



GEDLING
BOROUGH COUNCIL

Leisure Services Dept.
Resources Section.

Planning & Environment Dept.
Development Control & Local Plans

New Housing Development

Supplementary Planning Guidance
for
Open Space Provision.



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1.0 INTRODUCTION

- 1.1 Sport and recreation are now viewed as essential components of life and in order to satisfy the desire of the public to engage in outdoor leisure pursuits it is important that people have access to open space close to where they live. Pleasant, well laid out spaces for public enjoyment should therefore be provided in residential areas to meet both active and passive recreational needs. Participation in leisure activities has risen considerably throughout the 1980s and 1990s and this, coupled with the emphasis being increasingly placed on the need for a healthier lifestyle, is creating a demand for new leisure facilities and for the improvement and upgrading of existing ones.
- 1.2 Depending on their size, new housing sites may require public open spaces for sport and recreation within the development and/or may place additional stress on existing outdoor leisure facilities. It is thus appropriate that proposals for new housing development make adequate provision for open space either on-site or off-site by making financial payment towards provision elsewhere or by a combination of these two methods.
- 1.3 This document has been prepared as Supplementary Planning Guidance to the Local Plan in order to explain the method by which the Council will provide new open space provision in or near to new development. It will help prospective developers to establish their responsibilities and incorporate the open space requirements into their development proposals. It will provide guidance that will be used in negotiations with developers on planning applications and Section 106 Agreements.

2.0 PLANNING POLICY GUIDANCE NOTE 17 – SPORT AND RECREATION

- 2.1 Government guidance now recognises open space as a legitimate land use in its own right. The Department of Transport, Local Government and the Regions and supplement planning legislation, publishes planning Policy Guidance Notes (PPG).

PPG17, Planning Policy Guidance, Sport and Recreation, which was published in September 1991, emphasises the value of recreational land and states that the Government attaches great importance to the retention of recreational and amenity open space in urban areas.

Local Plans are identified in PPG17 as the appropriate context in which to:

- assess local needs for recreational facilities;
- identify deficiencies in the provision of public open space;
- encourage the development of suitable sites and types of site for additional sport and recreation and open space provision; and
- ensure that provision is properly co-ordinated with other forms of development and other land use policies.

3.0 THE GEDLING BOROUGH LOCAL PLAN

- 3.1 The Adopted Local Plan (1990) policy R.2 states that the Council may require developers to provide new public open space in new development after considering the amount of housing and extent of open space nearby. The Local Plan is currently under review and the Replacement Plan Deposit Draft has been consulted upon. The Second Deposit Plan includes the appropriate amendments considered necessary following the receipt of representations during the consultation process. The policy relating to the provision of open space within new developments, R3, states;

R3 Residential development on sites over 0.4Ha should provide a minimum standard of 10%* local open space to serve that development. The Borough Council will secure that provision through planning conditions or through the negotiation of a Section 106 agreement. A commuted sum for maintenance will be sought where open space is primarily for the benefit of the development itself and the developers wish the Borough Council to adopt that space. Provision shall be made in one or more of the following ways, subject to the approval of the Borough Council:

- a. provision within the development;**
- b. a financial contribution to the Local Authority to provide facilities on or off site**
- c. a financial contribution to the Local Authority to enhance facilities nearby.**

***Based on the gross area of the site.**

In accordance with the 1990 Local Plan policy R2, it is considered necessary to ensure a proper contribution is made to open space with new developments either by new provision or in the form of commuted sums to be used to provide facilities on or off the site. It is considered that a minimum standard of 10% open space provision will ensure new development is adequately provided for as well as helping maintain the overall NPFA standard. Normally the Borough Council will seek provision within the development itself, in order to ensure the provision of local facilities. In some circumstances it may be considered appropriate for the developer to provide an area of open space and a financial contribution to the Borough Council in order for them to provide facilities on site. However where a new development is to be located in close proximity (within 400m) of existing public open space, it may be more appropriate for new/enhanced facilities to be provided for by means of financial contributions. Details of the financial contributions are contained in the Supplementary Planning Guidance. The design and location of new open space must be considered in relation to the proposed and existing development. Its function and layout should be integrated with the rest of the development.

- 3.2 The plan policies have been based on the National Playing Fields Association (NPFA) 'Six Acre Standard'. The Calculations for provision are described at section 7.0 and are given using categories based on number of dwellings. Using a density guide of approximately 30 dwellings per hectare, the requirements equate to approximately 10% of the gross site area. This has been used as the minimum on the basis that densities may increase and that a requirement for playing field provision is not included (see para. 7.2).
- 3.3 The general requirement for 10% of the gross site area is a minimum provision but the Local Plan is not able to stipulate detailed matters such as the location and design of the open space or financial matters. This Guidance provides advice on the type and form of open space required and will ensure consistency in the Councils requirements. Calculations are also incorporated for the cost of maintenance of open space and for financial contributions to provide off-site facilities should this be appropriate. This Guidance complements the Local Plan policy and will be a material consideration in the determination of planning applications for new housing development.
- 3.4 Formal sports field provision may be required for developments of less than 400 dwellings where a specific need has been established or where the new housing results in an under-provision of playing fields in the area. For development over 400 dwellings, the exact formal sport field requirements will need to be assessed on an individual basis and may be stipulated in a development brief.

4.0 PLAY AREAS (LAP, LEAP, NEAP) AND INFORMAL SPORTS FACILITIES (ISF).

4.1 This section defines casual play, including informal sports facilities and play areas. The definition of play areas can be split into 3 main categories, these are; Local Area for Play (LAP), Local Equipped Area for Play (LEAP) and Neighbourhood Equipped Area for Play (NEAP). The National Playing Fields Association (NPFA) has defined these 3 categories. The categories offer guidance for the development of play facilities. The categories have been adopted by the Authority as a guide only. The Authority recognises that particular developments may require a particular type of play area and in these instances the Authority will produce a brief. This section also gives guidance on the provision of informal sports facilities. A combination of LAP, LEAPS, NEAPS and Informal Sports Facilities may be required on or off site dependent on space available, local demand and budget provision. The Authority will advise developers of site requirements in the instances.

4.2 Local Area for Play (LAP)

4.2.1 LAPs are small landscaped areas of open space specifically designated for young children (under 6 years old) and their parents or carers for play activities and socialisation close to where they live. A LAP should be a safe, attractive and stimulating environment which will give young children the opportunity to play and interact with their peers away from their own back garden, thus encouraging the development of a range of social and educational skills.

4.2.2 Under normal circumstances LAPs should be provided on developments of 10 or more houses and on larger developments more than 1 LAP may be required or LAPs may be combined with equipped play areas.

4.2.3 The site should ideally be within 5 minutes safe walking time of the homes it is designated to serve. The walking time is based on a standard set by the NPFA (see appendix 1, Walking Timetable). The sites should be located close enough to neighbouring dwellings to allow a degree of implied supervision and any planting or fencing surrounding them should be kept low enough to provide adequate views in and out of the area.

4.2.4 Further details concerning the location, size and layout of a LAP are given in Appendix 2.

4.3 Local Equipped Area for Play (LEAP)

4.3.1 A LEAP is an unsupervised play area mainly for children of early school age (4-12 years) but with consideration for other ages. Unlike a LAP a LEAP is equipped with formal play equipment and it should provide a focal point for children when they are responsible enough to move away from the immediate control of parents. The area should have a range of play equipment which will stimulate physical, creative, intellectual, social and solitary play and wherever possible there should be provision for children with special needs.

4.3.2 Under normal circumstances it will not be appropriate to site a LEAP on a development of less than 30 houses, although where there is an identified lack of play areas in the vicinity, smaller developments may be required to include such provision in order to ensure that the situation is not exacerbated. Each LEAP will normally serve between 30 and 100 dwellings and new residential developments of over 100 houses may need to include more than 1 LEAP.

4.3.3 LEAP's should ideally be located within 10 minutes safe walking time of the homes they are designed to serve (see Appendix 1). If possible they should be sited to allow

informal supervision, for example by being overlooked by nearby houses or from well used pedestrian routes.

4.3.4 Further details concerning the location, size and layout of a LEAP are given in Appendix 3.

4.4 Neighbourhood Equipped Area for Play (NEAP)

4.4.1 A NEAP will serve a substantial residential development and as such should cater for a wide range of children including those with special needs. Play equipment should be aimed primarily at those aged between 4 and 14 and should aim to stimulate physical, creative, intellectual, social and solitary play. Teenage provision should be in the form of kickabout/basketball areas, opportunities for wheeled play (skateboarding, roller-skating, etc.) and meeting areas.

4.4.3 A NEAP should be sited within 15 minutes safe walking time of the homes it is designed to serve (see Appendix 1) and as a neighbourhood area covering a whole estate should normally be located in a central position.

4.4.4 Further details concerning the location, size and layout of a NEAP are given in Appendix 4.

4.5 Informal Sports Facilities (ISF).

4.5.1 The definition of informal in this instance is where the facility offers opportunity for casual sport participation by local people. The Authority will make no charge for the use of the facility. It is anticipated that these areas are no greater than 500m².

4.5.2 The facilities may be grassed or artificially surfaced areas with appropriate screening or boundary definition. Included within the area maybe pitches or courts dependent on local area needs.

4.5.3 Where these areas are to be located on site they should be on level, open ground with consideration being given to any nearby overhead power cables, railway lines or main roads. In addition the relation of the site to neighbouring residential areas should be taken into account in order to minimise any potential nuisance. This may include the boundary of the area being defined by fencing. If the area is to be located away from the development this should be no greater than 15 minutes in walking distance. It is anticipated that these facilities may be provided for developments of over 50 dwellings.

4.5.4 Further details concerning the location, size and layout of an Informal Sports Facility are given in Appendix 4.

5.0 FORMAL SPORTS FACILITIES (FSF).

5.1 The definition of formal in this instance is where organised teams / clubs may participate and a charge may be made for the use of the facility by the Authority. These facilities will also be available to casual users at no charge. The facilities may be grassed or artificially surfaced areas providing, opportunities for organised sport together with ancillary facilities such as changing rooms, floodlighting and parking. Included within the area maybe pitches, courts, greens, athletic tracks and miscellaneous sports areas such as bowls greens and training areas dependent on local area needs.

5.2 Where these areas are to be located on site they should be on level, open ground with consideration being given to any nearby overhead power cables, railway lines or main

roads. In addition the relation of the site to neighbouring residential areas should be taken into account in order to minimise any potential nuisance. If these are to be located away from the development this should be no greater than 15 minutes in walking distance. It is anticipated that these facilities will only be provided for development of over 400 dwellings and a development brief will be provided. It is anticipated that these facilities will be greater than 7000m².

5.3 Further details concerning the location, area and layout of formal sports facilities are given in Appendix 6.

6.0 AMENITY OPEN SPACE (AOS).

6.1 Amenity open space may take the form of formal or informal parks and gardens or other landscaped or wildlife areas which will provide areas for passive recreation for all ages, as well as creating attractive green areas within residential estates. Amenity open spaces are intended to be attractive spaces for people to enjoy being in or looking at.

6.2 Provision will be dependent on a number of factors including the need to retain existing landscape features, routes or areas of conservation interest and can often be made in association with other types of open space. Where amenity open space is located on site it should form part of the overall landscape framework of the development rather than representing the space left over after the roads, housing and play space have been planned.

6.3 It is anticipated that a minimum of 60% of the 10% allocation of open space provision will be allocated to amenity open space.

7.0 HOW MUCH OPEN SPACE SHOULD BE PROVIDED?

7.1 In all developments greater than 0.4 hectares the Local plan requirement is a minimum 10% of the gross development area for open space provision.

7.2 The requirements for the open space provision is as follows: -

Dwellings	Open Space Allocation	Features Requirement	Open Space Ratio	Comments
1-9	See comments	See comments	See comments	<ul style="list-style-type: none"> Where a site is over 0.4 ha policy R3 of the Local Plan applies and open space allocation is required, therefore the apportionment of allocation is based on the calculations for 10-19 dwellings detailed below.
10-19	<ul style="list-style-type: none"> Min 10% gross area or Min 20m² per dwellings (which ever is greater). 	Lap or Leap	40 %	<ul style="list-style-type: none"> Of the 10% allocation or similar, 40% is for Play and 60% is for landscape. Where insufficient space is allocated on site, a commuted sum will be required for provision off site.
		Amenity Open Space	60%	
20-399	<ul style="list-style-type: none"> Min 10% gross area or Min 20m² per dwelling (which ever is greater). 	Lap, Leap, Neap, Informal Sports Facility	40%	<ul style="list-style-type: none"> Dependent on allocation size, a combination of features may be installed ie. Lap & Informal Sports Area. Of the 10% allocation or similar, 40% is for Play and 60% is for landscape. An Informal Sports Area would only be usually be installed on sites of 50 dwellings or more. Where insufficient space is allocated or the feature is found to be in appropriate for the development on site, a commuted sum will be required for provision off site.
		Amenity Open Space	60%	

- 7.3 Formal sports field provision may be required for developments of less than 400 dwellings where a specific need has been established or where the new housing results in an under-provision of playing fields in the area. For development over 400 dwellings, the exact formal sport field requirements will need to be assessed on an individual basis and may be stipulated in a development brief.
- 7.4 The required standards of open space should be based upon the number of dwellings a site might provide when the density policies in the Replacement Local Plan are applied; i.e. a minimum density of 30 per ha unless the site is within 400m of certain facilities where the minimum density would rise to 40 per ha. Should a developer wish to increase densities above these minimum levels, the number of dwellings actually proposed above the required levels will not result in increased requirements for open space. In such instances the Borough Council may expect better provision of equipment on the required area.
- 7.5 Equipped play areas will not normally be required on developments of less than 19 houses, although where the new development will exacerbate an existing lack of provision then a LEAP may be specified. On developments of less than 19 houses where LAPS do not make up the full playing space requirement then a financial contribution towards off site provision will be required, given that an appropriate site exists.
- 7.6 An example of the calculation of open space required for a 300 dwelling housing development is as follows:-
Apply standard i.e.:

Play Area / Informal Sports Facilities (Min 8m ² /dwelling)	=	8 x 300	=	2,400m ²
Amenity Open Space (Min12m ² /dwelling)	=	12 x 300	=	3,600m ²
TOTAL MINIMUM AREA REQUIRED ON DEVELOPMENT	=			6,000m²

8.0 WHERE IS THE OPEN SPACE TO BE PROVIDED?

- 8.1 All new residential development creates a potential need for open space facilities. To ensure that the construction of new houses does not put additional pressure on existing facilities developers of new housing will be expected to make adequate provision for formal and casual recreation either on or in close proximity to the site or in the form of commuted payments towards providing new open space, or improving existing facilities, within the area.
- 8.2 It may be possible to combine types of open space without adversely affecting the functions of the spaces involved. 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 possible to accommodate amenity open space within the buffer zones of LAPs and LEAPs. Similarly amenity open space and LAPs could be accommodated within the buffer zones of NEAPs.
- 8.3 The Borough Council will normally expect open space to be provided within the development proposed as explained in section 7.0. Only exceptionally will the Borough Council accept financial contributions to provide the necessary open space off-site.
- 8.4 If it is not possible to provide some or all of the open space on the residential site then developers will be asked to provide a sum of money towards the provision of new or upgrading of existing, open space off-site by way of a commuted payment. Such payments will be appropriate provided they can be targeted to sites within suitable

walking and driving distances of the proposed residential development. Walking distances in this context are as defined by the NPFA in Appendix 1. In the case of sports field/youth and adult provision it is accepted that people will travel further to such a facility and a suitable distance is defined as being within the same catchment area as the proposed development. The Borough Council having regard to the factors listed above will determine the most appropriate location for off-site provision.

9.0 HOW ARE THE COMMUTED SUMS FOR THE PROVISION OF OPEN SPACE CALCULATED?

9.1 The financial contribution will be based on a calculated standard cost for making the necessary on-site provision of the full 3.0ha required for 400 dwellings/ 1000 people. Elements, which make up the contributions per dwelling, are:

- provision of local areas for play;
- provision of equipped play areas, including activity and buffer zones;
- provision of surfaced areas for informal ball games and wheeled play;
- seating, including a teenage meeting area;
- provision of levelled and drained grass pitches;
- provision of artificially surfaced areas for formal sport;
- ancillary services for sports pitches such as changing rooms and parking provision;
- Landscaped areas of amenity open space.

9.2 The cost per dwelling and per square metre at year 2001 / 02 prices will be:

Open Space Item	Per Dwelling	Per m2	m2 Per Dwelling
Play Areas / Informal Sports Facilities	£ 600.00	£ 75.00	8
Amenity Open Space	£ 200.00	£ 16.66	12
Total Cost	£ 800.00		

9.3 Examples of how these figures will be applied are contained in Appendix 7.

9.4 Any payments that may be made by developers to enable their proposed development to meet the open space standards will be commensurate with the need generated by that proposed development.

9.5 The costs will be reviewed annually and increased every April in line with the previous month RPI%.

10.0 HOW ARE COMMUTED SUMS FOR THE MAINTENANCE OF OPEN SPACE CALCULATED?

10.2 Following the agreement of on-site provision, the Borough Council will need to satisfy itself that the open space has been properly laid out and completed and that suitable contractual arrangements for its long term maintenance have been put in place. Under normal circumstances this will involve the land being dedicated to the Borough Council and a commuted sum being paid to cover its future maintenance. If developers do not wish to dedicate the open space to the Borough Council then an assurance will have to be given in respect of future maintenance of the land.

10.2 Similarly in the interests of considering all applications for development, commuted sums for off-site provision or enhancement, will be accompanied by a payment to cover long term maintenance.

10.3 The commuted sum will cover maintenance for 10 years.

10.4 The annual costs for maintenance of the various areas are as follows:

Maintenance Item	Annual average per m2
Play Areas / Informal Sports Facilities	£ 3.40
Amenity Open Space	£ 0.50

The commuted sum is then calculated by multiplying the various open space areas by the annual cost and multiplying this figure by 10.

10.5 The costs will be reviewed annually and increased every April in line with the previous month RPI%.

11.0 HOW WILL THE REQUIREMENTS OF THIS GUIDANCE BE SECURED?

11.1 The Borough Council will normally require developers to enter into a planning obligation in the form of a Section 106 Agreement in order to secure the provision of on/off site open space, maintenance contributions or commuted sums in lieu of provision as required by this guidance.

11.2 The terms of this agreement shall be agreed between the developer and the Borough Council's Leisure Department and Legal Department. The terms are likely to include the following issues.

- The phasing of provision for open space and/or payment of commuted sums in relation to development timetable.
- Specification of works required
- Details of the financial contribution required.

11.3 In some cases the Borough Council may consider a unilateral undertaking.

12.0 HOW WILL THE SYSTEM OPERATE?

12.1 The system of open space provision and commuted payments related to new housing developments will operate as follows:

- The Planning and Environment Department will seek in consultation with the Leisure Department to inform prospective developers or purchasers of sites for housing development of the requirements for open space provision in line with this document relating to their development.
- The open space requirements for the particular site will be assessed as part of the processing of the planning application and the applicant notified accordingly.
- Should the Borough Council support a grant of planning permission subject to the requirements of the guidance being agreed the Borough Council will seek to secure these requirements as set out in paragraph 11.2 above.
- Planning permission will only be granted if the agreement as set out in paragraph 11.2 is entered into.
- The financial aspect of open space provision will be monitored and reviewed on an annual basis to ensure that costs and the levels of contributions required remain up to date. You are advised to contact the Borough Council's Leisure Department for the up to date situation.

- The implementation of the policy will be monitored and could be revised to take into account changes in government guidance, local policies and experience.

APPENDIX 1- Walking Distances

The Table shows how walking time is determined compared to distance. The pedestrian route follows the quickest route via paths. The straight-line distance is only a guide and should be treated cautiously as private land may have to be crossed to reach the play area.

Time	Pedestrian Route	Straight Line Distance	Green Space Item
1 Minute	100 metres	60 metres	LAP, AOS
5 Minutes	400 metres	240 metres	LAP, LEAP, AOS
10 Minutes	700 metres	400 metres	LAP, LEAP, ISF, AOS
15 Minutes	1000 metres	600 metres	LAP, LEAP, NEAP, AOS, ISF

Research has shown that the majority of children are not prepared or allowed to travel unaccompanied to play areas more than 400m away and more recently it has become apparent that parents are further restricting the movements of their children in reaction to perceived risks. The walking times and distances for the various play areas should thus be regarded as an absolute maximum.

APPENDIX 2 - Local Areas for Play (LAP)

Design Features

In all instances a specific design brief and specification will be supplied to the developer for this item.

LAP's should not contain the normal range of play equipment but should include play features designed to encourage use within the appropriate age group. Such features could include wooden animals or figures, a lockable sand box or trees and shrubs that are designed to attract wildlife such as butterflies. Small areas of open grass should be provided to allow low key ball games such as tag or French cricket. LAPs should be designed to discourage use by older age groups by limiting their size and reducing opportunities for older children's activities.

Play Equipment/Furniture

Wherever possible provision should be made for children with special needs. Adequate seating should be provided for parents or carers and play equipment should be limited to features which will not require any safety surfacing when located within grassed areas.

Location

On development or within a 5 minute walking distance.

Site

The areas should be reasonably flat and well drained with grass or hard surfaces.

Safety

Adequate safety measures need to be taken to minimise the risk of road related accidents by erecting a suitable fence. The fence will also define the LAP and act as a barrier to dogs.

Size

In general the maximum size of a LAP should be 100m². There should be a minimum distance of 5m between the edge of the area and the boundary of any adjacent properties.

Gable ends or other exposed house walls

should be protected from use for ball games by, for example, a strip of dense planting.



APPENDIX 3 - Local Equipped Areas for Play (LEAP)

Design Features - Play Equipment/Furniture

In all instances a specific design brief and specification will be supplied to the developer for this item.

LEAPs should offer at least 5 types of play equipment that is suitable for children aged between 4 and 12. They should also have seating for accompanying adults and litterbins. Play equipment and surfacing should comply with relevant British and European Standards. A typical LEAP would contain a toddler's swing (cradle seat), a double child's swing (flat seats), a springer seesaw, one or more springers and a multi-unit. Black or coloured wet pour is the preferred safety surfacing.

Location

On development or within a 10 minute walking distance.

Site

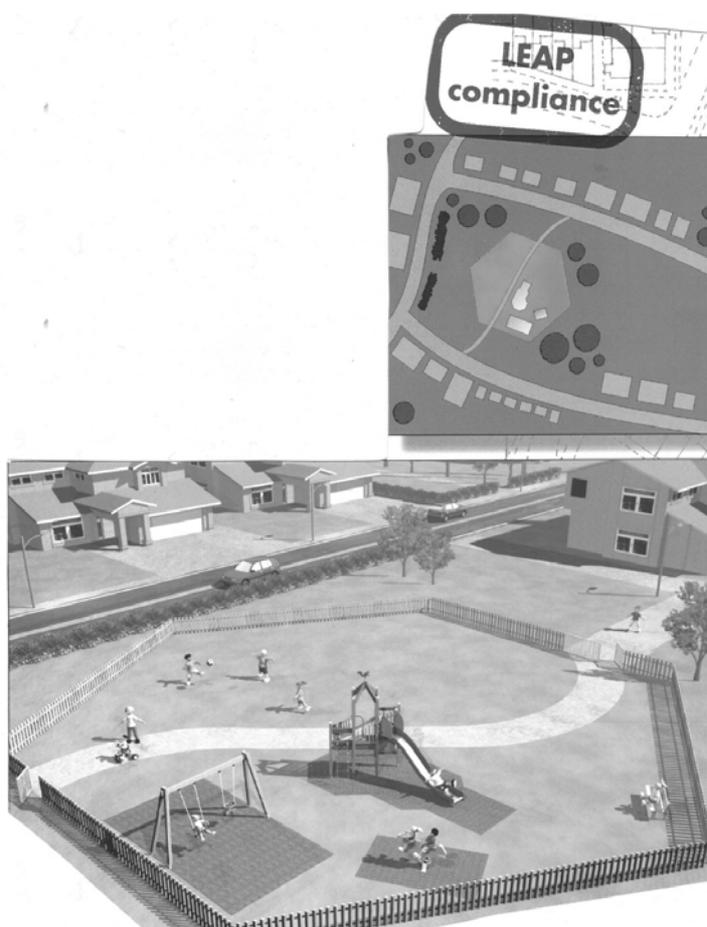
Such areas need to be well drained with grass and/or hard surfaced playing space combined with the safer surfacing. Landscaped areas with trees and shrubs may also be included.

Safety

Adequate safety measures should be provided to minimise the risk of road-related accidents and potential dangers from nearby watercourses, electricity cables and railway lines. A LEAP should be equipped with a dog proof fence (preferably metal bow topped) with self-closing gates or a dog grid. A suitable safety sign should be provided.

Size

The normal minimum size for the activity zone (i.e. the fenced off area containing the play equipment) of a LEAP is 400m² although an activity zone of as little as 200m² may be acceptable given that at least 5 pieces of play equipment can be safely positioned in such an area. The activity zone should be surrounded by a buffer zone sufficient to allow a minimum distance of 20 metres between the edge of the activity zone and the boundary of the nearest residential property, thus minimising possible disturbance to nearby residents. Where a LEAP is surrounded on 4 sides by housing the minimum area required will thus be 0.36 ha. However, in circumstances where a buffer zone is only required to one side, an area of as little as 0.08ha may be sufficient. Buffer zones can include footpaths and planted areas and under certain circumstance act as part of the amenity open space for the development. Gable ends and other exposed house walls should be protected from use for ball games by buffer zone planting.



APPENDIX 4 - Neighbourhood Equipped Areas for Play (NEAP)

Design Features - Play Equipment/Furniture

In all instances a specific design brief and specification will be supplied to the developer for this item.

NEAPs should offer a minimum of 8 types of play equipment providing challenges and enjoyment appropriate to the age group. Suitable seating and litterbins should be provided. Within the NEAP there should also be wheeled play opportunities, such as facilities for skateboards, roller skating or bicycles, and seating for accompanying adults and for teenagers to use as a meeting place. Other considerations would be an area for basketball (posts and surfaced areas) and/or football (kickabout area with goal posts). Play equipment and surfacing should comply with relevant British and European standards. The preferred safety surface is wet pour.

Location

On development or within a 15 minute walking distance.

Site

The site needs to be well landscaped and planted to provide variety for play, visual effect and appropriate screening for nearby housing.

Safety

Adequate safety measures, such as pedestrian barriers, should be provided to minimise the risk of road-related accidents. Consideration should be given to any potential dangers from nearby electricity cables or railway lines, and the possible attraction and dangers of watercourses. A NEAP activity zone should be equipped with a dog proof fence (preferably metal bow topped) with self-closing gates or a dog grid. A suitable safety sign should be provided.



Size

The minimum size for the fenced off activity zone of a NEAP is normally 1000m² although where space is at a premium this may be reduced, given that 8 pieces of play equipment can be safely positioned in the smaller area. The buffer zone should be sufficient to allow a minimum distance of 30 metres between the edge of the activity zone and the boundary of the nearest residential property in order to take account of possible disturbance to adjacent residents. Where a NEAP is surrounded on 4 sides by housing the minimum area required will thus be around 0.85ha. However, in circumstances where a buffer zone is only required to 1 side, an area of as little as 0.175ha may be sufficient. In order to reduce the overall land use associated with NEAPs it may be possible to use the buffer zones as amenity open space, given that the impact on neighbouring properties is considered.

APPENDIX 5 – Informal Sports Facilities (ISF)

Design Features

In all instances a specific design brief and specification will be supplied to the developer for this item.

The boundary of the Informal Sports Facilities will be defined by appropriate fencing, which will be specified by the Council. The surface will be tarmac, green or black in colour, with an area in the goalmouths constructed from green or black rubber wet pour to match. Each end of the area will have 5-a-side goals and where appropriate basketball hoops installed with appropriate height fencing to keep the ball in the area. All areas will have the relevant markings for the sport being specified. There will be a maximum of 4 access points. Seating and litterbins may be required outside the area.

Location

On the development or within 5 minutes walking distance.

Site

The area should be flat and drained, and where appropriate screen planting installed.

Safety

Adequate safety measures need to be taken to minimise the risk of road related accidents by erecting a suitable fence. The area is to be positioned away from roads.

Size

In general the maximum size of the area should be 500m². Specific dimensions will be supplied to the developer. There should be a minimum distance of 15m between the edge of the area and the boundary of any adjacent properties. Gable ends or other exposed house walls should be protected from use for ball games by, for example, a strip of dense planting.



APPENDIX 6 – Formal Sports Facilities (FSF)

Youth and adult outdoor playing space includes facilities such as pitches, greens, courts, athletics tracks and training areas, whether naturally or artificially surfaced. Such facilities should, where appropriate, include changing provision and floodlighting. It is accepted that larger youth and adult facilities will attract users from beyond walking distance and will thus need to provide parking spaces.

Location

On development or within a 15 minute walking distance.

Site

The site will need to be level and well drained with adequate access. Sports fields can often present a uniform 'green desert' appearance and appropriate soft landscaping should be used to mitigate this. Screening may be required from adjacent housing, particularly where floodlighting is included.

Safety

Adequate safety measures should be included to minimise the risk of road related accidents and consideration should be given to any potential dangers from nearby electricity cables or sub-stations, water courses and railway lines. Where possible dogs should be excluded from playing surfaces.

Size

Playing fields require large amounts of space for playing surfaces, safe play margins, changing facilities and parking provision. Association football pitches, for instance, will require up to 0.9ha for the playing area together with a further 0.5ha where ancillary facilities are provided. Youth and adult facilities such as bowling greens, tennis courts and multisports areas take up far less space, although buffer zones will be needed where appropriate.

APPENDIX 7 - Calculating Commuted Sums for the Provision of Open Space and 10 Years Maintenance.

The example below calculates the commuted sum for new provision off-site and 10 years maintenance costs for a development consisting of 80 dwellings

Example A

Dwellings 20 to 399 80	Area requir'd on/ off developmt m2	NEW PROVISION Commuted Sum	MAINTENANCE 10yr Comut'd Sum	Total Cost
Play Ground / Informal Sports Facility	640 m2	£48,000.00	£22,400.00	£124,800.00
Amenity Open Space (AOS)	960 m2	£16,000.00	£4,800.00	£25,200.00
Totals	1,600 m2	£64,000.00	£27,200.00	£150,000.00

Costs / Area Per Dwelling	20 m2	£ 800.00	£ 340.00	£1,140.00
Yearly Maintenance Costs (10 years)			£2,720.00	