facilities in areas that are deficient when assessed against the adopted standards and where proposed development would materially exacerbate the deficiency. The evaluation of open space and recreation provision in development proposals will include an assessment of provision in the surrounding area.

STANDARDS OF PROVISION

POLICY L3

New housing development will be required to provide new or improved recreational facilities in accordance with the Council's adopted standards in Appendix L3.

SITES ALLOCATED FOR NEW FACILITIES

Objective of policy

- To set out the sites allocated for new leisure and recreation facilities

13.24 If any of the sites allocated are not subsequently required for the purpose shown in the policy, the Council will consider the need for alternative recreational use of the site (Policy L2). Open space has also been set aside for playing fields (including changing facilities) at Browns Wood, Emerson Valley and Tattenhoe.

13.25 In the City Expansion Areas, the Council's adopted standards for open space will apply (see Appendix L3). The standards will, therefore, need to be incorporated in the master plans for these areas. Planning briefs will be used to guide developers to design meaningful areas of open space that can be economically maintained.

SITES ALLOCATED FOR NEW FACILITIES

POLICY L4

Sites in the following settlements and areas of the City are allocated for the provision of new outdoor leisure and recreational facilities:

District Parks

- 1 Blue Lagoon, Bletchley (extension)
- 2 Medbourne
- 3 Tattenhoe

Local Parks

- 1 Emerson Valley North
- 2 Grange Farm
- 3 Kingsmead
- 4 Middleton
- 5 Monkston Park
- 6 Oakgrove
- 7 Olney
- 8 Oxley Park
- 9 Tattenhoe
- 10 Tattenhoe Park
- 11 Westcroft

Playing Fields

- 1 Broughton
- 2 Medbourne
- 3 Middleton
- 4 Monkston
- 5 Olney
- 6 Shenley Brook End
- 7 Tattenhoe
- 8 Tattenhoe Park
- 9 Westcroft

Allotments

- 1 Bancroft

- 2 Broughton
- 3 Crownhill
- 4 Emerson Valley North
- 5 Fishermead
- 6 Grange Farm
- 7 Great Linford
- 8 Heelands
- 9 Kingsmead
- 10 Loughton
- 11 Monkston
- 12 Monkston Park
- 13 Oakgrove
- 14 Oakhill
- 15 Old Farm Park
- 16 Shenley Brook End
- 17 Shenley Lodge
- 18 Tattenhoe Park
- 19 Wavendon Gate
- 20 Westcroft

New areas of open space will also be required as part of new housing development in the City Expansion Areas, in accordance with the standards of provision set out in Appendix L3.

GOLF COURSES

Objectives of policy

- To direct golf course development to appropriate locations
- To minimise the environmental impact of golf course and associated development

13.26 Golf courses take up large areas of land; an 18-hole course typically requires between 50-60 hectares. New facilities will, therefore, be difficult to accommodate within the existing and planned limits of the Borough's settlements.

13.27 Existing provision includes public facilities at Abbey Hill, Wavendon and Windmill Hill and a private club at Woburn. However, population growth and forecasts of increased participation in sport are likely to generate demand for additional courses in the Borough. Extensions to Linear Parks will normally be the most suitable location for new courses.

Strategic Leisure
Ltd., (1997), National
Leisure Trends: A
Review of the UK
Market.

13.28 The main impacts of golf course development are likely to be those on the surrounding hydrology, ecosystems and landscape, as well as those from traffic generation. Particular care will be needed, not only in the design of new courses but also in the design and location of ancillary facilities such as club houses, driving ranges and parking.

13.29 Golf courses and associated developments – where the area of development exceeds 1 hectare – are classed as “Schedule 2 Development”. Schedule 2 Development requires environmental impact assessment (EIA) if it is likely to have significant effects on the environment by virtue of factors such as its size, nature or location. New (18-hole) courses may therefore require EIA.

‘Schedule 2 Development’ is defined in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

GOLF COURSES

POLICY L5

Golf courses should be sited close to the main built-up areas of Milton Keynes and Newport Pagnell and be accessible by public transport.

Proposals for new (18-hole) golf courses will be expected to demonstrate the need for a new facility and may also require full environmental impact assessment.

Development of a new course, an extension to an existing course, or ancillary facilities will not be permitted if it would:

- (i) Result in the irreversible loss of the best and most versatile agricultural land
- (ii) Cause harm to the environmental characteristics and resources of the site and its surroundings

HORSE RELATED DEVELOPMENT

Objectives of policy

- To minimise the impact of horse related development on the open countryside and areas of attractive landscape
- To promote development which has good access to the bridleway network

13.30 Horse related development can have a significant impact on the environment, particularly where the use is intensified - for example, where fields are sub-divided into paddocks and each paddock has a stabling requirement. The cumulative impact of horse related development will therefore be a key factor in assessing any proposal.

13.31 The impact of development will also depend on whether it is for private recreational use or business use. There will be a distinction between proposals for commercial riding stables and proposals by individuals for their own use. Planning permission for livery and associated services will be restricted to commercial riding stables.

13.32 In recent times, problems have arisen due to the establishment of livery stables and horse related development at unsuitable locations. This has led to horse riders using roads, redways, and footpaths in order to access the bridleway

network. In the interests of safety, development that has good access to the bridleway network will be promoted.

HORSE RELATED DEVELOPMENT

POLICY L6

Planning permission will be granted for horse-related development in the open countryside and Linear Parks providing it is compatible with the policy guidance in Appendix L6.

Further guidance is given in Appendix L6

WATER SPORTS

Objectives of policy

- To minimise the environmental impact of water sports
- To restrict powered water sports to designated sites

13.33 Unpowered water sports such as sailing, canoeing, and rowing generally cause fewer problems for other water users, local residents and wildlife than powered water sports that involve the use of powerboats and jet-skis.

13.34 There are existing planning permissions for powered water sports on Tongwell Lake, Cosgrove Lake and Dovecote Lake. For this reason, there is a general presumption against the use of further sites for powered water sports.

CRITERIA FOR THE LOCATION OF WATER SPORTS

POLICY L7

Planning permission will be permitted for unpowered water sports on lakes and other water areas and for ancillary facilities, where there is a proven need unless they:

- (i) Have an unacceptable wildlife impact
- (ii) Are incompatible with any existing use of the water (including non-recreational use)

Planning permission will normally be refused for powered water sports

NOISY SPORTS

Objectives of policy

- To minimise the disturbance caused by noisy sports
- To restrict noisy sports to designated sites

13.35 Noisy sports include motorsports, powered water sports and gun sports. There are existing sites used for noisy sports at Elfield Park and West Rooksley.

13.36 Appropriate sites for noisy sports are not easy to identify; much depends on the type of activity and the tone, level and duration of noise. Distance from housing or other noise sensitive development cannot be standardised since this will vary according to the lie of the land, the prevailing wind direction and the amount of existing and proposed screening.

13.37 Where sites are designated as permanent venues for noisy sports, conditions may be attached to planning permissions to control noise levels and hours of operation. The Council's Environmental Health Division deals with complaints about noise. They have powers to control noise nuisance and will be consulted on any proposal for noisy sports.

Environmental
Protection Act (1990)

CRITERIA FOR THE LOCATION OF NOISY SPORTS

POLICY L8

Planning permission will only be permitted for noisy sports if:

- (i) The ambient noise level of the area is already high, and the noise generated by the new activity will not be dominant
- (ii) It would not significantly increase the noise experienced at nearby noise-sensitive development, or public rights of way and other areas of informal countryside recreation
- (iii) Noise levels can be effectively reduced by siting and screening
- (iv) There is no unacceptable disturbance to farm livestock and wildlife

ARTS, ENTERTAINMENT AND COMMERCIAL LEISURE FACILITIES

Objective of policy

- To direct arts, entertainment and commercial leisure facilities to the most appropriate locations

13.38 PPG6 emphasises the need to adopt a 'sequential approach' to selecting sites for key town centre uses, including leisure. Although Milton Keynes is planned city and has a unique urban form, the need to adopt a sequential approach was confirmed in a recent appeal decision relating to Groveway Stadium, Ashland. In the context of Milton Keynes, adopting a sequential approach means that the preferred locations for new arts, entertainment and leisure development are, in order:

- CMK
- Bletchley town centre
- The town centres of Newport Pagnell, Olney, Stony Stratford, Wolverton and Woburn Sands
- The district centres of Kingston and Westcroft

Adopting a sequential approach to site selection means that first preference should be for town centre sites, followed by edge-of-centre sites, district and local centres and only then out-of-centre sites in locations that are accessible by a choice of means of transport (PPG6, para. 1.11)

13.39 This approach will mean that leisure facilities are located in areas with high public transport accessibility. Concentrating leisure development in existing centres will also support town centre vitality and viability and help to facilitate linked trips.

13.40 Some existing commercial leisure uses are located at Newlands. There may be potential for further commercial leisure development in this grid square.

13.41 Developers of major leisure facilities will be required to produce an impact study demonstrating that a sequential approach has been followed, and that there is capacity for the proposed facilities, without undermining existing town centres.

ARTS, ENTERTAINMENT AND COMMERCIAL LEISURE FACILITIES

POLICY L9

New facilities for arts, entertainment tourism and commercial leisure should be located in CMK or other town or district centres accessible by public transport.

Planning permission will only be granted for proposals elsewhere within the City and other settlements providing that:

- (i) A sequential approach has been adopted to site selection
- (ii) There is capacity for the facility proposed
- (iii) The proposal would not significantly undermine town centre vitality and viability
- (iv) The proposal would not cause significant noise and disturbance to nearby residents

See also Transport Policies T1, T2, T3, T5, T9, T10 and T15.

VISITOR ACCOMMODATION

Objectives of policy

- To direct new hotel and purpose-built visitor accommodation to the most appropriate locations
- To provide for a range of visitor accommodation and conference facilities

13.42 New purpose-built visitor accommodation is considered to be an urban use and will not normally be acceptable outside the Borough's main settlements. Concentrating visitor accommodation in existing centres will support town centre vitality and viability and increases the chances of public transport accessibility.

13.43 A report by the Southern Tourist Board [July, 2001] indicates that hotels in Milton Keynes are recording very high occupancies and that these have grown over the last two years.

13.44 The current hotel stock is largely provided to a standard format, which lacks variety. The development of 'apart-hotels', and serviced apartments may increase the range of visitor accommodation available in the City.

13.45 In addition to the sites specifically identified in this policy, the development briefs for the following areas may also include new hotels: city expansion areas, Brook Furlong, Loughton, Monkston Park and Tattenhoe Park.

13.46 The opportunity for hotel and conference facilities to contribute towards the regeneration of Bletchley was highlighted in EDAW's *Bletchley Regeneration Study* (1999). The Bletchley Park Area Development Framework identifies the possibility of hotel and conference centre development and this type of use may also be compatible with any stadium proposal at Denbigh North.

13.47 Smaller scale accommodation can be created through the change of use or conversion of existing buildings, provided that such proposals are sensitive in scale and design to the surrounding area.

VISITOR ACCOMMODATION

POLICY L10

Permission will normally be granted for new hotel and other purpose-built visitor accommodation in CMK, town and district centres.

Sites in the following areas of the City are allocated for new hotel accommodation:

- 1 Campbell Park
- 2 Central Business Exchange (Phase III), CMK
- 3 Heelands
- 4 Westcroft
- 5 Fox Milne
- 6 Caldecotte Lake [south]

Planning permission will be granted for new visitor accommodation involving either the conversion of suitable existing dwellings or the reuse of existing farm buildings.

VISITOR ACCOMMODATION: CAMPING & TOURING CARAVANS

Objective of policy

- To minimise the environmental impact of camping and touring caravan sites

13.48 The demand for static, recreational caravans appears to be largely met by the existing site at Cosgrove, which lies just outside the Borough in South Northamptonshire District.

13.49 Proposals for new camping and touring caravan sites are likely to involve land outside the urban areas. If not carefully controlled such development can be visually intrusive and may have a detrimental effect on local residents in terms of traffic congestion or noise.

See also Transport Policies T1, T2, T3, T5, T9, T10 and T15.

CAMPING AND TOURING CARAVANS

POLICY L11

Planning permission for camping and touring caravan sites will be granted provided it:

- (i) Relates sensitively in scale and siting to its surrounding area and would not harm the character or appearance of the countryside
- (ii) Would not have a significant adverse effect on the amenity of nearby residential areas
- (iii) Avoids the irreversible loss of the best and most versatile agricultural land
- (iv) Would not have an adverse impact on wildlife

MILTON KEYNES BOWL AND ELFIELD PARK

Objectives of policy

- To facilitate intensification of the use of the Milton Keynes Bowl and Elfield Park for commercial leisure and recreational purposes
- To minimise the environmental impact of any development proposals
- To provide facilities for community use

13.50 The Bowl is used for a variety of purposes including music concerts, community events and recreation, but in recent years it has not been used to its full potential. Elfield Park lies adjacent to The Bowl, separated from it by the A5 Trunk Road. The site is under-used though part of the site is presently used for motorcycle scrambling. Both The Bowl and Elfield Park lie within the Loughton Valley Linear Park.

13.51 The Council has reviewed the future of The Bowl and Elfield Park, together with another site at Denbigh North. A planning brief was produced for all three sites in which the Council outlined its objective to intensify the use of these sites, through the provision of a range of popular leisure and associated facilities. In 2002, the Council granted planning permission for a greyhound stadium at Elfield Park, and in early 2004 for a sports stadium and associated facilities at Denbigh North, where work has begun on site. Any development under Policy L12 should complement the proposed multi-sport stadium at Denbigh North.

13.52 Such intensification could have a significant environmental impact on the Linear Park. Particular consideration will be given to visual and ecological impact, noise and traffic generation when assessing proposals (see Policy L1).

13.53 Whilst there may be some scope for 'enabling' development at The Bowl and Elfield Park, retail development will not be acceptable as a way of financing proposals. This would be contrary to national planning guidance as well as the Council's Local Plan policies on retail development. The Groveway appeal decision (see Policy L9) also has implications for the redevelopment of The Bowl and Elfield Park.

13.54 The Bowl currently incorporates a secure closed road circuit, which serves as an important facility for cycle racing and training. Development proposals will need to retain the existing road circuit for the use of cyclists, or, make provision for an alternative, replacement facility, either on or off site.

13.55 Depending on the nature and scale of the proposals, planning applications may need to be accompanied by an environmental statement and / or impact studies. Significant areas of The Bowl and Elfield Park constitute 'filled' or 'made-up' land. A survey will be required to establish the extent of possible contamination including the existence of landfill gas.

See also Transport Policies T1, T2, T3, T5, T9, T10 and T15.

MILTON KEYNES BOWL AND ELFIELD PARK

POLICY L12

Planning permission will be granted to intensify the use of the Milton Keynes Bowl and Elfield Park for commercial leisure and recreational purposes provided that proposals:

- (i) Are capable of being well served by public transport
- (ii) The proposal would not result in additional traffic inappropriate to or exceeding the environmental or highway capacity of the local road network
- (iii) Would have no significant adverse effect on the amenity of residential areas.
- (iv) Where need can be demonstrated, training and other facilities should be safeguarded for community groups and sports clubs including use for cycle race trials
- (v) Are consistent with policies applying to Linear Parks
- (vi) Do not include commercial leisure uses or 'enabling' development which could undermine the vitality and viability of existing town and district centres.
- (vii) Retain the existing cycle, equestrian and pedestrian sites across the site or make provision for suitable alternative routes.

MULTI PURPOSE SPORTS AND SPECTATOR EVENTS STADIUM

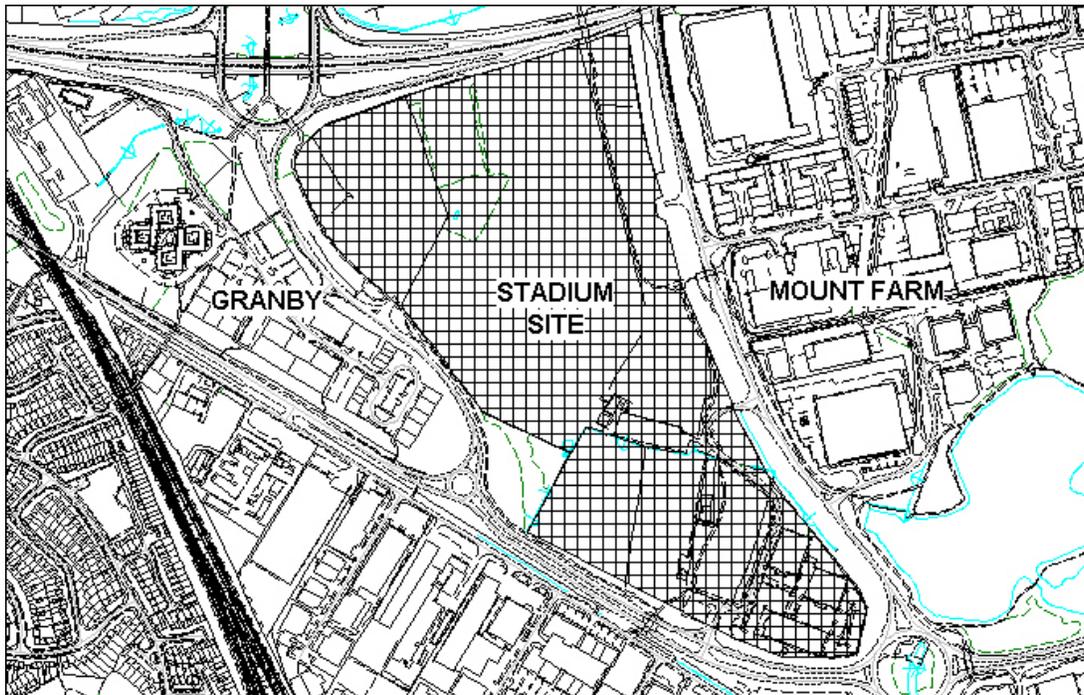
Objective of policy

- To facilitate the development of a multi-purpose sports stadium

13.56 The Council's aspiration for a multi-purpose stadium was included in the planning brief for The Bowl, Elfield Park and Denbigh North sites. The Stadium Feasibility Study (Chesterton, 1999) subsequently assessed the potential of various sites in Milton Keynes to accommodate stadium development. In accordance with guidance in PPG6 the Study adopted a sequential approach to site selection. Based on the evaluation of sites identified in the Study, the Council's preferred site for a new stadium is Denbigh North. A new stadium and associated development on this site has the potential to bring regenerative benefits to Bletchley.

Sport England is now a statutory consultee in relation to all planning applications involving the development of playing fields

13.57 The main part of this site is currently used as playing fields, with 10 football pitches and associated facilities. The loss of playing fields will need to be compensated for by new or improved provision elsewhere, in accordance with Policy L2. The Council's approach to the loss of playing field space will be consistent with guidance in PPG17: *Sport and Recreation*.



PLAN L1: DENBIGH NORTH

13.58 Accessibility by public transport will be a key issue relating to the development of a stadium. Any stadium proposal should be capable of being well served by bus and rail services, as well as by car. If public transport accessibility is deficient the developer will be expected to contribute to its provision. PPG13 suggests a maximum parking standard for stadia of 1 space per 15 seats. However, the Council hopes to achieve a lower level of on-site parking provision, with correspondingly more visitors using public transport. Developers must show the anticipated modal split for all methods of transport - i.e. by coach, train, bus, cycle, and foot as well as by car.

13.59 Where the area of development exceeds 1 hectare, sports stadia may also require environmental impact assessment.

13.60 'Enabling development will be necessary to fund provision of the stadium. This may be on-site or off-site, or both. In all cases, developers will need to demonstrate that a sequential approach has been followed to the provision of the enabling development, as outlined in PPG6. This applies to whether the enabling development takes the form of retail development or any of the other town centre uses identified in PPG6.

See note on Policy L5 re environment assessment

Under PPG13 (Annex D), a stadium with more than 1,500 seats will require a transport assessment.

See also Groveway appeal decision, referred to in supporting text to Policy L9.

13.61 Consistent with the Council's brief for the site, stadium proposals will need to incorporate opportunities for community participation and partnership in the use of the facility. Subject to detailed planning permission, any stadium development could have the potential to be used for events other than sport.

See also Policy R1

MULTI-PURPOSE SPORTS AND SPECTATOR EVENTS STADIUM

POLICY L13

Planning permission will be granted for a multi-purpose sports stadium at Denbigh North, as identified on the Proposals Map, provided that:

- (i) The proposal would not result in additional traffic inappropriate to or exceeding the environmental or highway capacity of the local road network
- (ii) The proposal would have no significant adverse effect on the amenity of residential areas
- (iii) The proposal clearly indicates how development could be phased to increase the capacity of the facility to a stadium capable of accommodating at least 40,000 people
- (iv) In the case of existing recreation facilities being lost, equivalent replacement facilities are provided

Enabling development will be allowed provided that:

- (a) It would not significantly undermine the vitality and viability of Bletchley Town Centre
- (b) The potential social and economic benefits arising out of the development of Denbigh North are fully taken into account.

Planning applications for stadium proposals should be accompanied by a transport assessment and may also require a full environmental impact assessment