

Provision
for Open
Space
Sport and
Recreation
- Delivery
Plan

2021

Chapter 1 Recommendations from the Open Spaces Strategy 2021

1.1. Provision for Open Space Sport and Recreation – Delivery Plan 2021 is to be read in conjunction with the Open Spaces Strategy 2021. It replaces the Provision for Open Space Sport and Recreation 2015

1.2. The Open Spaces Strategy made the following recommendations:

- 1.2.1. Adopt the recommended standards – the new standards will be used to inform planning applications and the associated S106 agreements.*
- 1.2.2. Standards and new development – development over 10 dwellings should provide open space contributions (on site or off-site financial contributions) with priority being provided to amenity greenspace, natural and semi natural greenspace and parks and gardens.*
- 1.2.3. Off-site financial contributions should be made to children and young people's provision and greenways as a priority – only development over 75 dwellings will be expected to provide on-site provision for children and young people.*
- 1.2.4. Supplementary Planning Documents – to inform the developer contributions SPD.*
- 1.2.5. Multifunctional open space – to provide open space that maximises the health and wellbeing of communities and provides for habitat and biodiversity.*
- 1.2.6. Country Park – to investigate the opportunities to provide a Country Park within the district.*
- 1.2.7. Management of Open Space – for new development sites to provide a landscape management plan which covers the following:*
 - Desktop review of the site including context, designations and history;*
 - Site specific information including ecology, arboriculture and public rights of way;*
 - Aims and objective for the management of the Site;*
 - Management organisation who will be responsible for the open space post practical completion;*
 - Funding of long term maintenance of the Site; and*
 - Procedure of review and monitoring of the open space and the Landscape Management Plan.*
- 1.2.8. To enforce noncompliance and breaches of management on open spaces only when it is expedient to do so. The Councils enforcement team only to be contacted as a last resort.*

1.3. The provision and accessibility thresholds and quality and value assessment derived as part of the preparation of the Open Spaces Strategy are used here to inform the Council policy with regards to open space developer contributions.

1.4. The Provision for Open Space Sport and Recreation forms part of the

**developer guidance notes and Developer Contributions SPD produced by
Harborough District Council and has been updated in 2021 to reflect changes
to Local and National Policy**

- 1.5. It takes account of consultation with stakeholders for provision and adoption of open space either by management companies and/or local authorities.**
- 1.6. An action plan has been prepared as part of this document to help deliver the actions (Chapter 2) and open space standards have been included to assist developers in ensuring that suitable open space is delivered as part of new development.**

Chapter 2 Delivery Plan

Action	Team Responsible for Action	Risk and frequency of action	comments	How will the action be delivered?	Priority and timescale	Estimated cost	Main delivery partners
Adoption of the recommended standards	Strategic Planning	Once in lifetime of Strategy (HR - IN)	Adoption of standards will give certainty to officers, developer and communities	Cabinet paper	H St	Officer time	HDC, Elected members
Application of the adopted standards	Strategic Planning, Development Management, Environmental Services	Each planning application over 10 dwellings (LR - EPP, LR - ER)	Each planning application over 10 dwellings to receive open space comments which are to be included in the planning officers report.	Comments on planning applications through the Planning System	H Sto	Officer time	HDC, Developers
Application of the off-site contribution recommendations	Strategic Planning, Development Management	Each planning application over 10 dwellings where off site contributions are required (LR - EPP, LR - ER)	Each planning application over 10 dwellings to receive off site open space contribution comments which are to be included in the planning officers report.	Comments on planning applications through the Planning System	H Sto	Officer time	HDC, Developers

Action	Team Responsible for Action	Risk and frequency of action	comments	How will the action be delivered?	Priority and timescale	Estimated cost	Main delivery partners
Adoption of the Open Space Standards as SPD	Strategic Planning	Once in lifetime of SPD/Strategy (HR - IN)	Adoption of Developer Contributions SPD will ensure open space contributions are included in S106 agreements	Cabinet Paper	H Sto	Officer time	HDC, Developers, Elected members
Provision of multifunctional open space	Strategic Planning, Development Management, Environmental Services	Each planning application over 10 dwellings; or each site that does not meet high value or quality threshold (MR - APP, MR - E)	HDC owned open space sites that are of low value or quality to be considered for improvement through application of S106 off site contributions or other capital expenditure	Application of Planning System for new open space; Application of Environmental Services improvement Plan for existing open space	M Mt	unknown	HDC, landowners
Investigation into country park	Strategic Planning, Environmental Services, Economic Development	Once in lifetime of Strategy (HR - SE)	To consider the opportunities for provision of a Country Park	Officer investigation into opportunities and repot CMT	L Lt	unknown	HDC, landowners
Provision of Landscape Management Plans as part of new development	Strategic Planning, Development Management	Each planning application over 10 dwellings (LR - EPP, LR - ER)	A Landscape Management Plan to be provided for each relevant planning application	Through conditions applied as part of planning applications	H Sto	Officer time	HDC, developers

Action	Team Responsible for Action	Risk and frequency of action	comments	How will the action be delivered?	Priority and timescale	Estimated cost	Main delivery partners
Open Space management breaches and non-compliance	Enforcement team	Each relevant site where breaches are reported (MR – APP, MR – E)	To ensure any enforceable breaches of conditions are dealt with appropriately	Through work of Enforcement Team	L Lt	Officer Time	HDC, residents, developers, Management Companies

High Risk	Without delivering this action the Strategy will be ineffective (HR - IN); or The action requires a new process/policy to be adopted (HR - NPP); or The action requires substantial additional expenditure by the Council (HR - SE);
Medium Risk	Without delivery of this action the Strategy effectiveness will be reduced (MR - ER) ; or The action requires adaption of an existing process/policy to a new circumstance (MR - APP); or The action may require some additional expenditure by the Council (MR - E);
Low Risk	Non delivery of the action will not affect the effectiveness of the Strategy (LR - NE); or The action is part of an existing process/policy (LR - EPP); or The action costs are met from existing resources (LR - ER).

High priority (H)	<p>Action is essential for meeting the current and future projected needs of open space across Harborough District.</p> <p>High priority is also given to projects which will poor quality or low value sites.</p>
Medium priority (M)	Action will help to meet the current and future projected needs for open space for the communities across Harborough District.
Low priority (L)	Action will help to meet the current and future projected needs of the community across Harborough but where the actions aims are already partially addressed by other actions, non-delivery will have low impact.

St	Short term	2021-2022
Sto	Short term - ongoing	Lifetime of the Strategy
Mt	Medium term	2023-2025
Lt	Long term	2025-2028

Chapter 3 Developer Contributions for Open Space

- 3.1. The National Planning Policy Framework 2019 (NPPF) states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sport and recreational provision is required.
- 3.2. Planning Policy Guidance Note 17 (PPG17): Planning for Open Space, Sport and Recreation aimed to achieve three long term outcomes:
 - Networks of accessible, high quality open space, sport and recreation facilities in both urban and rural areas, which meet the needs of residents and visitors, are fit for purpose and economically and environmentally sustainable;
 - An appropriate balance between new provision and the enhancement of existing provision; and
 - Clarity and reasonable certainty for developers and landowners in relation to the requirements and expectations of local planning authorities, in respect of open space, sport and recreation provision.

NPPF replaces PPG17, but aims to build on it in the following ways:

- Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.
 - Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them.
- 3.3. NPPF advises that achieving these aims depends on local authorities undertaking up to date assessments of open space and advises that determining current deficit or oversupply of open space should be determined and used for calculating the provision of open space from a potential development. Harborough District Council has determined during consultation in 2021 that local provision standards were generally still appropriate for determining whether there is an existing shortfall or oversupply of open space however some updates have been made to reflect the current and future provision of open space.
 - 3.4. This evidence has been used to determine whether contributions should be sought through Section 106 agreements for provision directly related to the proposed development. By setting local standards a basis for developer contributions for open space can be achieved and tackling the shortfall of the amount of open space provided and its quality through planning policy.

Scope of the open space and sport and recreation consultation

- 3.5. The consultation during 2021 determined the current and future provision of the following open space and recreation typologies in Harborough District.

These include:

- **parks and gardens,**
- **natural and semi-natural areas,**
- **amenity greenspace,**

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- **provision for children and young people,**
 - **allotments,**
 - **cemeteries and burial grounds**
 - **green corridors,**
 - **civic spaces.**

3.6. Note that the provision for outdoor sport (playing pitches) is determined through the Playing Pitch Strategy.

3.7. The provision of burial space is considered as part of the cemetery strategy, although cemeteries and burial grounds are considered as part of the Open Spaces Strategy for their amenity value.

3.8. What is needed for the assessment of need for open space, sport and recreation?

3.8.1. A local assessment of open space and open space needs enables the Council to ensure that the Council can prioritise development of open space, ensure that poor quality open spaces receive investment and improvement, and that open space receives sufficient developer contributions to provide for new communities.

3.9. Methodology of the needs assessment

3.9.1. The evidence in this Open Space Strategy comprises an assessment of the quantity, accessibility, quality and value of open spaces within Harborough District, and for each of the three sub-areas. The Open Space Strategy has been completed using the below methodology

- Define the context, purpose and scope of the Open Spaces Strategy
- Review of national and local policy
- Identification and mapping of open spaces per typology ;
- Identify local needs including consultation with key stakeholders, the community and developers
- Assess the quantity, quality and accessibility of each open;
- Develop local standards for open space provision
- Review of current and future provision of each sub-area; and
- Provide recommendations and strategy based on the findings of the Open Spaces Strategy.

3.9.2. The current open space provision in the District is shown in the table below. 654 sites are designated as open space, with a total area of 1097.57 hectares. Natural and Semi-Natural Greenspace covers 871.82 ha and accounts for the majority of the District's open space provision. The total open space within the District equates to 11.69 ha per 1,000 population.

Open Space Typology	Current Provision (ha)
Allotments and Community Gardens	22.85
Amenity Greenspace	109.95
Cemeteries and Burial Grounds	43.50
Civic Spaces	1.05
Natural and Semi-Natural Greenspace	871.82
Parks and Gardens	38.05
Provision for Children and Young People	10.34
Final Total - rounded to two decimal places	1097.57
Greenways	Approximately 700km

3.9.3. This new baseline data is used to assess provision of open space when a planning application is submitted. It will be updated on the 'live' database and provide relevant information to the development industry concerning the amount of open space that should be provided as part of a new development.

3.10. Provision Standards

3.10.1. The local provision standards justified through the consultation are detailed below. The methodology for setting these standards has been followed in accordance with PPG17 and using both qualitative and quantitative information sources both from the audit and consultation. Standards have been developed in terms of both accessibility and quantity.

Quantity Provision Standard

Open Space Typology	Proposed Standard (ha per 1,000)	2019 ha per 1,000	2036 ha per 1,000
Allotments and Community Gardens	0.35	0.24	0.21
Amenity Greenspace	0.90	1.17	1.01
Cemeteries and Burial Grounds	0.35	0.46	0.40
Civic Spaces	No Standard	0.01	0.01
Natural and Semi-Natural Greenspace	8.50 (District wide)	9.29	8.01

Open Space Typology	Proposed Standard (ha per 1,000)	2019 ha per 1,000	2036 ha per 1,000
Parks and Gardens	0.80	0.41	0.35
Provision for Children and Young People	0.25	0.11	0.09
Greenways	1.3 (3.3km per 1,000)	7.51km/1,000	6.53km per/1,000

Quantity

3.10.2. After consultation in 2021 the following key points were extracted when applying the quantity provision standards. (It should be noted that this analysis is 'in general' and for each planning application over 10 units, a tailored approach will be provided for developers to determine whether or not there is a deficit or over supply for the specific development of each typology).

3.10.3. As of 2019 the population for the District was 93,807. Using the proposed standard, there is a current deficiency in provision of Allotments and Community Gardens (-0.11 ha per 1,000), Parks and Gardens (-0.39 ha per 1,000) and Provision for Children and Young People (-0.14 ha per 1,000). There is a current surplus in Amenity Greenspace (0.27 ha per 1,000), Cemeteries and Burial Grounds (0.11 ha per 1,000), Natural and Semi-Natural Greenspace (0.79 ha per 1,000) and Greenways (Approximately 4.21km per 1,000).

3.10.4. The future population of Harborough District is projected to be 108,872 by 2036. When compared to the current provision of open space, this increase in population would result in a quantitative deficiency in Allotments and Community Gardens (-0.14 ha per 1,000), Natural and Semi-Natural Greenspace (-0.49 ha per 1,000), Parks and Gardens (-0.45 ha per 1,000) and Provision for Children and Young People (-0.16 ha per 1,000). The quantitative surplus of Greenways, Amenity Greenspace and Cemeteries and Burial Grounds is reduced.

Quality

3.10.5. Of the 654 open spaces in the District, 299 sites were audited for Quality and Value. The following open space types were not included in the site audits, for the reasons set out below:

- Sites smaller than 0.2 ha with exception of Provision for Children and Young people. Smaller sites have limited usage compared to larger sites and limited multi-functionality;
- Greenways - These are considered separately in the Built Sports Facilities Strategy; and
- Outdoor Sports Facilities - These are considered separately in the Playing Pitch Strategy.

3.10.6. All 654 sites received a partial audit and ground truthing to confirm presence and review boundaries against GIS data.

3.10.7. The proposed quality standard is based on the Green Flag Award National Benchmark:

- Excellent - 90% to 100%
- Very Good - 80% to 89%
- Good - 70% to 79%
- Fair - 50% to 69%
- Poor - 0% to 49%

3.10.8. The Table below shows the current Quality scores for the 299 audited sites.

Quality Score Against Green Flag Award Criteria	Number of Sites	% of Audit
Excellent	88	29.4%
Very Good	73	24.4%
Good	86	29.8%
Fair	49	16.4%
Poor	3	1.0%

3.10.9. The recommended Quality standard is for all sites other than those excluded for reasons previously stated (e.g. smaller than 0.2ha), to achieve a Good Quality Score (70% or above, using the Green Flag Award benchmark). All sites audited are able to apply for a Green Flag Award if they wished to do so however some typologies such as Allotments and Community Gardens and Provision for Children and Young People are most likely to be entered for an Award as part of a wider open space, such as an Amenity Greenspace, Natural and Semi-Natural Greenspace or Park and Garden.

3.10.10. Amenity Greenspace, Natural and Semi-Natural Greenspace and Parks and Gardens should aim for the >70% quality score. Allotments and Community Gardens and Provisions for Children and Young People should use the scoring criteria to improve the open space quality where possible.

3.10.11. The value standard is based on 'Assessing needs and opportunities: a companion guide to PPG17' and was assessed by TEP's experienced Green Flag Award judges. This allows a balanced assessment of each site. The value standard is:

- High - 60 to 100%
- Medium - 40 to 59%
- Low - 0 to 39%

3.10.12. The table below shows the current value of the 299 sites audited Using the feedback received the following quality vision has been produced.

Value score	Number of Sites	% of Audit
High	17	6%
Medium	109	36%
Low	173	58%

Accessibility

- 3.10.13. The proposed accessibility standards are shown 'as the crow flies' (straight line) from an open space. This has been converted into walking time to show approximately how long it should take for residents to walk to their local open space typology. The accessibility standards are shown in the table below.

Open Space Typology	Walking Threshold
Allotments and Community Gardens	4.0km or 10 minutes bus/drive
Amenity Greenspace	800m or 10 minutes walk
Cemeteries and Burial Grounds	2km or 5 minutes bus/drive
Civic Spaces	No Standard
Natural and Semi-Natural Greenspace	1.6km or 20 minutes walk
Parks and Gardens	4km or 10 minutes bus/drive
Provision for Children and Young People	400-800m or 5 - 10 minutes walk
Greenways	20 minutes drive time (taken from the BSFS)

- 3.10.14. Maps G8202.008 - 013, and G8202.017 (of the Open Spaces Strategy 2021) show accessibility catchments for each open space typology. Accessibility to open space is generally higher in the Middle sub-area. Full analysis of accessibility to open space by typology is provided in Chapter 6 Auditing Local Provision.(of the Open Spaces Strategy)
- 3.10.15. Accessibility maps included within this study show both straight-line buffers as well as road network modelling which uses the nearest junction to open space sites. The two buffers used provide differing accessibility catchments. For the purpose of this Strategy, straight-line modelling has been used when assessing accessibility to open space sites. Road network modelling is provided for the purpose of highlighting physical barriers to the accessibility e.g. watercourses or motorways.

Chapter 4 Open Space Calculations

- 4.1. The District Council seeks a commuted sum for maintenance of 30 years for newly adopted open space transferred to the District Councils ownership.
- 4.2. This section of the document is intended to be the detailed guidance that feed supports the Planning Obligations Developer Guidance 2021 and the Local Plan 2011 to 2031. This document has justified approaches based on data that is up to date and based on recent consultation with communities.
- 4.3. This document provides information on the level of contributions towards open space, sport and recreation facilities that will be sought from developers applying for new residential development, together with other explanatory notes. The level of contributions will be reviewed periodically to ensure that they are up to date. The data on which the calculations are based will be taken from 'live' data to ensure that the up-to-date picture of open space provision in the district is portrayed.

When will the policy be applied?

- 4.4. The calculation is to be applied to developments over 10 units for all the typologies of open space. Civic Space contributions will be sought on an opportunity basis usually for the larger settlements of Market Harborough and Lutterworth.
- 4.5. The calculations should apply equally to all forms of development where there is an increase in the number of dwellings.

What types of open space, sport and recreation facilities will require developer contributions?

- 4.6. The Council will normally require developers to provide and/or contribute towards all seven types of open space, sport and recreation facilities (henceforth referred to as 'open space') set out below. Each type of open space has its own purpose and particular features of the open space.

Open Space Typology	Description
Allotments and Community Gardens	Opportunities for those people who wish to do so to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion.

Amenity Greenspace	Most commonly but not exclusively found in housing areas. Includes informal recreation green spaces and village greens.
Churchyards and Cemeteries	Cemeteries and churchyards including disused churchyards and other burial grounds.
Civic Spaces	Hard surfaced areas usually located within town or city centres.
Natural and Semi-Natural Greenspace	Includes country parks, nature reserves, publicly accessible woodlands, urban forestry, scrub, grasslands, wetlands and wastelands.
Parks and Recreation Grounds	Includes urban parks and formal gardens. Parks usually contain a variety of facilities, and may have one of more of the other types of open space within them.
Play Space (Children)	Areas designed primarily for play and social interaction specifically designed as equipped play facilities for children.
Play Space (Youth)	Areas designed primarily for play and social interaction specifically designed as equipped play facilities for young people.
Greenways	These include towpaths and walkways alongside canals and riverbanks, cycleways, public footpaths and disused railway lines.

How will the Open Space Contributions Policy operate?

- 4.7. It is the intention of the Council that developers will be provided with timely advice on the open space requirements that their proposals entail. This work will be undertaken by staff from planning policy. **The operation of the policy is broken into two stages:**

STAGE ONE: DOES THE HOUSING DEVELOPMENT CREATE A NEED FOR NEW OPEN SPACE?

- 4.8. For each of the seven types of open space, the Council will firstly assess whether a new area of open space needs to be provided as a result of the proposed housing

development. This will be done by following stages below, for each type of open space:

Estimate the number of residents living in the proposed development.

4.9. This will be calculated by reference to the following assumed rates for different sizes of dwellings:

No of bedrooms	1	2	3	4	5+
Assumed no of residents	1.5	2	2.3	3	4

4.10. It is considered that for most applications an indication will be given about the number and type of houses within the development. If an application is received in 'outline' and the number and type of dwellings are unknown, then the open space requirement can be estimated based on the application of a minimum density of 35 dwellings per hectare gross housing development and an average household size of 2.3 (average for District).

4.11. This is intended to provide an initial guide to the likely open space requirement. The initial figure will in all circumstances be updated by a detailed calculation based on the number of bedrooms, once a detailed application is submitted.

Calculate the existing amount of open space within the following distance thresholds of the new housing development.

4.12. The thresholds used are those in the Open Spaces Strategy, and have been identified in the accessibility section above:

Open Space Typology	Walking Threshold
Allotments and Community Gardens	4.0km or 10 minutes bus/drive
Amenity Greenspace	800m or 10 minutes walk
Cemeteries and Burial Grounds	2km or 5 minutes bus/drive
Civic Spaces	No Standard

Open Space Typology	Walking Threshold
Natural and Semi-Natural Greenspace	1.6km or 20 minutes walk
Parks and Gardens	4km or 10 minutes bus/drive
Provision for Children and Young People	400-800m or 5 - 10 minutes walk
Greenways	20 minutes drive time (taken from the BSFS)

- 4.13. For ease of measurement and clarity for developers, each of these distance thresholds is measured 'as the crow flies' from the outermost edges of the new housing development, except where there are physical barriers to access, such as main roads, rivers, railway lines etc. then the actual distance will be calculated. The actual distance will depend on the typology.

Estimate the existing residential population within the relevant accessibility threshold.

- 4.14. Add this to the estimated population of the new housing development. This will give a total population figure. These calculations will use the average occupancy figures for existing population and the calculations from A for the new population.

Compare the existing amount of open space and the total population within the relevant distance with the following quantity standards:

Open Space Typology	Standard (ha per 1,000)
Allotments and Community Gardens	0.35
Amenity Greenspace	0.90
Cemeteries and Burial Grounds	0.35
Civic Spaces	No Standard
Natural and Semi-Natural Greenspace	8.50 (District wide)
Parks and Gardens	0.80
Provision for Children and Young People	0.25
Greenways	1.3 (3.3km per 1,000)

Assess whether the developer is required to provide for a new area of open space.

- 4.15. A new area of open space will normally be required if the existing amount of open space is insufficient to cater for the needs of the total population.

For example:

- The Quantity standard for Amenity Greenspace is 0.9 ha per 1000 people.
- The estimated population of the new housing development is 300 people (130 dwellings) and the existing population within the distance threshold (800m) of the development is 1500, giving a total population of 1800 people.
- Therefore for a population of 1800 the amount of Amenity Greenspace required is $(0.9 \text{ ha} / 1000) \times 1800 = \mathbf{1.62 \text{ ha}}$.
- If the existing amount of Amenity Greenspace within 800m of the development is say 0.6 hectares. Then 0.6 ha of existing Amenity Greenspace is a lower level of provision than 1.62 ha of required Amenity Greenspace within the catchment area. The developer will therefore be required to provide a new area of Amenity Greenspace, to meet the needs of the people who will be living in the new housing development as a minimum.

- 4.16. Note: If a play area is required for a development, the developer will be expected to provide a fully equipped LAP, LEAP or NEAP, depending on size required, to industry standards EN1176/EN1177. The minimum size for a LEAP is 400m². **Play areas will be required only if the development is more than 75 dwellings.**

If a new area of open space is required, calculate how large that area should be.

- 4.17. Using the same example for Amenity Greenspace above:

- $(0.9 / 1000 \text{ ha}) \times \text{the estimated population of the new housing development } 300 \text{ persons (130 dwellings)} = 0.27 \text{ ha.}$
- The developer will therefore be required to provide 0.27 hectares of new Amenity Greenspace.

- 4.18. This assessment will be carried out individually for each of the eight types of open space. For each of the eight types, a requirement to provide a new area of open space will normally only be waived if it is found that the relevant quantity standard is met or exceeded and there are no quality or value issues within the

accessibility threshold. Chapter 5 gives further details about where the new open space should be provided.

- 4.19. It is recognised some sites are constrained and off site contributions in lieu of on site provision can be considered in these cases. In these circumstances all contributions will be calculated pro rata.

STAGE 2: DOES THE HOUSING DEVELOPMENT CREATE A NEED TO IMPROVE THE QUALITY OR VALUE OF EXISTING OPEN SPACE IN THE LOCAL AREA?

- 4.20. When assessed against the relevant quantity standards, there may be a sufficient amount of the type of open space in the local area to meet the needs of the total population. For these types of open space, the Council may instead expect a developer contribution to enhance the quality or value of existing open space in the area.
- 4.21. The Council will identify all areas of open space within the relevant distance thresholds of the new housing development that do not meet the 'quality standard'.
- 4.22. It should be noted that developers will only be asked to contribute towards quality improvements of open space where the site is demonstrated to be below the quality threshold and the quality issue is detrimental to the continued use of the site by the new residents. The developer will not be asked to contribute towards items that are considered maintenance items.
- 4.23. For example, If a play area has reached the end of its useful life then a developer may be asked to contribute towards its replacement if it is to be used by residents of the new development. If the play area is unusable because it has suffered vandalism, this would not trigger a contribution because it is a maintenance item.
- 4.24. The Council's intention is that all of the District's public open spaces should achieve a good quality rating when assessed against the appropriate quality threshold. A developer contribution to enhance existing open space will be required when there is an area of open space within the relevant distance of the proposed development that does not meet at least this quality standard.
- 4.25. There may be more than one area of open space within the relevant distance threshold that does not meet the quality standard. In such cases, the developer contribution will automatically be allocated to enhance the quality of the open space that is closest to the development site, unless otherwise agreed.
- 4.26. If all open spaces within the relevant distance threshold meet the quality or value standard, then the developer contribution for that type of open space will be waived.

Outcomes of the Calculation

4.27. As a result of this two-stage process, the final developer contribution may have a number of components. For example, the developer may be required to:

- Provide Amenity Greenspace and Provision for Children and Young People on-site;
- Make a financial contribution towards providing Outdoor Sports Facilities and Allotments, and Community Gardens off-site; and
- Make a financial contribution towards enhancing Natural and Semi-Natural Greenspaces and Cemeteries and Other Burial Grounds off-site; and
- Make no contribution towards Parks and Gardens.

Chapter 5 Where are the open spaces to be provided?

- 5.1. If a housing development generates a need for new open space then, wherever possible and taking into account the minimum sustainable sizes of open space, the open space should be provided on-site. This is because it is normally the best and most practicable way to meet the recreational needs of the new community. The open space that is provided should meet the relevant open space quality standard, be installed as per the approved landscape plan and landscape management plan and sufficient maintenance programme be in place to ensure the open space is usable for all residents and the community.
- 5.2. When providing open space on-site, there is often a priority from developers to provide Amenity Greenspace before other types of open space. Care should be taken in assuming this because Amenity Greenspace is in oversupply in some areas of the District.
- 5.3. Some types of open space with larger minimum size standards are only likely to be provided on the largest planning application sites. This document has determined through consultation that **children and young people's provision should be made off site on development of less than 75 dwellings.**
- 5.4. It may be possible to combine types of open space without adversely affecting their individual functions. Dual use in this way will be acceptable, so long as the quality of the open space function is not harmed. For example, it may be feasible to accommodate Amenity Greenspace or Semi Natural Greenspace within the clearance zones of Provision for Children and Young People.
- 5.5. Provision for habitat and biodiversity should be made when providing semi natural and natural greenspace, and where SUDS are provided on site they should contribute to biodiversity by employing the construction and planting techniques outlined in documents such as **Sustainable Drainage Systems by RSPB/WWF**

(<https://www.rspb.org.uk/globalassets/downloads/documents/positions/planning/sustainable-drainage-systems.pdf>)

- 5.6. Where a type of open space is provided on-site, the developer will normally be required to pay a commuted sum to cover the costs of future maintenance **if** the open space is to be adopted by the Council or Town or Parish Council. Further details about commuted sums for maintenance are given later in this document.
- 5.7. **If the developer makes provision for maintenance of the open space through a management company then no commuted sum for maintenance payment will be made to the local authority.**
- 5.8. In some circumstances on-site provision of any or all of the types of open space that are required may not be possible to provide. The minimum useful size guidelines are shown below and these can be used when assessing whether an open space is viable. To ensure the provision of useable areas of open space which can be easily and economically maintained, open space should not normally be provided on-site if the levels required fall below the following minimum size standards. Each site will be considered on an individual basis.

Typology	Usual minimum size of typology to be sustainable	Usual minimum size of development
Parks and Gardens	0.25 hectares	sites over 100 dwellings otherwise off site contributions are required
Natural and Semi Natural Greenspaces (includes Urban Woodlands)	0.25 hectares	sites over 50 dwellings otherwise off site contributions are required
Outdoor Sports Facilities	0.8 hectares	contributions according to Playing Pitch Strategy
Amenity Greenspace	0.1 hectares	sites over 50 dwellings otherwise off site contributions are required
Provision for Children and Young People	0.02 hectares LAP 0.04 hectares LEAP 0.1 hectares NEAP	sites over 75 dwellings otherwise off site contributions are required
Allotments and Community Gardens /Orchards	0.4 hectares	sites over 50 dwellings otherwise off site contributions are required

Cemeteries, and Other Burial Grounds	No minimum size	off site contributions always required
Greenways	No minimum size	off site contributions always required

5.9. There is no minimum size standard for Cemeteries and Other Burial Grounds as provision of this typology on site is unlikely to be provided on site.

5.10. **If it is not possible to provide the typologies of open space at reasonable sizes and dimensions on-site, then developers will be required to make a developer contribution towards the new provision or enhancement of that typology of open space off-site.**

5.11. Developer contributions for off site provision will only normally be sought if they can be targeted to a site that lies within the relevant distance threshold of the proposed housing development and is suitable for use as open space, although some flexibility may be sought depending on local circumstances. Wherever possible, the sites should be accessible by public transport, cycle paths or public rights of way.

5.12. The exception to this is Cemetery and Burial Ground provision, where contributions might be sought for sites that are outside the distance threshold.

How are developer contributions for provision of off-site open space calculated?

5.13. The amount of contribution sought from a developer will depend on whether there is an element for land purchase. If the contribution is to be used to purchase a new site, then the land purchase cost per hectare will be sought; otherwise the contribution will be used to enhance an existing site. Costs based on developer contributions per dwelling for each type of open space are shown in **Appendix B** at the end of this document. They are based on District Council contract costs from the integrated contract plus uplifts to 2021. The costs have been rounded up or down to the nearest whole number.

How are commuted sums for the maintenance of open space calculated?

5.14. Where the provision of open space is made on site and is of benefit to the occupants of a proposed development and the wider community the developer usually has three options to maintain the open space;

- Transfer to Management Company
- Transfer to District Council
- Transfer to Parish Council

5.15. **The District Council will not usually adopt open space for maintenance unless it is of strategic significance.**

-
- 5.16.** If transferred to the District Council (or Parish Councils) the developer will be required to pay a commuted sum to cover the cost of future maintenance for thirty years (note: a local agreement between Parish Councils and developers concerning commuted sums may be acceptable). This is to avoid circumstances where open spaces become neglected and deteriorate and are no longer safe or useful to the community they serve
- 5.17.** Where an open space is provided on site, it should be maintained by the developer to the satisfaction of the District Council for a period of 12 months after practical completion. Upon the expiry of this 12 month maintenance period, the open space shall be transferred to either the Council or nominated maintenance organisation following the payment of a commuted sum as required.
- 5.18.** The developer will be obliged to ensure that the open space is to the standards outlined in Appendix C - Adoption Standards Requirements, and that they comply with any planning conditions and approved plans.
- 5.19. Commuted sums are shown in Appendix A at the end of this document.**
The commuted sums give the cost of maintaining each typology of open space per annum.
- 5.20.** The commuted sum for maintenance for a 30 year period is calculated using a Net present Value Factor of 21.8.

How is the provision open space to be secured?

- 5.21.** Applicants must enter into a planning obligation in the form of a Section 106 Agreement with the Council for provision of open space commuted sums and/or off site contributions. The S106 controls the development, maintenance and transfer of ownership of the land to the Council or other nominated maintenance organisation. It will be necessary for a developer to appoint a solicitor to act on their behalf and will also have to make a contribution to the Council's legal and monitoring costs.
- 5.22.** The Council accounts for the provision, enhancement and maintenance of open space commuted sums separately. These contributions cannot be used for the funding of projects other than those that are on open space as captured in the District Council asset database.
- 5.23. Developer contributions and/or commuted payments that are made for one type of open space cannot be used to provide, enhance or maintain another type of open space. Note: there may be some cross over of uses between typologies e.g. Green Gyms that can be considered provision for Children and Young People and also Outdoor Sport provision.**
- 5.24.** Contributions will be ring fenced until there are sufficient funds to undertake the projects identified, however the CIL regulations concerning pooling of S106 will at all times be adhered to by monitoring the allocation and spending of S106 monies.

5.25. If the funds remain unspent usually after seven years, but in some cases ten years (or in accordance with clauses of the S106), after completion of the development, they will normally be repaid to the developer unless they have been ring fenced for a large strategic project and this has been agreed with the developer at the time of negotiation of the S106 agreement.

5.26. The Council will only allocate the spending of funds to enhance an area of open space if the facility has a minimum security of tenure, usually of 20 years, at the time of spending.

Further information

For further information

Contact:

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APPENDIX A

DRAFT DEVELOPER CONTRIBUTIONS FOR NEW PROVISION / ENHANCEMENT OF OPEN SPACE

The following figures give the commuted sum rates for enhancement of existing open spaces and provision of new open spaces. They are based on the 2021 Integrated Contract rate plus uplifts. The cost for laying out a new open space, as appropriate by category and are calculated by multiplying the 'provision rate per 1000 persons' (Column 3) by the 'cost of laying out per Ha' (column 7). The new provision rate includes a nominal land value of £30,000.00 per hectare as an additional cost for laying out the facility, but is otherwise identical to the enhancement calculation.

2021 figures

Dwelling population	Provision Type £	Parks And Gardens £	Natural And semi Natural Greenspace £	Amenity Green space £	Children And Young People £	Allotments £	Greenways £	Cemeteries And closed churchyards £	Total £
1	Enhancement	184	1104	73	46	22	123	81	1510
	New provision	208	1359	100	54	30	162	89	1840
2	Enhancement	368	2208	146	92	44	246	162	3020
	New provision	416	2718	200	108	60	324	178	3680
3	Enhancement	552	3312	219	138	66	369	243	4530
	New provision	624	4077	300	162	90	486	267	5520
4	Enhancement	736	4416	292	184	88	492	324	6040
	New provision	832	5436	400	216	120	648	356	7360
5	Enhancement	920	5520	365	230	110	615	405	7550
	New provision	1040	6795	500	270	150	810	445	9200

All figures are per person.

Calculations for development of new open spaces

Parks and Gardens

Parks and Gardens off Site contributions								
Task	Works	Rate £		Measure per hectare		cost per ha	Contract uplift since 2015	Total cost plus uplift
Clearance	Clear virgin ground	£0.37	per m2	10000	m2	£3,700.00	£533.91	£4,233.91
Pathways and car park	Provide and install 15% pathways	£34.00	per m2	1500	m2	£51,000.00	£7,359.30	£58,359.30
Planted Areas	40% Planted areas			4000	m2	£0.00	£0.00	£0.00
Shrubs	Provide 10% informal shrubs	£5.00	per m2	1000	m2	£5,000.00	£721.50	£5,721.50
	Prepare and plant	£3.92	per m2	1000	m2	£3,920.00	£565.66	£4,485.66
	Provide 30% formal shrubs	£20.00	per m2	3000	m2	£60,000.00	£8,658.00	£68,658.00
	Prepare and plant	£3.92	per m2	3000	m2	£11,760.00	£1,696.97	£13,456.97
Grass	Grass at 45%			4500	m2	£0.00	£0.00	£0.00
	Supply and spread topsoil to 150mm	£2.34	per m2	4500	m2	£10,530.00	£1,519.48	£12,049.48
	Supply and sow grass seed	£2.19	per m2	4500	m2	£9,855.00	£1,422.08	£11,277.08
Trees	Supply trees	£75.00	1no	20	no	£1,500.00	£216.45	£1,716.45
	Plant trees with underground anchors	£51.43	1no	20	no	£1,028.60	£148.43	£1,177.03
Signage	Supply POS signs	£1,500.00	ea	2	no	£3,000.00	£432.90	£3,432.90
Features	Cost of ornamental features, bandstand, toilets etc	£20,000.00	ea	1	no	£20,000.00	£2,886.00	£22,886.00
Hedging	Provide ornamental hedging	£8.80	per lin m	200	no	£1,760.00	£253.97	£2,013.97
	Plant ornamental hedge	£5.76	per lin m	200	no	£1,152.00	£166.23	£1,318.23
Fencing	Temporary fencing for hedges (chespale 900mm inc removal)	£11.57	per lin m	200	no	£2,314.00	£333.91	£2,647.91
	Permanent fencing to 30% of perimeter (kneerail)	£78.67	per lin m	120	no	£9,440.40	£1,362.25	£10,802.65
Seating	Supply and install seats	£550.00	ea	6	no	£3,300.00	£476.19	£3,776.19
Bins	Supply and install litter bins	£300.00	ea	3	no	£900.00	£129.87	£1,029.87
	Supply and install dog bins	£350.00	ea	3	no	£1,050.00	£151.52	£1,201.52
					total	£201,210.00	£29,034.60	£230,244.60
land cost per ha	£30,000.00							
Provision rate per 1000 pop (Ha)	0.8							
	Rate per person refurb (total per ha x provision rate per 1000/1000)		£184.20					
	Rate per person new provision (total per ha+land cost x provision rate per 1000/1000)		£208.20					

Natural and Semi natural Greenspace

Natural and Semi Natural Green Space off site contributions								
Task	Works	Rate £		Measure per hectare		cost per ha	Contract uplift since 2015	Total cost plus uplift
Clearance	Clear virgin ground	£0.37	per m2	10000	m2	£3,700.00	£533.91	£4,233.91
Pathways and car park	Provide and install 5% car park	£34.00	per m2	500	m2	£17,000.00	£2,453.10	£19,453.10
	Provide 10% wooden edged breedon paths	£13.57	per m2	1000	m2	£13,570.00	£1,958.15	£15,528.15
Shrubs	Provide 10% informal shrubs (w hips)	£5.00	per m2	1000	m2	£5,000.00	£721.50	£5,721.50
	Prepare and plant	£3.92	per m2	1000	m2	£3,920.00	£565.66	£4,485.66
Grass	Grass at 45%					£0.00		
	prepare grass areas	£2.19	per m2	4500	m2	£9,855.00	£1,422.08	£11,277.08
	Supply and sow grass seed	£2.19	per m2	4500	m2	£9,855.00	£1,422.08	£11,277.08
Trees	Supply trees	£75.00	1no	20	no	£1,500.00	£216.45	£1,716.45
	Plant trees with underground anchors	£51.43	1no	20	no	£1,028.60	£148.43	£1,177.03
Signage	Supply POS signs	£1,500.00	ea	2	no	£3,000.00	£432.90	£3,432.90
Features	Cost of ornamental features, bandstand, toilets etc	£20,000.00	ea	1	no	£20,000.00	£2,886.00	£22,886.00
Hedging	Provide hedging	£8.00	per lin m	200	no	£1,600.00	£230.88	£1,830.88
	Plant hedge	£2.46	per lin m	200	no	£492.00	£71.00	£563.00
Fencing	Permanent fencing to 30% of perimeter (kneerail)	£78.67	per lin m	120	no	£9,440.40	£1,362.25	£10,802.65
Seating	Supply and install seats	£650.00	ea	3	no	£1,950.00	£281.39	£2,231.39
Bins	Supply and install litter bins	£300.00	ea	3	no	£900.00	£129.87	£1,029.87
	Supply and install dog bins	£350.00	ea	3	no	£1,050.00	£151.52	£1,201.52
				total		£114,870.27	£14,987.14	£129,857.41
land cost per ha	£30,000.00							
Provision rate per 1000 pop (Ha)	8.5							
	Rate per person refurb (total per ha x provision rate per 1000/1000)		£1,103.79					
	Rate per person new provision (total per ha+land cost x provision rate per 1000/1000)		£1,358.79					

Amenity Greenspace

Amenity Greenspace off site contributions								
Task	Works	Rate £		Measure per hectare		cost per ha	Contract uplift since 2015	Total cost plus uplift
Clearance	Clear virgin ground	£0.37	per m2	10000	m2	£3,700.00	£533.91	£4,233.91
Pathw ays and car park	Provide and install 15% pathw ays	£34.00	per m2	500	m2	£17,000.00	£2,453.10	£19,453.10
Shrubs	Provide 10% informal shrubs (w hips)	£5.00	per m2	1000	m2	£5,000.00	£721.50	£5,721.50
	Prepare and plant	£3.92	per m2	1000	m2	£3,920.00	£565.66	£4,485.66
Grass	Grass at 75%			4500	m2	£0.00	£0.00	£0.00
	prepare grass areas	£2.34	per m2	4500	m2	£10,530.00	£1,519.48	£12,049.48
	Supply and sow grass seed	£2.19	per m2	4500	m2	£9,855.00	£1,422.08	£11,277.08
Trees	Supply trees	£75.00	1no	40	no	£3,000.00	£432.90	£3,432.90
	Plant trees with underground anchors	£51.43	1no	40	no	£2,057.20	£296.85	£2,354.05
Hedging	Provide hedging	£8.00	per lin m	200	no	£1,600.00	£230.88	£1,830.88
	Plant hedge	£5.76	per lin m	200	no	£1,152.00	£166.23	£1,318.23
Fencing	Permanent fencing to 30% of perimeter (kneerail)	£78.67	per lin m	120	no	£9,440.40	£1,362.25	£10,802.65
Seating	Supply and install seats	£550.00	ea	3	no	£1,650.00	£238.10	£1,888.10
Bins	Supply and install litter bins	£300.00	ea	3	no	£900.00	£129.87	£1,029.87
	Supply and install dog bins	£350.00	ea	3	no	£1,050.00	£151.52	£1,201.52
				total		£70,854.60	£10,224.32	£81,078.92
land cost per ha	£30,000.00							
Provision rate per 1000 pop (Ha)	0.9							
	Rate per person refurb (total per ha x provision rate per 1000/1000)		£72.97					
	Rate per person new provision (total per ha+land cost x provision rate per 1000/1000)		£99.97					

Children and Young People

Children and Young People (Play) off site contribution:								
Task	Works	Rate £		Measure per LEAP		cost per ha	Contract uplift since 2015	Total cost plus uplift
Supply of Equipment for LEAP (400m2)								
Pathways and car park	Provide and install 10% pathways	£34.00	per m2	40	m2	£1,360.00	£196.25	£1,556.25
	Car Park adjacent to LEAP	£34.00	per m2	200	m2	£6,800.00	£981.24	£7,781.24
Play equipment inc VAT and delivery	Supply multiplay unit	£40,000.00	ea	1	ea	£40,000.00	£5,772.00	£45,772.00
	supply swings (cradle and pod)	£9,000.00	ea	2	ea	£18,000.00	£2,597.40	£20,597.40
	supply springers	£1,500.00	ea	2	ea	£3,000.00	£432.90	£3,432.90
	supply other moving unit	£10,000.00	ea	1	ea	£10,000.00	£1,443.00	£11,443.00
	supply u6s multiplay	£15,000.00	ea	1	ea	£15,000.00	£2,164.50	£17,164.50
surfacing	supply surfacing at 50%							
	20% wetpour	£69.00	per m2	40	m2	£2,760.00	£398.27	£3,158.27
	60% enviromulch	£35.00	per m3	18	m3	£630.00	£90.91	£720.91
	20% sand	£35.00	per m3	25	m3	£875.00	£126.26	£1,001.26
Retainers and stockading	supply log stockading	£60.00	per lin m	100	lin m	£6,000.00	£865.80	£6,865.80
Groundworks and reinstatement	Excavation and landscaping	£5,000.00	1no	1	no	£5,000.00	£721.50	£5,721.50
Fencing	Permanent fencing to 100% of perimeter (bow top) inc gates	£55.00	per lin m	190	no	£10,450.00	£1,507.94	£11,957.94
Seating	Supply and install seats	£550.00	ea	2	no	£1,100.00	£158.73	£1,258.73
Bins	Supply and install litter bins	£300.00	ea	2	no	£600.00	£86.58	£686.58
	Supply and install dog bins	£350.00	ea	2	no	£700.00	£101.01	£801.01
Installation	Installation of above	£40,000.00	ea	1	ea	£40,000.00	£5,772.00	£45,772.00
				total		£162,275.00	£23,416.28	£185,691.28
land cost per ha	£30,000.00							
Provision rate per 1000 pop (Ha)	0.25							
	Rate per person refurb (total per ha x provision rate per 1000/1000)		£46.42					
	Rate per person new provision (total per ha+land cost x provision rate per 1000/1000)		£53.92					

Allotments

Allotment off site contribution								
Task	Works	Rate £		Measure per hectare		cost per ha	Contract uplift since 2015	Total cost plus uplift
Pathways and car park	Provide and install car park	£34.00	per m2	50	m2	£1,700.00	£245.31	£1,945.31
	Provide hardcore access road	£25.00	per m2	600	m2	£15,000.00	£2,164.50	£17,164.50
Signage	Supply POS signs	£1,500.00	ea	1	no	£1,500.00	£216.45	£1,716.45
Fencing	Permanent fencing to f perimeter (1.8m galvanised palisade)	£65.00	per lin m	400	lin m	£26,000.00	£3,751.80	£29,751.80
	Supply security gate	£1,500.00	ea	1	no	£1,500.00	£216.45	£1,716.45
water	Supply and install stand pipes	£1,000.00	ea	8	no	£8,000.00	£1,154.40	£9,154.40
bins	Supply and install bins	£250.00	ea	3	no	£750.00	£108.23	£858.23
				total		£54,450.00	£7,857.14	£62,307.14
land cost per ha	£24,000.00							
Provision rate per 1000 pop (Ha)	0.35							
	Rate per person refurb (total per ha x provision rate per 1000/1000)		£21.81					
	Rate per person new provision (total per ha+land cost x provision rate per 1000/1000)		£30.21					

Greenways

Greenways off site contribution								
Task	Works	Rate £		Measure per km		cost per ha	Contract uplift since 2015	Total cost plus uplift
Clearance	Clear ground	£1.11	per m	1000	km	£1,110.00	£160.17	£1,270.17
Excavations and laying base(disposal on site)	Reduce levels and remove spoil to dump on site; lay 150 mm hardcore well rolled; lay 25 mm sand blinding and geofabric; fix timber edge 150 x 38 mm to both sides of straight paths; lay 50 mm Cedec gravel watered and rolled	£73.00	per m	1000	km	£73,000.00	£10,533.90	£83,533.90
Trees	Supply trees	£75.00	1no	30	no	£2,250.00	£324.68	£2,574.68
	Plant trees with underground anchors	£51.43	1no	30	no	£1,542.90	£222.64	£1,765.54
Fencing and gates	2 access gates per km and 100m barrier fencing	£2,300.00	1 no	1	no	£2,300.00	£331.89	£2,631.89
Seating	Supply and install seats	£550.00	ea	3	no	£1,650.00	£238.10	£1,888.10
Bins	Supply and install dog bins	£350.00	ea	3	no	£1,050.00	£151.52	£1,201.52
				total		£82,902.90	£11,962.89	£94,865.79
land cost per ha	£30,000.00							
Provision rate per 1000 pop (Ha)	1.3							
	Rate per person refurb (total per ha x provision rate per 1000/1000)		£123.33					
	Rate per person new provision (total per ha+land cost x provision rate per 1000/1000)		£162.33					
Average provision required for sustainable transport calculated as being								
1km for every 100 dwellings (230 population). Equates to 4.34km per 1000 population								
3.3 linear km of route provides one ha of greenway (3m wide),								
giving a provision rate per 1000 population of 1.3 ha per 1000 population.								

Cemeteries and Burial Grounds

Cemeteries off site contribution								
Task	Works	Rate £		Measure per hectare		cost per ha	Contract uplift since 2015	Total cost plus uplift
Clearance	Clear ground	£0.37	per m2	10000	m2	£3,700.00	£533.91	£4,233.91
Pathways and car park	Provide and install 5% car park	£34.00	per m2	500	m2	£17,000.00	£2,453.10	£19,453.10
	Provide 15% tarmac paths	£34.00	per m2	1500	m2	£51,000.00	£7,359.30	£58,359.30
Shrubs	provide 5% formal shrub planting	£20.00	per m2	500	m2	£10,000.00	£1,443.00	£11,443.00
	Prepare and plant	£3.92	per m2	500	m2	£1,960.00	£282.83	£2,242.83
Grass	Grass at 75%					£0.00	£0.00	£0.00
	supply and spread topsoil to 150mm	£4.68	per m2	7500	m2	£35,100.00	£5,064.93	£40,164.93
	prepare grass areas	£2.19	per m2	7500	m2	£16,425.00	£2,370.13	£18,795.13
	Supply and sow grass seed	£2.19	per m2	7500	m2	£16,425.00	£2,370.13	£18,795.13
Trees	Supply trees	£75.00	1no	20	no	£1,500.00	£216.45	£1,716.45
	Plant trees with underground anchors	£51.43	1no	20	no	£1,028.60	£148.43	£1,177.03
Signage	Supply signs	£1,500.00	ea	2	no	£3,000.00	£432.90	£3,432.90
Hedging	Provide ornamental hedging	£8.80	per lin m	150	no	£1,320.00	£190.48	£1,510.48
	Plant hedge	£5.76	per lin m	150	no	£864.00	£124.68	£988.68
Fencing	Permanent fencing to perimeter (post and rail)	£78.67	per lin m	400	no	£31,468.00	£4,540.83	£36,008.83
water	install standpipes	£1,000.00	ea	5	no	£5,000.00	£721.50	£5,721.50
burial slabs	supply/ install 5 years burial slabs	£24.40	ea	400	no	£9,760.00	£1,408.37	£11,168.37
row markers	supply/ install markers	£8,000.00	set	1	no	£8,000.00	£1,154.40	£9,154.40
Seating	Supply and install seats	£550.00	ea	6	no	£3,300.00	£476.19	£3,776.19
Bins	Supply and install litter bins	£300.00	ea	8	no	£2,400.00	£346.32	£2,746.32
				total		£219,250.60	£31,637.86	£250,888.46
land cost per ha	£24,000.00							
Provision rate per 1000 pop (Ha)	0.325							
	Rate per person refurb (total per ha x provision rate per 1000/1000)		£81.54					
	Rate per person new provision (total per ha+land cost x provision rate per 1000/1000)		£89.34					

APPENDIX B

Developer Contributions towards the Future Maintenance Costs of Outdoor Play Space, Amenity Areas and other Open Spaces

In order to calculate the developer's contribution towards the future maintenance of public open space in the form of a commuted sum under the requirements of a section 106 agreement or other arrangement, the following factors are considered.

The commuted sum is to cover the cost of maintenance over a period of 30 years. As the sum is paid in total in advance, the sum is subjected to a formula using a cumulative present value factor. This formula in effect makes the 30 year maintenance cost equate to 21.79260 times the current annual maintenance cost.

Using this multiplying factor, it is possible to calculate the level of commuted sum that a developer will be required to pay for each type open space. These levels are reproduced below. The commuted sums are shown per hectare (ha).

All of the costs are based on the typical layout of the open space and use 2021 HDC contract prices with uplifts for indexation.

Provision Type	Type of open space						cemeteries and burial grounds
	Parks and Gardens	Natural and semi natural greenspace	Outdoor sports facilities	Amenity greenspace	Children and young people	Allotments	
Annual Cost	£26,266.00	£11,932.00	£7,639.00	£10,307.00	£139,991.00	£2,763.00	£27,638.00
Total Cost per ha	£572,598.80	£260,117.60	£166,530.20	£224,692.60	£3,051,803.80	£60,233.40	£602,508.40

Note Children and young people total is £3,051,803.00 per hectare, but a children's play area is only 400m² minimum for a LEAP. Therefore the total commuted maintenance cost for a minimum sized LEAP would be £76,295.00.

Parks and Gardens							
Operation	Description	Rate	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2							
Maintain grass	box mow ing	£0.0648	£0.0717	30	1500	m2	£3,225.10
	cylinder mow ing	£0.0233	£0.0258	15	4000	m2	£1,546.19
Maintain formal	summer	£0.2600	£0.2876	30	1000	m2	£8,626.80
	w inter	£0.6600	£0.7300	4	1000	m2	£2,919.84
	Replacement shrubs @10%	£20.0000	£22.1200	1	100	m2	£2,212.00
Maintain informal	maintain informal areas	£0.0648	£0.0717	15	2000	m2	£2,150.06
	Replacement shrubs @10%	£5.0000	£5.5300	1	200	m2	£1,106.00
Maintain trees	Replacement trees	£75.0000	£82.9500	1	6	ea	£497.70
	Plant trees with u/ground anchor	£51.5000	£56.9590	1	6	ea	£341.75
Maintain paths	sweep hard surfaces	£0.0017	£0.0019	52	1500	m2	£144.93
Litter collection	litter pick site	£0.0017	£0.0019	156	10000	m2	£2,898.60
Empty bins		£0.9100	£1.0065	156	6	no	£942.05
Spray pesticides	spray hard surfaces	£0.0100	£0.0111	2	1500	m2	£33.18
	spray obstacles	£0.2500	£0.2765	2	6	no	£3.32
					yr 1 and 2 total		£26,647.52
Yr 3 onwards							
Hedge maintenance	cut ornamental hedges	£0.3300	£0.3650	3	1382	m2	£1,513.21
Grass Maintenance	box mow ing	£0.0648	£0.0717	30	1500	m2	£3,225.10
	cylinder mow ing	£0.0233	£0.0258	15	4000	m2	£1,546.19
Maintain formal	summer	£0.2600	£0.2876	30	1000	m2	£8,626.80
	w inter	£0.6600	£0.7300	4	1000	m2	£2,919.84
Maintain informal	maintain informal areas	£0.0648	£0.0717	15	2000	m2	£2,150.06
Maintain paths	sweep hard surfaces	£0.0017	£0.0019	52	1500	m2	£144.93
	repair paths @2%	£35.0000	£38.7100	1	30	m2	£1,161.30
Litter collection	litter pick site	£0.0017	£0.0019	156	10000	m2	£2,898.60
Empty bins		£0.9100	£1.0065	156	6	no	£942.05
Spray pesticides	spray hard surfaces	£0.0100	£0.0111	2	1500	m2	£33.18
	spray obstacles	£0.2500	£0.2765	2	6	no	£3.32
Maintain seating	paint seats every 5yrs	£25.6700	£28.3910	0.2	6	no	£34.07
	replace/install seat every other yr	£550.0000	£608.3000	0.5	1	no	£304.15
					yr 3 total		£25,502.79
	Ave cost per annum				£26,265.95		
	30 yr Commuted sum per Ha accounting for multiplier (21.8)				£572,597.62		

Amenity Greenspace							
Operation	Description	Rate	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2							
Maintain grass	Amenity mow ing	£0.0233	£0.0258	15	5000	m2	£1,932.74
Maintain informal	maintain informal areas	£0.0648	£0.0717	15	2000	m2	£2,150.06
	Replacement shrubs @1	£5.0000	£5.5300	1	200	m2	£1,106.00
Maintain trees	Replacement trees	£75.0000	£82.9500	1	6	ea	£497.70
	Plant trees with u/ground	£51.5000	£56.9590	1	6	ea	£341.75
Maintain paths	sweep hard surfaces	£0.0017	£0.0019	52	500	m2	£48.31
Litter collection	litter pick site	£0.0017	£0.0019	156	10000	m2	£2,898.60
Empty bins		£0.9100	£1.0065	156	6	no	£942.05
Spray pesticides	spray hard surfaces	£0.0100	£0.0111	2	1500	m2	£33.18
	spray obstacles	£0.0250	£0.0277	2	6	no	£0.33
					yr 1 and 2 total		£9,950.73
Yr 3 onwards							
Hedge maintenance	cut hedges	£0.3300	£0.3650	3	1382	m2	£1,513.21
Grass Maintenance	cylinder mow ing	£0.0233	£0.0258	15	5000	m2	£1,932.74
Maintain informal	maintain informal areas	£0.0648	£0.0717	15	2000	m2	£2,150.06
Maintain paths	sweep hard surfaces	£0.0017	£0.0019	52	500	m2	£48.31
	repair paths @2%	£35.0000	£38.7100	1	30	m2	£1,161.30
Litter collection	litter pick site	£0.0017	£0.0019	156	10000	m2	£2,898.60
Empty bins		£0.9100	£1.0065	156	6	no	£942.05
Spray pesticides	spray hard surfaces	£0.0100	£0.0111	2	1500	m2	£33.18
	spray obstacles	£0.2500	£0.2765	2	6	no	£3.32
Maintain seating	paint seats every 5yrs	£25.6700	£28.3910	0.2	6	no	£34.07
	replace/install seat every	£550.0000	£608.3000	0.5	1	no	£304.15
					yr 3 total		£11,020.98
	Ave cost per annum				£10,307.48		
	30 yr Commuted sum per Ha accounting for multiplier (21.8)				£224,703.04		

Natural and semi natural greenspace							
Operation	Description	Rate	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2							
Maintain grass	Amenity mow ing	£0.0233	£0.0258	15	4000	m2	£1,546.19
	rough cut mow ing	£0.0368	£0.0407	5	2000	m2	£407.01
Maintain informal	maintain informal areas	£0.0648	£0.0717	15	4000	m2	£4,300.13
	Replacement shrubs @10%	£5.0000	£5.5300	1	400	m2	£2,212.00
Maintain trees	Replacement trees	£75.0000	£82.9500	1	15	ea	£1,244.25
	Plant trees with u/ground area	£51.5000	£56.9590	1	15	ea	£854.39
Maintain paths	sweep hard surfaces	£0.0017	£0.0019	52	200	m2	£19.32
Litter collection	litter pick site	£0.0017	£0.0019	104	10000	m2	£1,932.40
Empty bins		£0.9100	£1.0065	104	4	no	£418.69
Spray pesticides	spray tree bases	£0.2500	£0.2765	2	60	m2	£33.18
	spray obstacles	£0.2500	£0.2765	2	6	no	£3.32
					yr 1 and 2 total		£12,970.87
Yr 3 onwards							
Hedge maintenance	cut informal hedges	£0.3300	£0.3650	2	1000	m2	£729.96
Grass Maintenance	Amenity mow ing	£0.0233	£0.0258	15	4000	m2	£1,546.19
	Rough cut mow ing	£0.0368	£0.0407	5	2000	m2	£407.01
Maintain informal	maintain informal areas	£0.0648	£0.0717	15	4000	m2	£4,300.13
Maintain paths	sweep hard surfaces	£0.0017	£0.0019	52	200	m2	£19.32
	repair paths @2%	£35.0000	£38.7100	1	4	m2	£154.84
Litter collection	litter pick site	£0.0017	£0.0019	104	10000	m2	£1,932.40
Empty bins		£0.9100	£1.0065	104	4	no	£418.69
Spray pesticides	spray hard surfaces	£0.0100	£0.0111	2	200	m2	£4.42
	spray obstacles	£0.2500	£0.2765	2	6	no	£3.32
Maintain seating	paint seats every 5yrs	£25.6700	£28.3910	0.2	6	no	£34.07
	replace/install seat every 5yrs	£550.0000	£608.3000	0.5	1	no	£304.15
					yr 3 total		£9,854.50
	Ave cost per annum				£11,932.08		
30	30 yr Commuted sum per Ha accounting for multiplier (21.8				£260,119.37		

Outdoor Sports Provision

Operation	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2						
Maintain grass	Amenity mowing	£0.0111	30	8000	m2	£2,654.40
	rough cut mowing	£0.0407	5	500	m2	£101.75
Maintain Hedges	maintain young hedge	£0.8184	2	800	m2	£1,309.50
Maintain trees	Replacement trees	£82.9500	1	2	ea	£165.90
	Plant trees with u/ground anchor	£56.9590	1	2	ea	£113.92
Maintain paths/car park	sweep hard surfaces	£0.0019	52	1500	m2	£144.93
Litter collection	litter pick site	£0.0019	104	10000	m2	£1,932.40
Empty bins		£1.0065	104	4	no	£418.69
Spray pesticides	spray tree bases	£0.2765	2	100	no	£55.30
	spray obstacles	£0.2765	2	6	no	£3.32
yr 1 and 2 total						£6,900.11
Yr 3 onwards						
Grass Maintenance	Amenity mowing	£0.0111	15	8000	m2	£1,327.20
	Rough cut mowing	£0.0407	5	500	m2	£101.75
Hedge maintenance	cut informal hedges	£0.8063	2	800	m2	£1,290.04
Maintain paths/car park	sweep hard surfaces	£0.0019	52	200	m2	£19.32
	repair paths @2%	£38.7100	1	4	m2	£154.84
Litter collection	litter pick site	£0.0019	104	10000	m2	£1,932.40
Empty bins		£1.0065	104	4	no	£418.69
Spray pesticides	spray hard surfaces	£0.0111	2	1500	m2	£33.18
	spray obstacles	£0.2765	2	6	no	£3.32
Maintain seats	paint seats every 5yrs	£28.3910	0.2	6	no	£34.07
	replace/install seat every other yr	£608.3000	0.5	1	no	£304.15
pitch maintenance per annum	renovations and pitch care	£3,500.0000	1	1	no	£3,500.00
yr 3 total						£9,118.96
Ave cost per annum				£7,639.73		
Commuted sum per Ha accounting for multiplier (21.8)				£166,546.10		

Children and Young People							
Operation	Description	Rate	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2							
Maintain grass	Amenity mowing	£0.0233	£0.0258	15	4000	m2	£1,546.19
Maintain trees	Replacement trees	£75.0000	£82.9500	1	10	ea	£829.50
	Plant trees with u/ground and	£51.5000	£56.9590	1	10	ea	£569.59
Maintain paths	sweep hard surfaces	£0.0017	£0.0019	52	500	m2	£48.31
Litter collection	litter pick site	£0.0017	£0.0019	104	10000	m2	£1,932.40
Empty bins		£0.9100	£1.0065	104	8	no	£837.37
Empty dog bins		£1.9500	£2.1567	104	8	no	£1,794.37
Spray pesticides	spray tree bases	£0.2500	£0.2765	2	10	no	£5.53
	spray obstacles	£0.2500	£0.2765	2	6	no	£3.32
Maintain loose	rake loosefill	£0.1144	£0.1265	260	4000	m2	£131,587.46
Play ground	weekly	£19.5700	£21.6444	52	1	no	£1,125.51
Play ground	service	£148.0000	£163.6880	4	1	no	£654.75
			£0.0000		yr 1 and 2 total		£140,934.31
Yr 3 onwards							
Grass Maintenance	Amenity mowing	£0.0233	£0.0258	15	4000	m2	£1,546.19
Maintain paths	sweep hard surfaces	£0.0017	£0.0019	52	500	m2	£48.31
	repair paths @2%	£35.0000	£38.7100	1	10	m2	£387.10
Litter collection	litter pick site	£0.0017	£0.0019	104	10000	m2	£1,932.40
Empty bins		£0.9100	£1.0065	104	4	no	£418.69
Empty dog bins		£1.9500	£2.1567	104	8	no	£1,794.37
Spray pesticides	spray hard surfaces inc wet	£0.0100	£0.0111	2	2000	m2	£44.24
	spray obstacles	£0.2500	£0.2765	2	16	no	£8.85
Maintain loose	rake loosefill	£0.1144	£0.1265	260	4000	m2	£131,587.46
Maintain sea	paint seats every 5yrs	£25.6700	£28.3910	0.2	6	no	£34.07
	replace/install seat every oth	£550.0000	£608.3000	0.5	1	no	£304.15
Play ground	weekly	£19.5700	£21.6444	52	1	no	£1,125.51
Play ground	service	£148.0000	£163.6880	4	1	no	£654.75
					yr 3 total		£138,105.83
	Ave cost per annum				£139,991.48		
	30 yr Commuted sum per Ha accounting for multiplier (21.8)				£3,051,814.25		

Allotments						
Operation	Description	Rate	Rate	Frequency	Amount pe unit	cost/ha
Yr 1-2						
Maintain grass	Amenity mowing	£0.0233	£0.0258	15	500 m2	£193.27
Maintain paths	sweep hard surfaces	£0.0017	£0.0019	52	500 m2	£48.31
Litter collection	litter pick site	£0.0017	£0.0019	104	10000 m2	£1,932.40
Spray pesticides	spray obstacles	£0.2500	£0.2765	2	6 no	£3.32
Turn on/off water		£3.0000	£3.3180	2	1 no	£6.64
					yr 1 and 2 total	£2,183.94
Yr 3 onwards						
Grass Maintenance	Amenity mowing	£0.0233	£0.0258	15	4000 m2	£1,546.19
Maintain paths	sweep hard surfaces	£0.0017	£0.0019	52	500 m2	£48.31
	repair paths @2%	£35.0000	£38.7100	1	10 m2	£387.10
Litter collection	litter pick site	£0.0017	£0.0019	104	10000 m2	£1,932.40
Spray pesticides	spray obstacles	£0.2500	£0.2765	2	16 no	£8.85
	Spray vacant plots	£0.0265	£0.0293	2	600 m2	£35.17
Turn on/off water		£3.0000	£3.3180	2	1 no	£6.64
					yr 3 total	£3,922.85
	Ave cost per annum				£2,763.58	
	30 yr Commuted sum per Ha accounting for multiplier (21.8)				£60,245.98	

Cemeteries and Burial Grounds							
Operation	Description	Rate	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2							
Maintain grass	box mow ing	£0.0648	£0.0717	30	7000	m2	£15,050.45
	cylinder mow ing	£0.0233	£0.0258	12	2000	m2	£618.48
Maintain form	summer	£0.2600	£0.2876	30	600	m2	£5,176.08
	w inter	£0.6600	£0.7300	4	600	m2	£1,751.90
	Replacement shrubs @10%	£20.0000	£22.1200	1	50	m2	£1,106.00
Maintain tree	Replacement trees	£75.0000	£82.9500	1	6	ea	£497.70
	Plant trees with u/ground anchor	£51.5000	£56.9590	1	6	ea	£341.75
Maintain path	sweep hard surfaces	£0.0017	£0.0019	52	400	m2	£38.65
Litter collection	litter pick site	£0.0017	£0.0019	156	10000	m2	£2,898.60
Empty bins		£0.9100	£1.0065	52	6	no	£314.02
Spray pesticides	spray hard surfaces	£0.0100	£0.0111	1	400	m2	£4.42
	spray obstacles	£0.2500	£0.2765	1	6	no	£1.66
					yr 1 and 2 total		£27,799.71
Yr 3 onwards							
Hedge maintenance	cut ornamental hedges	£0.3300	£0.3650	1	1382	m2	£504.40
Grass Maintenance	box mow ing	£0.0648	£0.0717	30	7000	m2	£15,050.45
	cylinder mow ing	£0.0233	£0.0258	12	2000	m2	£618.48
Maintain form	summer	£0.2600	£0.2876	30	600	m2	£5,176.08
	w inter	£0.6600	£0.7300	4	600	m2	£1,751.90
Maintain path	sweep hard surfaces	£0.0017	£0.0019	52	400	m2	£38.65
	repair paths @2%	£35.0000	£38.7100	2	8	m2	£619.36
Litter collection	litter pick site	£0.0017	£0.0019	156	10000	m2	£2,898.60
Empty bins		£0.9100	£1.0065	52	6	no	£314.02
Spray pesticides	spray hard surfaces	£0.0100	£0.0111	1	400	m2	£4.42
	spray obstacles	£0.2500	£0.2765	1	6	no	£1.66
Maintain seats	paint seats every 5yrs	£25.6700	£28.3910	0.2	6	no	£34.07
	replace/install seat every other yr	£550.0000	£608.3000	0.5	1	no	£304.15
					yr 3 total		£27,316.24
	Ave cost per annum				£27,638.56		
30 yr Commuted sum per Ha accounting for multiplier (21.8)					£602,520.50		

Open Space Provision Standards

Play Areas

Type	Minimum Size	Equipment/Facilities	Design Considerations	Distance from dwellings	Boundary Treatment	Management
LAP	100 sqm	A designed space for natural play, incorporating changes in level, natural features such as boulders, logs or small dips, and planting using different textures, scents and colours. To create a space that will stimulate senses and enable young children to claim the space as their own. Provision of seating.	<ul style="list-style-type: none"> • Appropriate to community needs • Unique to the development • Taking into account natural features • Integrated within the open space 	5m for boundary	Incorporated within open space, planting may be used to indicate boundaries. Perimeter fencing is not appropriate. The open space itself may be fenced from roads if appropriate.	Arrangements for graffiti removal, litter picking, dog waste clearance, dog waste and general waste collection.
LEAP	400 sqm	At least 5 types of play equipment, providing a range of activities (running, balancing, sliding, climbing, swinging, crawling and jumping, socialising, playing ball games), avoiding duplication of nearby play facilities. Planting to provide a range of textures, scents and colours. Seating in sun and shade. Litter bins.	<ul style="list-style-type: none"> • Accessible to children with disabilities • Good natural surveillance • Safer surfacing • Generous use of planting 	20m from nearest property	Recognisable by either fencing or landscaping. Perimeter fencing is generally not necessary although the site may be fenced from adjoining roads and other hazards.	In addition to LAP and LEAP requirements – Post installation RoSPA inspection. Inspection regime incorporated in management and maintenance plan. Weekly visual inspections. 3 monthly inspections to a recognised standard.
NEAP	1000 sqm	In addition to LEAP requirements - minimum activity zone of 1,000m ² , with play equipment and structures. Hard surfaced area of 465sqm for five a side football and other games. Separation of more adventurous play.		30m from boundary		

All play equipment must conform to EN1176 and En1177. A buffer zone not less than 20m in depth should be present between the LEAP and the nearest dwelling's habitable rooms, with a minimum of 10m to the nearest residential boundary. This zone should ideally include some planting to allow children to experience natural scents, colours and textures. Please note that the buffer zone can be dual-use, eg provision of Amenity Greenspace as part of this buffer zone. Play areas and their buffer zones should be located in residential areas or else close to well-used footpaths, so that child safety is increased through passive observation. The activity zone should be enclosed by a fence of at least 1m in height, with two outward-opening, self-closing pedestrian gates on opposite sides of the site (to deter bullying and entry by dogs), with barriers to limit the speed of children leaving the activity zone. It should also include a double vehicle access gate for maintenance purposes. Seating should be provided in appropriate locations and quantities for accompanying adults to sit. This presence increases the safety of the children that use the site. Several bins should also be provided to collect any litter that may arise. A notice, indicating the name of the site, usage age of the facility, that dogs are excluded from the site and provide the contact details of the site operator to report any incidents/damage to the site.

MANAGEMENT AND MAINTENANCE OF ON-SITE OPEN SPACE

Open Space

On-site infrastructure may comprise open space, play areas, green infrastructure, allotments etc. The laying out and maintenance and management of the infrastructure is the responsibility of the developer, who will be required to demonstrate that satisfactory provision for indefinite future maintenance has been made.

Where the Council or local parish council has expressed an interest in managing the open space and other facilities, the Council will explore this option with the applicant and parish council, to ensure that satisfactory long term maintenance is met and provided for, including a commuted sum for the long term maintenance. In the case of open space, this should cover a 30 year period unless otherwise specified. In these instances, the S106 agreement will allow for the parish council to be offered the option of taking ownership of the land or facility and to have a set period in which to consider, usually 3 months. If the parish council accepts the transfer, there must be opportunity for the parish council to inspect the ongoing works. Once open space is completed, the parish council will be expected to check the completed works, involving relevant expertise, before accepting the transfer. If necessary, the developer should fund the procurement of the relevant expertise. The land or facility should be transferred upon completion, together with the commuted sum. The Council will consider the merits of each case as to whether a direct transfer and payment to the parish council can be made or whether the commuted sum for maintenance should be paid to the District Council initially. If the transfer / payment is direct to the parish, the developer shall provide evidence of the transfer and payment to the Council within 1 week of the transactions.

If the land is to be transferred to a third party management body, the applicant will need to demonstrate how the open space will be managed and funded, usually through the creation of a management company including the allocation of funds to the management company to cover a sufficient maintenance and management period. The developer may need to consider service charges for new residents. The principal objective of the Management Company shall be providing for the maintenance of the Public Open Space and other services as deemed appropriate by the developer or owner. The Management Company shall also be limited by shares or by guarantee and membership shall be restricted, for instance to the Owner, the Developer, the transferees or lessees of General Market Housing Units and Shared Ownership Units, the Registered Provider and Parish Council if appropriate. The District Council and Parish Council shall be advised of the contact details of the management company and these details also displayed at the site. Any change in ownership / contact details shall be notified to the District Council and the on-site sign / parish council updated. If transferred to a Management Company the responsibility for maintenance and

monitoring of the open space will not rest with the District Council. Any issues arising with maintenance of the open space will be addressed in the first instance to the owner of the site, and only if the site become derelict will the District Council consider formal enforcement action.

Equipped Play Areas

Post installation equipped play areas will be subject to a post installation RoSPA inspection, which must be supplied to the Council. An inspection regime must be incorporated in the management and maintenance plan.

A detailed maintenance schedule and management plan for at least 15 years maintenance will be submitted with detailed / reserved matter applications to be approved by condition. The maintenance and management must address safety inspections including weekly visual inspections and 3 monthly detailed inspections with an annual RoSPA report. The management shall include arrangements for litter picking, dog waste clearance, dog waste and general waste collection and repair of any defects to the play equipment found during inspections. Closure of the play area for any length of time due to defects of equipment will not be appropriate.

Pitches

Where new pitches are to be provided on site, the Council will require a detailed specification, including drainage works and where appropriate services, to be submitted at full or reserved matters stages. A programme of works and funding for an agronomist who will check the specification, inspect site works and inspect and agree practical completion will be secured by S106 agreement. The developer will also be required to remedy defects arising within the first year of use.

Adoption Requirements

GUIDANCE NOTE - ADOPTION OF OPEN SPACE

To consider adoption, the Council will require full details of the development and the areas that the developer proposes for adoption. This should be agreed with the relevant officers at the District Council prior to commencement of development. The

stages for adoption are as follows:-

1. The developer shall provide a scale plan (1:1250) detailing all the areas and features they propose for adoption. The plan should identify The typologies of open space separately and quantify in square metres the different areas.
2. A commuted sum figure will be calculated on the basis of the areas proposed for adoption.
3. The developer will be informed of the commuted sum (including the cost of the Council's legal fees)
4. Should both the developer and the Council wish to proceed with adoption then written confirmation of acceptance of the commuted sum will be required from the developer, along with six copies of the site plan clearly identifying in a red outline the areas for adoption. The developer will also provide details of their solicitors or representatives that will deal with the transfer of the land so that this can be passed to the Council's legal services.
5. Any areas must be laid out fully in accordance with planning approvals unless changes are agreed with Council officers.
6. The developers shall provide a Certificate of Inspection from Royal Society for the Prevention of Accidents (RoSPA) or other approved professional body irrespective of whether the play area is proposed for adoption by the Council. All play areas must comply with latest European Standards and any work identified within the inspection must be undertaken by the developer before adoption can take place. If the play area is to be adopted by the Council the developer is to provide a specification manual containing the product information and part list as outlined on the attached list below.
7. The developer will normally be required to maintain the site for 12 months following completion of the areas inspected in 5 above.

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8. The areas proposed for adoption will be subject to a joint site inspection prior to adoption to determine if the site is of an adoptable standard. If the site is found not to be of adoptable standard all necessary works will be completed by the developer at the next available planting season. A second joint inspection will be undertaken to ensure the site has been brought up to adoptable standard.

Adoption of Open Space by Management Company

The following information should be provided to the Council as a minimum when transferring open space to a Management Company.

- Desktop review of the site including context, designations and history;
- Site specific information including ecology, arboriculture and public rights of way;
- Aims and objective for the management of the Site;
- Management organisation who will be responsible for the open space post practical completion;
- Funding of long term maintenance of the Site; and
- Procedure of review and monitoring of the open space and the Landscape Management Plan.

Play Area Specifications

The following information will be required for adoption of play areas

Product Information (required as part of (BSEN) British Standard European Norm)

- Free space
- Surfacing requirements
- Dimension of largest part
- Mass of heaviest part (in kg.)
- Intended age range
- Availability of spare parts and part numbers
- Standard compliance

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- If the equipment is intended for supervised use only. HDC will not accept equipment that is intended for supervised use only.
 - Delivery parts list
 - Full installation instructions
 - Post-installation instructions
 - Run-in period instructions
 - Inspection and maintenance instruction (plus any specialised tools required for Maintenance)
 - Servicing Instructions
 - Details of any special disposal requirements
 - Spare part numbers

Design principles of open spaces

In order to provide good open spaces, careful consideration should be given to the design and location within the district. The following information is provided as a guide in initiating the first stages of design of open space. Pre-application discussions are encouraged with the Council's Planning Team to consider the distribution and type of open space for a new residential development.

Play Areas - General Information

This guidance note has been provided in response to requests from potential play area providers to set out the specification and requirements of the Council in terms of play areas at new development.

To be able to set out a plan to develop and maintain excellent play spaces we need to understand the overview of the current position including the different types of play space and the guidelines that set out the best practice.

Appendix 1 has examples of what the Council considers to be good practice from around the UK and Europe. The principle of what can be achieved can be used to influence the design of the play areas, rather than trying to mimic what is shown as an example.

Excellent play provision has to meet the needs of the local community and play providers are encouraged to engage with the existing community to determine what might be required.

New residential developments

The selection of sites for children's play environments should be an integral part of the design process for all new housing developments. The pattern and landscape of streets, paths, open spaces, the gradient of footpaths, the size of steps, the height of handrails and other factors must all be considered from a child's perspective.

All play areas should be designed to be durable without compromising play value. The choice of materials should be made to compliment the setting and allow a long life for the play area. Remember that play value does not always have to come from play equipment but can be from landscaping and natural structures.

The Council currently prefers metal framed play equipment for its own play areas as it has a longer life expectancy. However, the potential providers should make their own decision regarding this taking into consideration the context of the play area and how it will complement its surroundings.

Design for Play

The providers of play areas should use the Design for Play principles which focus on creating successful play spaces in their own right, specially designed for their location, in such a way as to provide as much play value as possible. They are aspirational, concerned less with aspects such as buffer zones, post installation and safer surfacing and more with the types of play a good play space can promote. Design for Play is accompanied by an implementation guide, Managing Risk in Play Provision which promotes a risk-benefit approach to the design and management of play spaces. Providers are encouraged to use these principles when considering play provision.

The Design for Play principles promote play spaces that are:

- designed to enhance their setting - inspired by the background, whether that is a park, open space or urban landscape
- located in the best possible place - where children naturally play, away from dangerous roads, noise and pollution, but near through routes and well-used public footpaths
- Close to nature - many studies have shown that children benefit from access to natural environments. In densely populated urban areas, the use of grassy mounds, planting, logs and boulders can help to make a more attractive and playable setting for equipment.

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- designed so that children can play in different ways, incorporating different ages, abilities and interests
 - designed so that disabled and non-disabled children play together
 - loved by the community
 - spaces where children of all ages play together
 - spaces where children can stretch and challenge themselves in every way
 - maintained for play value and environmental sustainability
 - able to evolve as children grow

Inclusive Play

Plan Inclusive Play Areas (PiPA) have produced a checklist to assess the inclusion of the design of play areas. The checklist can be accessed via the website (www.inclusiveplay.com) which includes examples of products that improve inclusive play areas. The following may be applied to design of publicly accessible play areas:

- Ease of use: level access between play spaces, low level facilities that encourage independent use
- Freedom of choice: choose equipment and activities that can be used by different children in different ways, e.g. multi-user swings, boats and cradles, sandpits
- Diversity and difference: hiding places, manipulation of scale, pattern and texture, use of sand and water
- Legibility and predictability: use of planting and hard and soft landscaping to enable children to navigate around the different parts of a play space without necessarily having to read signs (e.g. scents, sight lines, heights, tactile surfaces)
- Quality: aesthetically pleasing as well as functional play features
- Safety: appropriate risk management processes
- Inclusive process: consultation with and involvement of all children and facilities in the design and management of play settings (e.g. in relation to gradients, path widths, places to hide, boardwalks, planting, story-telling chairs, stepping stones, textures)

Guidance recommends that equipped or designated play spaces are grouped under the following descriptions:

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- A **Local Area for Play (LAP)** is a small area of open space, specifically designated and primarily laid out for very young children to play close to where they live (i.e. within 1-3 minute walking time).
 - A **Locally Equipped Area for Play (LEAP)** is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live, usually within 5 minutes walking time.
 - A **Neighbourhood Equipped Area for Play (NEAP)** is an area of open space specifically designated, laid out and equipped mainly for older children but with play opportunities for younger children as well. It is designed for children and young people who are used to travelling longer distances independently to get to safely on their own.

It is recommended that the play provider considers the following with regard to provision of play areas. That they:

- are 'bespoke'
- are well located
- make use of natural elements
- provide a wide range of play experiences
- are accessible to both disabled and non-disabled children
- meet community needs
- allow different children of different ages to play together
- build in opportunities to experience risk and challenge
- are suitable and appropriately maintained
- allow for change and evolution

Play space should follow these principles of design:

- designed to enhance its setting - inspired by the background, whether that's a park, open space or urban landscape

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- located in the best possible place - where children naturally play, away from dangerous roads, noise and pollution, but near through routes and well-used public footpaths
 - Close to nature - many studies have shown that children benefit from access to natural environments. In densely populated urban areas, the use of grassy mounds, planting, logs and boulders can help to make a more attractive and playable setting for equipment.
 - designed so that children can play in different ways, incorporating different ages, abilities and interests
 - designed so that disabled and non-disabled children play together
 - loved by the community
 - a space where children of all ages have the opportunity to play together where there is space to do so
 - a space where children can stretch and challenge themselves in every way
 - maintained for play value and environmental sustainability
 - a space that evolves as children grow

General design principles

Play areas should be sufficiently challenging to keep children's and young person's interest over a number of years. The principles of play as you learn, play as you get fit and non-descriptive play equipment to make the site sufficiently challenging should be incorporated into the designs.

Good practice for provision of play areas should aim to achieve the following:

- appropriate to the needs of the local community
- accessible for every child within the appropriate walking time for LAP, LEAP and NEAP
- accessible without having to cross main roads, railways or waterways
- sited in open, welcoming locations
- separated from areas of major vehicle movements and accessible directly from pedestrian routes
- sited on land of natural topography or on land capable of being landscaped for the type of play experiences intended
- designed in accordance with the requirements of the Disability Discrimination Act, 1995

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- designed so that any high climbing structures are as far as possible from nearby dwellings and any potential visual intrusion is minimised
 - integrated, as far as possible, with other open spaces and areas of amenity planting, to provide separation from nearby dwellings
 - visible from nearby dwellings or well used pedestrian routes
 - accessible by footpaths with a firm surface
 - surfaced in a manner fitting to the intensity of use
 - provided with seating for accompanying adults, carers and siblings
 - Designed to provide a stimulating and challenging play experience that may include equipment and other features providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, play with natural materials such as sand and water, ball games, wheeled areas or other activities
 - All equipped play areas should be subject to an independent post-installation inspection; details of certificated inspectors can be obtained from the Register of Play area Inspectors International (RPiI) Continued
 - provided with impact absorbing surfacing beneath and around all such equipment as appropriate
 - designed with appropriate physical features on the perimeter to enable recognition as a play area

Fencing

A boundary is useful for play spaces for many reasons, but a play area does not need to be fenced. The key issue in using fencing is to determine whether children need to be protected from danger. An unfenced area may prove more of a danger to small children than to older ones. An area adjacent to a busy road or a car park is likely to prove dangerous for all children. An area within a larger park is unlikely to need fencing. Despite the perception that fencing will protect children from animals, in particular from dogs, there is little evidence to show that this is the case. Clear boundaries are important as many children, particularly those with certain disabilities, need to know where the boundaries of a space are. However, boundaries may be denoted using planting, surfacing or mounds rather than fencing. Each location should be risk assessed for the provision of fencing and what additional value fencing will add to a play space should be considered.

Surfacing

Different textures and the ability to move things around as children play (such as logs, sand and water) adds to the play experience, although the risk of harm on unsupervised play areas must also be taken into account. Sand and bark surfacing may have additional play value, but need to be checked for sharp objects or animal faeces frequently and need regular topping-up to maintain the correct impact absorbency.

Rubber matting-type surfacing is economical. To work well it should have a good swath of grass growing through it, so it must be maintained so that the grass grows fully. This is not always easy in high wear areas so the impact absorbency of the surfacing is reduced.

Wetpour (rubber bonded crumb) is expensive to install and expensive to repair; it can include graphics that increase play value and is relatively long lasting. However, its tendency to shrink around the edges and the difficulty of creating seamless joins increases the cost of maintaining it.

Maintenance

A high standard of maintenance is essential across all play provision. This includes litter collection, making safe unexpected hazards as well as repair and replacement of play equipment. If play areas have equipment that is not working or appear poorly maintained, they soon become vulnerable to further damage. Play areas will need to be inspected a minimum of once a week by a qualified inspector, but high use play areas may need to be inspected more frequently. These inspections should concentrate on wear and tear, damage, minor maintenance and cleanliness. An independent annual inspection will be carried out across all sites in accordance with BS and EN guidelines.

Signage

Signage should be fitted at all play sites. These include contact details for reporting issues so visitors can report damage of the play areas directly to the correct provider. They should all be welcoming and in keeping with the Green Flag guidance for high quality parks

Seats and Bins

Seats and bins should be durable, easily maintained and emptied. Bins should not be accessible to vermin (i.e covered or with lids).

The benches, seats and bins should be consistent across the development

Stakeholder and community engagement

The views of parents and children are valuable to delivering a successful facility for the community. If possible the contractor should engage with a local school to determine what children would like to see in their play area.

Appendix 1

Examples of good practice



Principle: Natural play materials, socialising and landscaping. Boundaries are defined by planting



Principle: Integration of play and challenges with existing landscape features



Principle: Integration of play and challenges with existing landscape features



Principle: Themed play to provide impact and to compliment surroundings. A number of different play experiences in one area. Tree planting and landscaping to enhance the play experience



Principle: Use planting and landscaping that compliments the play equipment and theme that is being provided



Principle: equipment that has no 'right way' to use it. Be challenged and be challenging



Principle: Use inclusive equipment



Principle: Use the view and setting to enhance the play experience.



Principle: materials that complement the surroundings



Principle: use play that promotes fitness, strength and balance





Areas for both off road and practice cycling are a priority in the District.



Physical Benefits: Playgrounds and exercise go hand in hand. Outdoor physical activity stimulates heart-healthy cardiovascular fitness while also offering opportunities to increase muscle strength, agility, balance, motor skills and even the ability to strategize. For example, playground equipment like monkey bars or climbing walls enhances upper body strength while targeting skills such as grip strength, hand-eye coordination and visual perception. Increased outdoor physical activity at school can also help reduce the childhood obesity epidemic and create healthy habits for exercise that will continue at home.

Other Open Space Areas

- Open Space is to be provided for developments involving over 10 dwellings usually in accordance with the minimum sizes for each typology or size of development. The requirement for provision will usually be on site, however it is acknowledged that some provision may be required off site due to site constraints. If off site provision is required either through new provision or an off site contribution, this will be within the accessibility threshold for that typology of open space.
- Where the development is under 10 dwellings any incidental open space will be preferred in the front of the dwellings to provide a contribution to the street scene in as secondary highway and be of sufficient width to accommodate street trees and landscaping.
- Natural and semi natural greenspace is preferred in large areas rather than several small spaces to meet the minimum provision standard. This typology can be used for buffering and connecting up existing open space.
- Low maintenance landscaping, with trees and shrubs, not just grass is preferred. Seating should be provided where appropriate.
- It is preferable to have a usable area, not just a grassed open area, but, wildlife garden/meadow, seating, and space for biodiversity to be enhanced
- Where there are balancing ponds, the wildlife should be enhanced.
- Multifunctional open space that provides for people and wildlife are encouraged with the incorporation of SUDS into the design to provide additional habitat for wildlife.

Outdoor Sports Space Synthetic grass pitches

- The size of the pitch to be based on the National Governing Bodies/ Sport England standard sizes including runoff areas
- The number of pitches is based on demand identified in relevant reports – ie. Playing Pitch strategy
- Car parking to be provided at a rate of 20 spaces per pitch which includes 2 disabled spaces plus coach parking if requested for a multi pitch site.
- Suitable changing facilities required

Grass pitches

- Type of sports pitches provided will be determined by demand at the time for a particular sport.
- Details of pitch drainage and construction to be provided and approved by a suitably qualified agronomist or other expert.
- Changing facilities to be provided with the number depending on number of pitches provided on the site.
- Car parking to be provided at a rate of 20 spaces per pitch which includes 2 disabled spaces plus coach parking for multi pitch sites

Tennis courts/bowls greens

- The number of courts to be provided will depend on demand within the area and should be in accordance with the Playing Pitch Strategy
- Courts to have a building for changing and club use

Allotments

- Minimum site size would usually be for 10 full sized plots (250m² each)
- Provide for varying plot sizes to suit all people and requirements
- Vehicle access from the adopted highway to the site to enable heavy items to be transported to the site
- Paths between plots to be at least 1 metre wide and hard surfaced; a vehicle access route adjoining all plots to be 3 metres wide. Vehicles must be able to enter in forward gear from the site either with a turn around area provided at the end, or a one way system around the site
- Parking areas should be provided, however travel to the site should be preferably by sustainable means (i.e. walking, cycling)
- Cycle parking area on the site
- Security fencing and gates to prevent access from non-allotment holders.
- A preference for the future management of the site to be devolved to a Parish Council, residents association or allotments association