

**ROCHDALE MBC**

**LOCAL DEVELOPMENT FRAMEWORK**

**PROVISION OF RECREATIONAL OPEN  
SPACE IN NEW HOUSING  
SUPPLEMENTARY PLANNING DOCUMENT**

**DRAFT CONSULTATION DOCUMENT**

**DECEMBER 2007**

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## **BACKGROUND**

This section sets out the role that a Supplementary Planning Document (SPD) has in the development plan system and sets out the context for the Provision of Recreational Open Space in New Housing SPD.

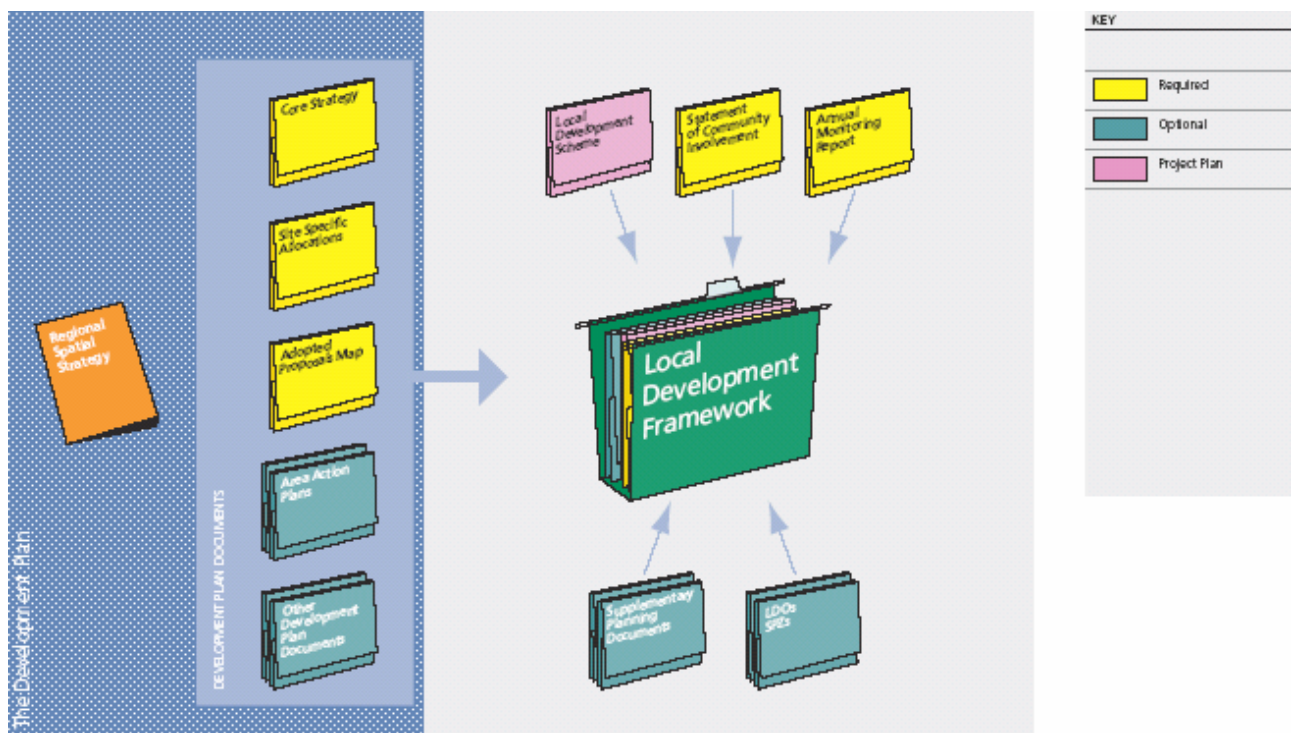
### **What is an SPD?**

The Planning and Compulsory Purchase Act 2004 introduced a change to the statutory development plan system. Local development frameworks must replace existing development plans prepared under the 1999 Development Plan Regulations.

Unitary Development Plans (UDPs) and local development frameworks are intended to streamline the local planning process and promote a proactive, positive approach to managing development.

A local development framework comprises a series of local development documents, which include development plan documents, which are part of the statutory development plan and supplementary planning documents which expand policies set out in a development plan document or provide additional detail.

The key documents which form part of the local development framework are illustrated in the diagram below.



Supplementary planning documents may cover a range of issues, both

thematic and site specific, which may expand policy or provide further detail to policies in a development plan document. They must not however, be used to allocate land. Supplementary planning documents may take the form of design guides, area development briefs, master plan or issue-based documents, which supplement policies in a development plan document. The following principles apply to a supplementary planning document:

- i. it must be consistent with national and regional planning policies as well as the policies set out in the development plan documents contained in the local development framework;
- ii. it must be clearly cross-referenced to the relevant development plan document policy which it supplements (or, before a relevant development plan document has been adopted, a saved policy);
- iii. it must be reviewed on a regular basis alongside reviews of the development plan document policies to which it relates; and
- iv. the process by which it has been prepared must be made clear and a statement of conformity with the statement of community involvement must be published with it.

Although they are not subject to independent examination, SPDs must be subjected to rigorous procedures of community involvement.

# **SUPPLEMENTARY PLANNING DOCUMENT: PROVISION OF RECREATIONAL OPEN SPACE IN NEW HOUSING**

## **CHAPTER 1: INTRODUCTION**

Planning Policy Guidance Note 17: Planning For Open Space, Sport and Recreation, emphasises that open space and sport / recreation is important for a number of reasons, including the promotion of social inclusion and health and well-being. It also indicates that planning policies in respect of these matters should have their basis in good quality assessments and audits. Local authorities should aim to ensure networks of accessible, high quality open spaces and sport and recreation facilities which are fit for purpose and economically and environmentally sustainable.

Policy H/6 – Provision of Recreational Open Space in New Housing Development – of Rochdale Council’s adopted Unitary Development Plan sets out the Council’s requirements for recreational open space in respect of new housing developments. The aim of this Supplementary Planning Document is to give further detail of these requirements, making it clear what will be needed under which particular circumstances. For example, which circumstances will require on-site provision and situations where a contribution to the provision or improvement of off-site facilities would be more appropriate, what sort of provision should be made and how financial contributions will be calculated.

Assessments and audits of recreational open space in Rochdale which are currently available are the Council’s Playing Pitch Assessment and the Play and Freetime Strategy, and a Green Infrastructure Strategy will be produced in early 2008. The information contained within these documents can show where there are shortfalls in provision (in terms of both quantity and quality) and this document can help to outline the mechanisms for directing developer’s contributions to address those shortfalls. The priorities expressed in Township Action Plans and the requirements of Regional Spatial Strategy (RSS) in respect of Green Infrastructure will also impact upon the distribution of contributions.

For clarity, the provisions of this document will apply to all residential developments, regardless of location, including conversions of existing buildings to residential use and where areas of housing are demolished and replaced by new dwellings. The requirements of policy H/6 of the UDP and this document are based around the number of bedrooms in a development; it should be noted that the assessment of numbers of bedrooms may include rooms shown on plans for other purposes, if it is felt that they would be capable of being used as bedrooms.

## Policy Context

### **Planning Policy Statement 1: Delivering Sustainable Development (2005)**

Indicates that Development Plan policies should support the promotion of health and well being by making provision for physical activity which can be accessed by foot, bicycle or public transport. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including public and private spaces.

### **Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (2002)**

Indicates that where planning permission is granted for new developments, especially housing, local authorities should ensure that provision is made for local sports and recreational facilities (either through an increase in the number of facilities or through improvements to existing facilities). Planning obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreational provision; local authorities will be justified in seeking these where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs.

### **Assessing Needs and Opportunities: A Companion Guide to PPG17 (2002)**

The value of open spaces or sport and recreation facilities depends primarily on two things: the extent to which they meet clearly identified local needs and the wider benefits they generate for people, wildlife, biodiversity and the wider environment. Guiding principles are underpinned by five key themes: accessibility, quality, multi-functionality, primary purpose and quantity.

Including a minimum acceptable size within provision standards provides a transparent, policy-based way of deciding whether to require a developer to make on-site or contribute to off-site provision.

**Other Planning Policy Statements, such as PPS9: Biodiversity and Geological Conservation are also relevant to this subject area.**

### **UNITARY DEVELOPMENT PLAN POLICY H/6: PROVISION OF RECREATIONAL OPEN SPACE IN NEW HOUSING DEVELOPMENT**

New housing developments will be required to make adequate provision for recreational open space by applying a standard of 2.1 hectares per 1000 population. This will be achieved through the following requirements:

a. Proposals comprising 100 or more bedrooms should include on-site provision.

b. Proposals comprising less than 100 bedrooms will be required to make a contribution, through a commuted sum, to off site provision.

Subject to assessment, the above requirement may be waived/reduced/varied in those circumstances where a housing proposal arises in an area where the existing recreational open space is sufficient to cater for existing need as well as that arising from the development.

Recreational open space that is provided on-site should be capable of providing for the desired range of recreational activity in terms of size, shape location, slope and layout for use by the residents of the proposed development. In some cases this will include facilities for children's play, having regard to the Council's strategy for play facilities across the Borough and the suitability of the site to accommodate such a facility. Use of the land should not be restricted to such residents. Incidental landscaping does not count towards this provision.

The commuted sum for off-site provision would need to be directly related to providing or improving an area of open space that is fairly and reasonably related in scale and kind to the development proposal, and is therefore of direct benefit to the occupiers of the new development.

Unless other ways of securing the maintenance of the open space are agreed with the Council, the developer will be expected to enter into a legal agreement to secure the maintenance of the site for an agreed period. Such agreements will relate only to those areas of outdoor sports provision and local open space which have been provided or improved for the direct benefit of residents of the new development.

Exceptions to these requirements for open space provision will be made in the case of sheltered housing and other housing developed specifically for elderly persons.

Local strategies such as Community Strategies and Local Area Agreements also set out targets for the improvement of open space and recreation provision.

### **Existing Local Strategies which will inform the SPD**

Playing Pitch Assessment (2003).

A Play and Freetime Strategy for the Borough of Rochdale, 2007-2012.

Green Infrastructure Strategy (due early 2008).

## **Definition of Recreational Open Space**

Policy H/6 of the Unitary Development Plan sets out the Council's minimum standards for recreational open space, which includes elements of Outdoor Sports Provision and Local Open Space (specifically, 1.1 hectares of Outdoor Sports Provision and 1.0 hectares of Local Open Space per 1000 population). Potentially, new housing developments could be required to provide, or contribute towards, Outdoor Sports Provision, Local Open Space or a combination of the two.

The National Playing Fields Association (NPFA – now known as Fields in Trust - FIT) definition of recreational open space is: “space which is available for sport, active recreation, or children’s play, which is of suitable size and nature for its intended purpose and safely accessible and available to the general public”. It is generally acknowledged that such areas should be ‘meaningful’ in terms of providing scope for recreational activities.

Outdoor Sports Provision is usually the provision of formal sports pitches which are clearly laid out for that purpose, available for public use and frequently used for supervised activities. Examples include tennis courts, bowling greens, sports pitches, athletic tracks, school and other institutional playing fields and other outdoor sports areas.

Local Open Space includes children’s and teenager’s play facilities and an example of on-site Local Open Space provision is a multi-use games area, which should be of a minimum 1200 square metres area and capable of a variety of uses including ball games. Local Open Space can also be fairly informal in nature, for instance providing non-organised recreation such as walking and it can, where appropriate, include natural areas which encourage wildlife, such as bodies of water and woodlands, provided that these areas are significant and not incidental. Local Open Space might also include works that improve or create access to recreational opportunity, e.g. cycle ways, footpaths etc. Park improvements may also be an acceptable use of contributions from developers.

Open spaces are multifunctional, providing not just for sport, informal and passive recreation, but contributing to the quality and character of the urban fabric, supporting regeneration and improving the quality of life in the Borough. All recreational open space provision, which should, in most cases, be primarily aimed at active rather than passive recreation, must also take the opportunity to enhance the environment and biodiversity of the area. The provision of amenity or incidental landscaping not intended for recreation will not count towards the recreational open space requirement.

It is important to note that this document does not cover indoor sports and recreational facilities. Private facilities such as golf courses are not sufficiently ‘public’ enough to be included in the definition of recreational open space for the purposes of this document.

## **CHAPTER 2. PROVISION OF RECREATIONAL OPEN SPACE ON SITE**

Policy H/6 of the Council's Unitary Development Plan indicates that normally residential developments of up to and including 99 bedrooms will have to make a contribution towards off-site recreational open space provision, with developments of 100 or more bedrooms providing Local Open Space on site and making a contribution towards off-site Outdoor Sports Provision.

In the case of developments from 1 to 99 bedrooms in size, recreational open space for active recreation purposes will not generally be required on site. However, developments of this size which do not provide private gardens, such as apartment developments, will normally be required to provide a viable and useable area of outside amenity space for residents, typically an area of grass with trees or bushes and seats, which could be used for active or passive recreation, or both. These amenity areas, which should be integrated into the overall design of the development from the beginning and have environmental as well as recreational benefits, should, when taken together with landscaped areas, cover at least one third of the total site area.

In the case of developments of 100 or more bedrooms, there should be Local Open Space provision on-site. The area required on site would be calculated using the Council's provision standards as outlined in policy H/6, specifically 1 hectare per thousand bedrooms. This on-site Local Open Space should include children's play facilities to the following standards:

Developments of 100 – 199 bedrooms: LAP (Local Area for Play).

200 – 399 bedrooms: LEAP (Locally Equipped Area for Play).

400 – 899 bedrooms: LEAP + multi-games area or similar.

900 bedrooms +: NEAP (Neighbourhood Equipped Area for Play).

These standards have been calculated after analysis of both the Council's required provision standards and the National Playing Field's Association's standards for children's play areas. However, this is a general guide and recourse must be had to the Council's relevant strategies and consultation with relevant Council departments in order to establish whether there might be alternatives which would be more appropriate in particular circumstances.

It is important that consideration is also given to facilities for older children and teenagers. An area of minimum 1500 square metres is considered acceptable for a meaningful facility (the size required for a multi-use games area) plus adequate 'buffer' area (this will vary according to the circumstances), and it is considered that developments of 400 bedrooms or more should incorporate such a facility in addition to a LEAP facility for younger children; strategies can help to identify what types of facilities might be most appropriate.

Once the required facilities as described above have been taken into account, this may still not account for all of the required area of Local Open Space

based on the calculation of 1 hectare per thousand population. In this instance, the rest of the required area must be provided in the form of informal open space, which could provide passive as well as active recreational potential.

With any planning application developers should clearly indicate what the maintenance arrangements for on-site open space will be. If it is expected that the Council will take over the maintenance, this should be agreed with the Council prior to the approval of the development, and the developer will be required to pay a sum to cover the maintenance work for a period of 20 years. Transfer will only take place when the Council is satisfied that all relevant planning conditions have been discharged and the works completed to their satisfaction. If another body other than the Council is going to maintain the space, this should be determined by a written agreement with the Council prior to the issuing of planning permission; it may be appropriate to condition the planning approval so that the space remains open for public access and adequately maintained in perpetuity.

### **CHAPTER 3. DESIGN AND LAYOUT OF ON-SITE PROVISION**

It is not sufficient for areas of open space in new housing developments to just meet the standards in terms of size and facilities provided; well designed and maintained open spaces are an important element of good urban design. The Council's Public Realm Design Guide Supplementary Planning Document contains detailed guidance in this respect, emphasising the importance of spaces that are well used, respected and maintained. All areas of recreational open space within new developments should take the opportunity to enhance the environment and biodiversity of the area, for example incorporating existing natural features and new native planting.

In terms of Local Open Spaces, location is a crucial factor, which can determine whether a facility is safe and well used or not. Generally, Local Open Spaces on new developments should be designed in from the start, located at the heart of the development and should be well overlooked by the new and / or existing dwellings (simply allocating the Space Left Over After Planning – SLOAP – as open space is not sufficient). Children's play areas should be located in open, welcoming locations, accessible directly from pedestrian routes on hard-surfaced footpaths. However, it is also important that no undue nuisance is caused to occupants of dwellings, and as such all LEAP and NEAP play areas should be located at least 10 metres away from the boundaries of any residential property and at least 20 metres away from the original walls of any dwelling. Particular regard should be had to the location of seating so that it does not cause a nuisance. Developers will be expected to look beyond standardised designs and layouts to provide play areas which fit in with the natural characteristics of the site.

All areas of recreational open space should be designed and located to allow for appropriate drainage in accordance with recognised standards, and opportunities to implement sustainable drainage and water management should be explored, especially to ensure good drainage for outdoor sports

facilities. Open spaces should be designed so that they are fully accessible and they should, wherever possible, be integrated into a wider network of open spaces.

The misuse of spaces is an issue that should be properly considered at the design stage, and appropriate measures detailed in planning applications. An example might be the provision of gates into open spaces which allow pedestrians and cyclists but preclude motorcycles where their use would be unlawful. The location of lighting and fencing will also be determined by considerations of safety and possible nuisance. It would be advantageous to developers to discuss designs with Greater Manchester Police prior to submitting planning applications. Provision for a robust and sustainable maintenance regime must be designed in from the start.

Planning applications should include detailed plans for any proposed on-site recreational open space provision, showing location, area, layout and specifications if appropriate, planting and landscaping (hard and soft) details, details of maintenance arrangements and a timetable for the implementation of these matters. Officers should ensure that the Play Provision Team in the Council (or equivalent) are given the opportunity to comment on the details and planning approvals are appropriately conditioned so that open spaces are laid out in accordance with agreed details in an agreed timetable.

Appendix B outlines general design criteria for children's play areas as specified by the National Playing Fields Association (NPFA).

#### **CHAPTER 4. CONTRIBUTIONS TO OFF-SITE PROVISION**

In all instances of residential developments consisting of less than 100 bedrooms contributions towards off-site provision of both Local Open Space and Outdoor Sports Provision are required, calculated in accordance with chapter 5 of this document. Where the development is 100 or more bedrooms, the required area of Local Open Space is expected to be provided on site and a contribution towards off-site Outdoor Sports Provision made in accordance with the calculations set out in chapter 5. In exceptional circumstances where it is agreed that the Local Open Space does not have to be provided on site, a contribution towards off-site provision calculated on the basis of cost of laying out / 20 year maintenance of the required amount of space had it been on site will be required.

Contributions will be towards providing or improving an area (or areas) of open space that is related in scale and kind to the development proposal, therefore being of direct benefit to the occupiers of the new development. What this means in practice is that the Council should spend the money on improving the open space network in the relevant local Township, as close to the development site as possible.

The improvements to open spaces should consist of capital projects which provide long-term recreational improvements for the benefit of local residents. Merely providing new equipment, for example, will have a short term benefit which will not satisfy the permanent increase in demand for facilities caused by the increase in the local population resulting from the new development.

Usually, expenditure of contributions received should be to rectify deficiencies identified in the appropriate Council strategies, such as the Playing Pitch Strategy and the Green Infrastructure Strategy.

If a children's play area is being provided or improved, it should be within the following distances of the development in question: no more than 100 metres for a LAP, 400 metres for a LEAP and 1000 metres for a NEAP.

### **Procedures for payment**

It would usually be expected that applicants will pay the required contribution or sign a section 106 legal agreement prior to planning permission for the development being issued (in the case of the latter, the developer also paying the Council's legal costs). When a section 106 agreement is entered into, this will usually require that the money should be paid prior to the commencement of the development. In situations where there are delayed payments, the amount required may be higher than if it had been paid without delay.

The size of contributions will be calculated in accordance with chapter 5 of this document. All contributions will be expected to be spent within the same Township area as the development, as close as possible to the development and in accordance with the needs identified in relevant Council strategies. It will often be the case that it will be desirable to add contribution monies received to a Township 'pot', which can then be drawn on when opportunities for recreational open space improvements in the Township have been identified. For this reason, monies received from contributions will not necessarily be spent immediately they are received, and the Council will be able to keep money in a holding account for up to 10 years until a sufficient amount has been raised to make meaningful improvements in the area in accordance with Council strategies (if it is not spent by then it will be returned to the developer); the Council may supplement the contribution fund with other monies if appropriate to fund particular projects. The money should be spent on capital improvements to provision, or new provision, as well as the maintenance of any new provision; any provision / improvement of open space should conform with policies G/4 to G/6 of the UDP (or equivalent) and any other relevant policies, and the agreement of the Play Provision Team and other departments should be sought as appropriate.

The contributions received from developments of under 100 bedrooms will be divided between Local Open Space and Outdoor Sports Provision in accordance with the Council's standard and contributions received from developments of 100 bedrooms or more will usually be spent exclusively on

Outdoor Sports Provision (as the Local Open Space provision will be expected to be on site). In the case of Outdoor Sports Provision it is recognised that there may be circumstances where it would be appropriate to contribute towards improvements which may be located in other Township areas. Decisions on exactly how the money should be spent should be made by Township Committees (or equivalent local level body), having regard to the relevant strategies and Township Action Plans, and in conjunction with relevant services and in partnership with the police, schools and local communities.

Records must be kept of all payments required and received. These records should be coded to identify the application to which they relate. There should be a clear audit trail that ensures that contributions are spent in accordance with the guidelines outlined in this document and it will be necessary to monitor the situation in respect of contributions on a regular basis. This might, for instance, consist of an annual report outlining the total funds received and how they have been spent, possibly to be incorporated into the Annual Monitoring Report of the Local Development Framework.

## **CHAPTER 5. CALCULATING CONTRIBUTIONS TO OFF-SITE PROVISION**

If a financial contribution is to be made towards the provision of, or upgrading of, off-site recreational open space, the amount required should be calculated in accordance with the following details.

The open space standard outlined in policy H/6 of the UDP is 2.1 hectares per 1000 population; this is split between 1.1 hectares of Outdoor Sports Provision and 1.0 hectares of Local Open Space. The occupancy rate used in the calculation is 1 person per bedroom.

For developments of under 100 bedrooms, the contribution to off-site provision / improvement of recreational open space will be calculated as follows:

Once the number of bedrooms has been calculated, the amount of open space required for the equivalent number of people in accordance with the Council's standard of 2.1 hectares per thousand population can be calculated. The cost of laying out and 20-year maintenance of this amount of open space can then be calculated using the most up-to-date figures and these figures added together will constitute the amount required from the developer.

**For example, a development of 80 bedrooms will generate  $0.08 \times 2.1 = 0.168$  ha = 1680 square metres of off-site provision. Thus the contribution required from this development would be (Cost per square metre of laying out open space)  $\times$  1680 + (Cost per square metre of 20 year maintenance of open space)  $\times$  1680.**

For developments of 100 bedrooms or more, but less than 900 bedrooms, it will generally be expected that Local Open Space, including children's play facilities, will be provided on site (see chapter 2 of this document), with a contribution to off-site Outdoor Sports Provision. The contribution required for the Outdoor Sports Provision should be calculated in the same way as the contributions from developments of under 100 bedrooms as described above, using the 1.1 hectare per 1000 population standard.

**For example, a development of 130 dwellings will provide 1300 square metres of on-site Local Open Space including children's play facilities, and will pay the cost of laying out and 20-year maintenance of 1430 square metres of off-site Outdoor Sports Provision. Thus the contribution would be 1430 x (cost per square metre of laying out open space + cost per square metre of 20 year maintenance of open space). If the Council agree to maintain the on-site Local Open Space, a contribution towards maintenance will be required, to be calculated as 1300 x (cost per square metre of maintenance for 20 years).**

For developments of more than 900 bedrooms, Outdoor Sports Provision and Local Open Space in accordance with the Council's standards will be required on site. If the Council is expected to maintain either or both of these, the developer shall pay for the first 20-year's maintenance.

Where exceptions are made and it is agreed to take a contribution in lieu of any on-site provision which would normally have been required, the contribution should be calculated as other off-site contributions.

Where outline planning applications are made which do not specify the number of bedrooms, a planning obligation shall be entered into which specifies that the developer must make contributions in accordance with the above details which will be calculated once the number of bedrooms is known. Any payments required must be received by the Council before the commencement of the development.

The costs per square metre referred to above will be reviewed annually in the light of changes in costs during the previous year. In addition to the costs of provision and maintenance, there will also be a small charge for the administration costs incurred.

## **CHAPTER 6. EXCEPTIONAL CIRCUMSTANCES**

Whilst the majority of new housing developments in Rochdale are not likely to be age-specific, and generally it should be assumed that the future residents of developments could come from all age groups, there may be exceptions to this which could affect the type of provision required. For example, the residents of sheltered housing are not likely to require access to most sports facilities or children's play facilities (nonetheless, amenity open space as described in chapter 2 would still be a requirement and would be particularly

important in these instances). Student halls of residence would not require children's play facilities but would require significant access to formal and informal sports facilities.

There may be circumstances where a development would normally require Outdoor Sports Provision or a contribution to such, but there is Outdoor Sports Provision easily and conveniently accessible to the new residents which has no need of upgrading or improving in any way, and which is sufficient to cater for existing need as well as that arising from the development. In these circumstances, the Outdoor Sports Provision requirement could be partially waived, with contribution towards maintenance of that facility still being required; Local Open Space provision would still be required.

It would be highly unusual for any Local Open Space provision requirement to be waived, as this would involve circumstances where on-site provision was considered inappropriate by the Local Authority but very good appropriate provision in accordance with the requirements set out in chapters 2 and 3 of this document (with sufficient capacity for existing needs and the development needs) was readily and safely accessible from the site. Developers should submit a full assessment showing how these requirements are met, including a full assessment of the provision in the area and its capacity. Contributions towards the future maintenance of the identified nearby Local Open Space, calculated in accordance with section 5 above, would still be required.

Where individual dwellings are demolished and replaced by a dwelling of similar size, the open space requirements outlined in this document will be waived.

## **7. SUMMARY OF REQUIREMENTS**

The thresholds for provision of certain kinds of facilities, as outlined below, have been calculated by determining the size of developments which would be required to provide sufficient space to accommodate such facilities once this has been calculated using the Council's standards for open space, and then rounding the figure up to the next 100 bedrooms for ease of implementation. For example, a LEAP facility will require 3600 square metres of space, according to the NPFA standards, which is the Local Open Space requirement for a development of 360 bedrooms; thus the LEAP requirement starts at 400 bedroom developments.

In the case of developments below 100 bedrooms, it has already been determined by the policy that these will not require on-site provision.

### **Residential Developments of 1 dwelling to 99 dwellings inclusive**

- If all or some of the dwellings do not have garden areas, there should be provision of appropriate amenity outdoor space for the benefit of the residents and the general environment of the area.
- A contribution to off-site provision, calculated at least in accordance with the Council's standard of 2.1 hectares per 1000 population, is expected. This will be spent on improvements to recreational open spaces, or new provision, within the Township where the development is located. Alternatively, on-site provision in accordance with the standards would be acceptable.

#### Residential developments of 100 bedrooms to 399 bedrooms

- It is expected that there would be Local Open Space provision on site at least in accordance with the Council's standard of 1 hectare per 1000 population, including a children's play area to LAP standards.
- A contribution towards off-site Outdoor Sports Provision, calculated at least in accordance with the Council's standard of 1.1 hectares per 1000 population, is expected. This will be spent on improvements to Outdoor Sports Provision within the Township where the development is located. Alternatively, on-site provision in accordance with the standards would be acceptable.

#### Residential developments of 400 bedrooms to 899 bedrooms

- It is expected that there would be Local Open Space provision on site at least in accordance with the Council's standard of 1 hectare per 1000 population, including a children's play area to LEAP standards and provision for teenagers.
- A contribution towards off-site Outdoor Sports Provision, calculated at least in accordance with the Council's standard of 1.1 hectares per 1000 population, is expected. This will be spent on improvements to Outdoor Sports Provision within the Township where the development is located. Alternatively, on-site provision in accordance with the standards would be acceptable.

#### Residential developments of 900 bedrooms plus

- It is expected that there would be Local Open Space provision on site at least in accordance with the Council's standard of 1 hectare per 1000 population, including a children's play area to NEAP standards.
- Outdoor Sports Provision should be located on site at least in accordance with the Council's standard of 1.1 hectares per 1000 population. The exact form that this would take should be the subject of negotiation informed by the Council's Playing Pitch Assessment (or equivalent if it is superseded).

**APPENDIX A: MINIMUM STANDARDS FOR OUTDOOR CHILDREN'S  
PLAYING SPACE**

(From the Six Acre Standard – NPFA)

<b>FACILITY</b>	<b>TIM E</b>	<b>WALKING DISTANC E</b>	<b>STRAIGH T LINE DISTANC E</b>	<b>MINIMU M SIZE</b>	<b>NEAREST HOUSE</b>	<b>CHARACTERISTIC S</b>
<b>LAP (Local Area for Play)</b>	1 min	100 m	60 m	Activity Zone: 100 m <sup>2</sup>	5 m from Activity Zone (forward- most part of dwelling that faces the LAP)	Small, low-key games area (may include 'demonstrative' play features)
<b>LEAP (Local Equipped Area for Play)</b>	5 min	400 m	240 m	Activity Zone: 400 m <sup>2</sup>	10 m from Activity Zone (to property boundary )	5 types of play equipment, small games area
<b>NEAP (Neighbourhoo d Equipped Area for Play)</b>	15 min	1000 m	600 m	Activity Zone: 1,000 m <sup>2</sup>	30 m from Activity Zone (to property boundary )	8 types of play equipment, opportunities for ball games or wheeled activities

**APPENDIX B: SUMMARY OF THE CHARACTERISTICS OF CHILDREN'S  
PLAY AREAS**  
(As above)

As a matter of general practice, children's play areas should be:

1. Accessible within the specified walking time (see paragraphs 4.27 & 4.28).
2. Accessible without having to cross main roads, railways or waterways.
3. Sited in open, welcoming locations and not be tucked away on backland sites with access via narrow alleys or paths enclosed by high fences.
4. Separated from areas of major vehicle movements and accessible directly from pedestrian routes.
5. Sited on land suitable for the type of play opportunity intended. For example, slopes that are too steep for building can provide one kind of experience, but are not suitable for most play equipment. Conversely, a flat area can provide too bland a setting for some types of equipment.
6. Designed so that high climbing apparatus or equipment on mounds is sited as far as possible from nearby dwellings.
7. Sufficiently far from dwellings to reduce the likelihood of noise and disturbance, particularly to households without children (see description of buffer zones in paragraph 4.41)
8. Integrated, as far as possible, with other open spaces and areas of amenity planting to provide appropriate separation from nearby dwellings.
9. Overlooked from dwellings or pedestrian routes that are well used.
10. Accessible by footpaths with a firm surface. However, footpaths should not pass through the play area.
11. Surfaced in a manner that is able to withstand the intensity of use.
12. Provided with seating for parents and carers. Where footpaths with a firm surface link adult seating areas to the entrance, their colour or texture should be different to other hard surfaced parts of the play area. The space occupied by these footpaths and planted areas should not normally exceed 10% of the area of the activity zone (see paragraph 4.40) in order to provide adequate room for children's play.
13. Fitted with play equipment that has been designed, manufactured, installed and maintained in full accordance with EN1176, EN1177 and BS7188. Fencing, including gates, seating and all other fixtures should similarly be in accordance.
14. Provided with impact-absorbing surfaces beneath and around all play equipment.
15. Designed with appropriate physical features on the perimeter of the activity zone to exclude dogs.

4.40

**An Activity Zone** is an area of land specifically dedicated for children to use for play. It may or may not include play equipment.

4.41

A **Buffer Zone** is the space surrounding an activity zone the purpose of which is to provide a reasonable degree of separation between play activity and nearby residential properties. It may not be needed on all sides of the activity zone, for example, where adjoining land is not in residential use. It may be wholly or partly made up of highways, cycleways, footways, footpaths or planting. See paragraph 5.49 too.