
Community Facilities Audit

**LAND SOUTH OF GREEN ROAD,
WIVELSFIELD GREEN**

Outline planning application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space and land for education or community use, with access from Green Road and Eastern Road

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On behalf of:

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December 2024

WBP Ref: 7779



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1 Introduction

- 1.1. This desk-based Community Facilities Audit (“CFA”) has been prepared to support an outline planning application for the erection of up to 150 dwellings, landscaping, open space, and land for either school expansion or community use, with potential points of access from Green Road and Eastern Road (“the application”) on land south of Green Road, Wivelsfield Green (“the Site”).
- 1.2. This Audit will, based upon technical studies and reports published by Lewes Council, identify current and future demand for various community facilities within the locality of the Site. This will help inform what public benefits the application can provide.
- 1.3. The Application Site falls within two neighbourhood plan areas comprising (i) Wivelsfield Parish; and (ii) Westmeston Parish. As such, the needs of both parishes are considered.
- 1.4. The remainder of the statement is set out as follows:

Section 2: Open Space

Section 3: Playing Pitches

Section 4: Built Indoor Facilities

Section 5: Summary and Conclusion

- 2.3. The table below reflects that found within paragraph 5 of the Council's open space strategy and details the proposed standard of provision per typology:

Open Space Typology	Proposed Standard (Ha per 1,000 population)
Allotments, Community Gardens and City Farms	0.2
Amenity Greenspace	0.6
Cemeteries and Religious Grounds	No Standard
Civic Space and Market Squares	No Standard
Green Corridors and Cycleways	No Standard
Institutional Grounds	No Standard
Natural / Semi-Natural Greenspace	2
Parks and Gardens	0.8
Outdoor Sports Facilities	Standard Set by Pitch Strategy
Provision for Children and Young People	0.25

- 2.4. The report, at footnote 53, places the current population of Wivelsfield Parish as 2,253. Utilising this population figure, Table 59 of the strategy assesses the surplus/deficit of each open space typology against the proposed standard and is cited below:

Open Space Typology	Area of Sites (Ha)	Ha Per 1000 Population	Surplus/Deficiency
Allotments, Community Gardens and City Farms	0	0	-0.2
Amenity Greenspace	1.42	0.63	0.03
Cemeteries and Religious Grounds	0.56	0.25	No Standard
Civic Space and Market Squares	0	0	No Standard
Green Corridors and Cycleways	0	0	No Standard
Institutional Grounds	1.4	0.62	No Standard
Natural / Semi-Natural Greenspace	3.52	1.56	-0.44
Parks and Gardens	3.08	1.37	0.57
Outdoor Sports Facilities	0	0	No Standard
Provision for Children and Young People	0.55	0.24	-0.01

Table 59 of the Lewes District Open Space Strategy (November 2020)

- 2.5. Table 58 of the open space strategy provides the same analysis for Westmeston Parish with footnote 52 citing a population of 352:

Open Space Typology	Area of Sites (Ha)	Ha Per 1000 Population	Surplus/Deficiency
Allotments, Community Gardens and City Farms	0.18	0.51	0.31
Amenity Greenspace	0	0	-0.6
Cemeteries and Religious Grounds	0.45	1.28	No Standard
Civic Space and Market Squares	0	0	No Standard
Green Corridors and Cycleways	0	0	No Standard
Institutional Grounds	0	0	No Standard
Natural / Semi-Natural Greenspace	0.26	0.74	-1.26
Parks and Gardens	0	0	-0.8
Outdoor Sports Facilities	60.48	171.82	No Standard
Provision for Children and Young People	0	0	-0.25

Table 58 of the Lewes District Open Space Strategy (November 2020)

- 2.6. It must be noted that the calculated surpluses and deficiencies in Table 59 of the Council's open space strategy appear to per 1000 population (albeit not labelled as such).
- 2.7. Taking amenity greenspace for Wivelsfield Parish as an example, the Council have calculated a surplus of 0.03ha. However, the proposed standard states a requirement of 0.6h per 1000 population. In the context of Table 59 and footnote 53 of the open space strategy this would be a calculation of 2.253×0.6 which equates to 1.35ha. This would be a surplus of 0.068ha compared to the stated 0.03ha surplus. Likewise, the stated deficit in natural / semi-natural greenspace is -0.44ha but the calculation is 2.253×2 which equates to a 4.5ha requirement, meaning a shortfall of -0.98ha.

2.8. Later studies² published by the Council place the population of the settlement of Wivelsfield at 2964. However, this is at odds with the population scale cited in the Wivelsfield Neighbourhood Plan³ which states population below 100 people (albeit as of 2016 when published) – both the Settlement Services Review and Neighbourhood Plan identify Wivelsfield as a Hamlet. As such, it is interpreted that the population of Wivelsfield (2964 people) is intended to reflect the population of the Parish not the settlement.

2.9. In addition to this published population growth, there have been two consents within Wivelsfield Green that would alter the statistics of Table 59. The details of these two permissions are listed in the table below:

Application No	Site Address	Dwellings
LW/24/0178	Land East of Ditchling Road	96
LW/23/0288	Land Opposite South Cottage, South Road	45

Consented Applications Since Publication of Settlement Services Review

2.10. Assuming an average occupancy of 2.4 people per dwelling, this would see the population of Wivelsfield increase by 338.4 people. The resulting population of Wivelsfield to be catered for therefore currently stands at 3302.4 people. The table below outlines the open space provision from each development⁴:

Application No	Open Space Typology	Provision (Ha) ⁵
LW/24/0178	Amenity Greenspace	1.35
	Allotments, Community Gardens and City Farms	0.21
	Provision for Children and Young People	0.04
LW/23/0288	Amenity Greenspace	0.53
	Provision for Children and Young People	0.04

Open Space Secured Since Publication of Settlement Services Review

² Lewes District Council Settlement Services Review (July 2023)

³ Wivelsfield Parish Neighbourhood Plan (2016)

⁴ All measurements are indicative but scaled from submitted plans

⁵ Excludes areas occupied by SuDS Basins

- 2.11. If Table 59 of the open space strategy were updated to reflect this population growth (with correct surplus/shortfall calculations), and accounting for secured provision in the intervening period, current surplus and deficiencies would be as follows:

Open Space Typology	Area of Sites (Ha)	Ha Per 1000 Population	Surplus/Deficiency
Allotments, Community Gardens and City Farms	0.21	0.06	-0.45
Amenity Greenspace	3.3	0.99	1.3
Cemeteries and Religious Grounds	0.56	0.17	No Standard
Civic Space and Market Squares	0	0	No Standard
Green Corridors and Cycleways	0	0	No Standard
Institutional Grounds	1.4	0.42	No Standard
Natural / Semi-Natural Greenspace	3.5	1.06	-3.10
Parks and Gardens	3.08	0.93	0.44
Outdoor Sports Facilities	0	0	No Standard
Provision for Children and Young People	0.63	0.19	-0.20

Amended Table 59 to Account for Population & Open Space Provision Growth

- 2.12. It is clear from the above that, accounting for consented growth, there is need for additional Allotments, Community Gardens and City Farms, Natural / Semi-Natural Greenspace and provision for children and young people to meet the needs of the current population of Wivelsfield Parish.

- 2.13. There have been no development proposals within Westmeston Parish since the publication of the open space strategy that has resulted in a significant increase in population within the parish. As such, it is considered that the surplus/deficits identified in Table 58 of the open space strategy remain an accurate account of need (per 1000 population).

3 Playing Pitches

3.1. To determine playing pitch requirements, Lewes District Council have produced the following reports:

- Playing Pitch Strategy: Needs Assessment (2020)⁶
- Playing Pitch Strategy: Strategy & Action Plan (2020)⁷

3.2. Combined, these two reports undertake a strategic assessment of the provision of, and potential future demand for, playing pitches for the following sports:

- | | |
|---------------|------------------|
| • Football | • Athletics |
| • Rugby Union | • Stoolball |
| • Cricket | • Outdoor Tennis |
| • Hockey | • Outdoor Bowls |

3.3. The Playing Pitch Strategy covers the District of Lewes but provides analysis on a sub-category basis. Wivelsfield Green is located within the 'Northern Part LDC' study area whereas the part of the site within Westmeston Parish falls within the Western Part DLC.

Football

3.4. The Needs Assessment concludes that, within the Northern Part LDC, there is currently spare capacity for adult 11 v 11 and youth 11 v 11 football pitch provision. Minor deficiencies in youth 9 v 9, mini-soccer 7 v 7 and mini-soccer 5 v 5 pitches were identified.

3.5. With regard to 5 v 5 mini-soccer provision, the report concludes (at paragraph 3.11.17) that as there is currently an abundance of 7 v 7 provision, this could be addressed through the provision of moveable goals at 7 v 7 pitches.

⁶ Lewes District Playing Pitch Strategy – Needs Assessment (2020)

⁷ Lewes District Playing Pitch Strategy – Strategy and Action Plan (2020)

- 3.6. The Strategy & Action Plan, at Table 3.10, concludes for the Northern Part LDC that:

“The supply and demand analysis for this sub-area shows some spare capacity in the current position for Adult and Youth 9v9 provision, and a deficit of provision for all other pitch typologies. When incorporating future demand (3 teams generated via population change and 2 of latent demand), all pitch typologies show a deficit in the future position, with the exception of Adult Football.”

- 3.7. As for the Western Part LDC, Table 3.10 states:

“The current position for this sub-area shows spare capacity for Youth Football (11v11 and 9v9), however there is a deficit of Adult provision and Mini Soccer pitches have no spare capacity. This balance is replicated in the future position, due to no additional teams expected to be generated in this sub-area via population change or latent demand.”

- 3.8. This is highlighted within Tables 4.1 & 4.1b of the Strategy & Action Plan (extracts below):

Table 4.1: Current position with only secured football supply

Sub area	Current Position (ALL Available)					Current Position (Secured Sites Only)				
	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Coastal Band	1	-5.5	4	4.5	1.5	1	-5.5	4	4.5	1.5
Eastern part LDC	0	-1	1	-0.5	-3	0	-1	1	-0.5	-3
Lewes Town	0	3	5	1	2	-1	2	2	0	0
Northern part LDC	4	4	1	1	0	3	1	-1	-1	-1
Western part LDC	-1.5	0.5	1.5	1	0	-1.5	0.5	1.5	0	0
Lewes District	3.5	1	12.5	7	0.5	1.5	-3	7.5	3	-2.5

Table 4.1b: Future position with only secured football supply

Sub area	Future Position (ALL Available)					Future Position (Secured Sites Only)				
	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Coastal Band	-1.5	-9.5	0	3	0	-1.5	-9.5	0	3	0
Eastern part LDC	0	-2.5	0.5	-1	-3.5	0	-2.5	0.5	-1	-3.5
Lewes Town	-0.5	2.5	4.5	0.5	1.5	-1.5	1.5	1.5	-0.5	-0.5
Northern part LDC	3	2.5	1	0.5	-0.5	2	-0.5	-1	-1.5	-1.5
Western part LDC	-1.5	0.5	1.5	1	0	-1.5	0.5	1.5	0	0
Lewes District	-0.5	-6.5	7.5	4	-2.5	-2.5	-10.5	2.5	0	-5.5

Extracts of Tables 4.1 & 4.1b of the Lewes Playing Pitch Strategy: Strategy & Action Plan (2020)

- 3.9. It is clear from the above that there is a current and identified future need for additional youth and mini football provision within the Northern and Western Part LDCs. Whilst the analysis does not granulate down to a settlement level, it nevertheless highlights opportunities that can be taken to enhance provision for the area as a whole.

Cricket

- 3.10. Table 5.1 of the Needs Assessment identifies that there are currently 8 cricket pitches, 57 grass wickets and 3 artificial wickets within the Northern Part LDC with 6 pitches, 65 grass wickets and 6 artificial wickets 5 within the Western Part LDC, Figure 5.1 of the Needs Assessment identifies one of these pitches being located at Wivelsfield Green Village Green. Table 5.7 of the same document confirms that this pitch is adequate to meet current demand with Table 5.10 concluding no further provision needs to be identified in this area due to identified spare capacity at this facility.

Rugby Union

- 3.11. Figure 6.1 of the Needs Assessment highlights that there is currently no Rugby Union provision within Wivelsfield Green. The closest facilities are located at Chaley School and Plumpton RFC. Table 6.10 of the Needs Assessment identifies that there is the equivalent of 1 match spare capacity for both Adult and Junior rugby at Chaley School and only 1 match spare capacity for junior rugby at Plumpton RFC.
- 3.12. The Needs Assessment, at paragraph 6.8.9 concludes for the Northern Part LDC:

“Due to the very limited increased in demand identified as part of the study for this sub-area, the future scenarios are similar to the current position, with only 0.5 match equivalents of additional demand expected to be generated in the area through population change.”

- 3.13. However, some sites within the Norther Part LDC, in particular that at Plumpton Racecourse (Plumpton RFC), are not secured for long-term use. If deducted from supply, Tables 4.4 & 4.4b of the Strategy & Action Plan identify a shortfall in current and future Rugby Union demand (extracts below).

Table 4.4: Future position with only secured rugby union supply

Sub Area	Current Balance (All available sites)	Current Balance (Secured Sites Only)
Coastal Band	-9	-9
Eastern part LDC	-	-
Lewes Town	-3.5	-5.5
Northern part LDC	5	-1
Western part LDC	4.5	4.5
Lewes District	-3	-11

Table 4.4b: Future position with only secured rugby union supply

Sub Area	Current Balance (All available sites)	Current Balance (Secured Sites Only)
Coastal Band	-9.5	-9.5
Eastern part LDC	-	-
Lewes Town	-5.25	-7.25
Northern part LDC	4.5	-1.5
Western part LDC	4.5	4.5
Lewes District	-5.75	-13.75

Extract of Tables 4.4 & 4.4b of the Strategy & Action Plan (2020)

- 3.14. The extract above also highlights that there is sufficient capacity within the Western part LDC to meet current and future demands.

Hockey

- 3.15. The Needs Assessment identifies that there is a need for additional hockey provision within Lewes and identifies, at paragraph 7.8.4, that the provision of additional facilities at Southdown Sports Complex in Lewes Town is the preferred option to provide these.
- 3.16. As such, in the context of the application site and the surrounding area, it is concluded that there is no demand for additional hockey facilities.

Athletics

- 3.17. The Needs Assessment identifies that Lewes Leisure Centre in Lewes Town is the only source of dedicated athletics facilities within the District.

- 3.18. Figure 8.1 of the Needs Assessment highlights that Wivelsfield Green is on the cusp of the catchment area for the leisure Centre.
- 3.19. Table 8.5 of the Needs Assessment concludes that there is not currently justification for additional athletics track within the study area (Lewes District).

Stoolball

- 3.20. Table 3.7 of the Strategy & Action Plan concludes that there is sufficient stoolball provision within Lewes District to supply current and future demands. Figure 9.1 of the Needs Assessment identifies that some of the current provision can be found at Wivelsfield Green Village Green.
- 3.21. As such, provision for this sport is not considered in any further detail.

Tennis

- 3.22. Table 10.2 of the Needs Assessment concludes that there is currently sufficient supply to meet current and future demands for tennis facilities across Lewes District. This is reiterated within Table 3.8 of the Strategy & Action Plan.
- 3.23. As such, provision for this sport is not considered in any further detail.

Bowls

- 3.24. Figure 11.1 of the Needs Assessment identifies that the closest bowls greens to Wivelsfield Green are Newick Bowling Green and Barncombe Rec ground. Table 11.6 of the same report concludes that there is sufficient capacity to meet current demands. It also concludes that, when factoring in future population growth, there will still be sufficient capacity at existing facilities to meet increased demand.
- 3.25. As such, provision for this sport is not considered in any further detail.

4 Built Indoor Facilities

4.1. The Built Indoor Facilities Strategy (“Facilities Strategy”) supplements the Playing Pitch Strategy by assessing need and potential future demand for the following indoor facilities:

- Swimming Pools
- Sports Halls
- Health & Fitness Suites
- Squash Courts
- Indoor Basketball
- Indoor Tennis
- Indoor Bowls

4.2. Table 4.1 of this document identifies the following built sporting facilities and the services they provide:

- St George’s Retreat
 - o Indoor Swimming pool
- Wivelsfield Primary School
 - o Activity Hall
- Wivelsfield Village Hall & Green
 - o Activity Hall

Swimming Pools

4.3. With regard to swimming pool provision, table 5.8 of the report concludes that:

“When the district is taken as a whole the supply and demand analysis indicates that there is enough provision to adequately meet current demand. However, when a ‘comfort factor’ is applied to reflect the impact of busy pools on quality of experience, this picture indicates a deficit of capacity equivalent to 215.8m² of water space.”

4.4. The same table suggests, to meet identified demands, a new pool at in Seaford is the best option to cater for existing and future demands.

- 4.5. Given the conclusion of the report is to provide additional water facilities at the opposing end of the District, it is not considered that a granular analysis of pool provision is required.

Sports Halls

- 4.6. As identified within Table 4.1, Wivelsfield Green benefits from two activity halls. However, in the context of the Facilities Strategy, to be considered a sports hall a hall needs to be able to facilitate a minimum of 2 badminton courts. Neither identified facility is capable of this and cannot be considered a sports hall. The nearest qualifying facility is Chailey School Sports Hall (as shown of Figure 6.0).
- 4.7. Figure 6.1 of the Facilities Strategy indicates that the site is more within the catchment area of The Triangle & Dolphin Leisure Centres (both within Mid Sussex) than that of Lewes Leisure Centre.
- 4.8. Table 6.12 of the report concludes that, across the District as a whole:

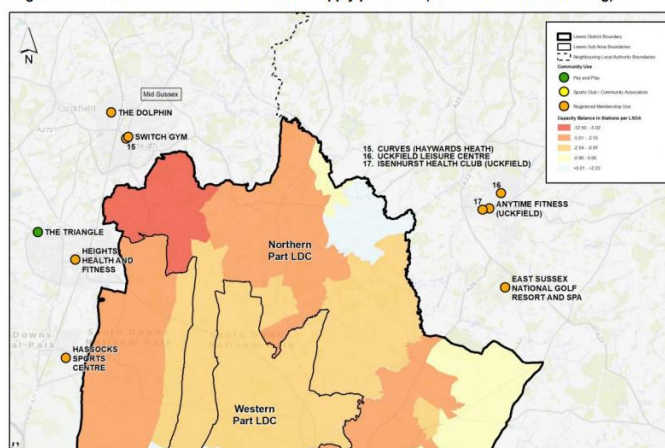
“the supply and demand analysis indicates that there is enough provision to adequately meet current demand. However, the analysis showed that there is unmet demand in the Coastal Band, meaning residents are unable to access sports hall facilities and may have to travel further to access facilities”

- 4.9. The same table concludes that enhancement should be made to Lewes, Downs and Peacehaven leisure Centres whilst additional hall space should be provided in the Coastal Band.
- 4.10. As no growth or additional provision is identified or recommended in the locality of the application site, sports hall provision is not assessed in any further detail.

Health and Fitness

- 4.11. Paragraph 7.2.3 identifies that there are no Health & Fitness facilities within the North Part LDC. Figure 7.1 confirms that the closest facility to the application site is the Falmer Sports Complex. Figure 7.2 highlights that, within the vicinity of the application site, there is a pressing need for additional facilities of this type (extract below):

Figure 7.2: Health and fitness under and over supply position - (Source: DataHub modelling)



Extract of Figure 7.2 of the Lewes Built Indoor Facility Strategy (2020)

- 4.12. Table 7.7 of the Facilities Strategy concludes that there is currently not enough Health & Fitness facilities to meet identified demands and that this is likely to worsen over time. Within the same table, the report recommends enhancements of facilities at Falmer Sports Complex, Lewes Leisure Centre and Peacehaven leisure Centre with the provision of an additional major health and fitness facility within the Coastal Band.
- 4.13. Whilst the report does not recommend additional provision of this kind within the vicinity of the application site, it is clear from figure 7.2 (extract above) that there is a pressing need for such in the area. In the context of a shortage across the District, provision of health & fitness facilities (or a contribution towards such) could be seen as a benefit of the proposed development.

Squash Courts

- 4.14. Figure 8.0 of the Facilities Strategy confirms there are only two places within the District that provide squash Courts; Southdown Sports Club and Peacehaven Leisure Centre.
- 4.15. Within Table 8.9 of the report, it is concluded that there is adequate capacity within existing facilities to cater for current demand. It is also concluded within Table 8.9 that there is no evidence to support the provision or need for additional squash courts.
- 4.16. As such, no further analysis of squash court need is undertaken as part of this facilities audit.

Indoor Bowls

- 4.17. There is only 1 indoor bowls facility in Lewes District, the Denton Island Indoor Bowls Club.
- 4.18. The report acknowledges that this facility is over a 20 minute drive from most of the settlements within the District but concludes, within Table 9.6, that there is no evidence to suggest further facilities are required.
- 4.19. As such, indoor bowls provision is not assessed further.

Indoor Tennis

- 4.20. Much like with indoor bowls, there is only a singular indoor tennis facility within the District: Southdown Sports Club. Paragraph 10.4.2 of the report concludes that there is no strategic drive to add to the indoor court provision in the District.
- 4.21. Within Table 10.6, the report concludes that there is no evidence to suggest that further indoor tennis provision will be required as a result of forecast population growth,
- 4.22. As such, indoor tennis provision is not assessed further.

5 Summary & Conclusion

- 5.1. Due to the Application Site straddling two Parish areas, the community facility needs of both Wivelsfield and Westmeston Parishes have been assessed as part of this Community Facilities Audit.
- 5.2. With regards to open space provision, Westmeston Parish has been found to be adequately serviced.
- 5.3. Within Wivelsfield Parish, there is an identified need for:
 - **Allotments** (or similar provision such as community orchards),
 - **Natural/semi-natural green space** and provision for Children and Younger people.
- 5.4. Any forthcoming development proposal should seek to include these typologies.
- 5.5. The Playing Pitches and Built Indoor Facility Strategies identify that, overall, the Northern and Western Part LDC are well serviced by sporting facilities and are unlikely to require improvement/expansion to facilitate forecast population growth.
- 5.6. There is a particular shortfall of health & fitness facilities in the northwestern section of the District which presents an opportunity to provide (or contribute towards) such facilities as part of these proposals.
- 5.7. As explained in the accompanying particulars, namely the Design and Access Statement and the Planning Statement, the Application Scheme provides for a community orchard, allotments and natural/semi-natural green space. The Application Site extends to approximately 20.87ha, with housing proposed on approximately 4.08ha. The remainder of the Site, extending to in excess of 16.5ha is proposed to accommodate the landscaped open and amenity space, allotments and orchard area. This addresses the shortfall identified in this Audit.
