

Open Space and New Housing Development

Adopted Supplementary Planning Guidance

Adopted Swindon Borough Local Plan, 1999
Swindon Borough Local Plan 2011 Revised Deposit Draft

August 2004

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Quick Checklist for developers

The following checklist indicates whether or not open space contributions are likely to be required for your development. Before you submit an application it is however recommended that you read the details contained within this SPG and discuss your proposal with the Local Authority.

Will my development require contributions towards open space?

	Yes	No
Is it more than 25 dwellings? (see p. 17, Table 1 for exemptions)		
After the development will there be a deficiency in the quality or quantity of open spaces within recommended distance thresholds? (See p. 21, Tables 2 and 3)		

If the answer to both of these questions is “yes” then open space contributions will be required. (use p. 30, Tables 6 and 7 to work out the recommended open space requirement)

Do I need to provide the open space on site?

	Yes	No
Can the site physically accommodate the open space within it's boundaries taking account of the shape, size and topography of the site?		
Can a viable safe open space be created? (refer to p. 30, Table 5 and p. 32, Table 7);		
Would important landscape and wildlife features be protected?;		
Would the amenities of adjoining properties be safeguarded?;		
Is there a lack of safely accessible open space or other land in the vicinity which could be improved, extended or converted to meet the extra demand generated by the development?		

If the answer to all these questions is “yes” then open space should be provided on site? If this is the case then you should refer to Table 8 to work out the level of contributions.

If the answer to any of these questions is “no” then a contribution should be made towards open space provision off site (Refer to Table 8).

In such cases the developer should discuss with the Council whether there is an opportunity to provide new off site open space. In many cases this may not be possible so the Council would seek contributions towards upgrading existing spaces. Table 8 should be used to work out the contributions towards upgrading existing sites.

Indicative maximum contributions per dwelling are shown below. These figures may vary depending on the site location, nature of development and whether contributions are towards new provision or upgrading. Developers should refer to Table 8 in Appendix 1 and discuss their proposals in detail with the Borough Council.

1 bed = £473.64

2 bed = £942.88

3 bed = £1391.26

4 bed = £1929.8

Open space and new housing development

Purpose

1.1. This document has been produced to provide guidance on Open Space and new housing development pending the adoption of the Swindon Borough Local Plan 2011. The guidance is intended to provide advice on;

- How the requirements for open space for new housing development will be assessed and calculated.
- How financial contributions towards open space will be calculated.
- The process for the delivery and subsequent maintenance of new open spaces.

1.2. The adopted Swindon Local Plan 1999 has a number of policies on open space provision notably SR14, SR15 and SR16, SR18. These policies have been reviewed in light of the review of the Local Plan.

1.3. The Local Planning Authority considers for a number of reasons that the detail of the policies in the adopted Local Plan is no longer always appropriate for the type of developments which currently occur in the Borough. The policies were written at a time when housing densities were lower and there was less emphasis on the use of previously developed land. For this reason the policies were drafted on the basis that provision was often expected to be on site and the majority of new provision would be in the major expansion areas.

1.4. Since 1999 when the policies were adopted government guidance has changed significantly as has the emphasis of development in the Borough which has

shifted towards the re-use of previously developed land. Much development is now at considerably higher densities on redevelopment or urban infill sites. This has often meant that it is not practicable to provide open space on site in line with the adopted Local Plan. Planning Policy Guidance Note 17: open Space, Sport and Recreation has also affected the way the Council looks at open space provision.

1.5. The Local Planning Authority has therefore decided that the adopted Local Plan policies do not reflect current Government Guidance nor do they provide a flexible enough framework for dealing with many of the developments coming forward in the Borough. Guidance for developers is however required and this document sets out the Council's approach pending the adoption of the emerging Local Plan. The Supplementary Planning Guidance (SPG) accords with the overall standard of 2.85 Ha/1000 population and the threshold for contributions of 25 dwellings referred to in Policies SR14 and SR16 although it does not accord with the detail of these policies for the reasons described above.

1.6. The Council has prepared revised Policies R5 and R6 in the Revised Deposit Draft Swindon Local Plan 2011. In due course it is intended that SPG will be adopted in line with the new Plan. Notwithstanding this the Local Planning Authority considers that the interim guidance should be provided which is more in line with current Government guidance and more appropriate to the type of development occurring in the Borough.

1.7. The costings set out in Appendix 1 and 4 will be reviewed annually and published as a revised Appendix to the Guidance as necessary.

1.8. This SPG sets out in detail the Borough Council's approach to the provision and maintenance of open space

in connection with new housing development.

1.9. In accordance with Planning Policy Guidance Note 12 *“Development Plans”*, December 1999 (paragraphs 3.15 to 3.18 refer), this Supplementary Planning Guidance will be:

- a) Consistent with national and regional guidance,
- b) Separate from the Local Plan and subject to public consultation,
- c) Reviewed on a regular basis, and,
- d) Cross-referenced to specific policies within the development plan

1.10. A fundamental point to note about supplementary planning guidance is that: “While only the policies in the development plan can have the same status that Section 54A of the 1990 Act provides in deciding planning applications, Supplementary Planning Guidance may be taken into account as a material consideration.” (Paragraph 3.16 PPG12 refers) Therefore, where planning applications are submitted in the Borough the guidance itself shall be a material consideration when determining a development proposal.

1.11. National guidance appropriate to this issue is found in Planning Policy guidance Note 17: Planning for Open Space, Sport and Recreation (July 2002) (PPG17). This Guidance interprets PPG17 in the context of the overall adopted Local Plan standard. However the Revised Deposit Draft Local Plan to 2011 includes changes to the current Policies and the Supplementary Planning Guidance will need to be revised in light of these changes.

1.12. PPG17 highlights that open space standards should be based on an assessment of need and opportunities within the area.

Why are open spaces important?

1.13. Access to open spaces for sport, play or general recreation is viewed as an important part of life. Open spaces also play an important role in developing communities, health and well being enhancing biodiversity value, urban regeneration, recreation, flood prevention, and education. In Swindon a number of open spaces play a key role in providing venues for a range of community events including music concerts, fairs and fetes and sporting competitions.

1.14. In addition the Swindon Biodiversity Action Plan is highlighting the importance of green spaces for wildlife and the potential value of new, appropriately managed green spaces in future development. Wildlife in itself is often a key attraction for visitors to such spaces.

1.15. A significant amount of public access open space has been provided through the initiatives of the Great Western Community Forest. Creation and protection of new woodland can lead to other additional benefits such as clean air, helping to slow the build up of carbon dioxide (greenhouse gas) in the atmosphere and water quality improvement.

1.16. It is particularly important that children, the elderly and those with reduced mobility have easy access to open spaces close to where they live. A variety of well laid out, pleasant spaces should therefore be provided with new housing development.

Existing Open Spaces in Swindon

1.17. An Open Space Audit and Assessment¹ of all existing open spaces within the Borough has been carried out in line with the categories set out in Appendix 1 and taking account of the guidance in

¹ Open Space Audit and Assessment August 2004

the Companion Guide to PPG17: Assessing Needs and Opportunities. The survey examined the accessibility, quality and quantity of spaces against the Council's standards. This revealed a number of deficiencies and has been used to assess future needs and opportunities in Swindon i.e. where new sites could be provided or existing sites improved to cater for an increased population. Figure 1 and Appendix 1 explains how this information will be used in relation to development proposals. Appendix 1 Tables 2 and 3 summarise open space provision based on the Open Space Audit and Assessment.

1.18. Quality recreational open space which is easy for the public to access needs to be available to the residents of new developments. The Council will seek wherever possible the provision of open space which meets relevant Local Plan standards for accessibility, quality and quantity after the development is complete.

1.19. Accessible open space can be provided in variety of ways including through developer contributions, directly by the Borough Council or Parish Council and by other land owners through access agreements.

1.20. The Open Space Audit and Assessment will in turn inform a Parks and Open Space Strategy which sets out the Council's priorities for open space over the next 3 years. This is expected to be published in 2004. Other plans and strategies may also be relevant for example those produced by voluntary bodies which manage open space such as the Woodland Trust or Parish Plans produced by Parish Councils.

1.21. Figure 1 sets out the relationship between the Open Space Audit and Assessment and the guidance. It will be used to apply the Local Plan open space standards when considering new development proposals outside the

strategic development areas. This in turn will help determine appropriate levels of contributions towards open space.

1.22. The standards for different types of open space are set out in the Local Plan. In the adopted Local Plan 1999 standards are set out based on the quantity of open space. PPG 17 however recommends that accessibility and quality is of equal importance. New standards are therefore being developed through the review of the Local Plan. These are also set out in the Open Space Audit and Assessment. In making decisions on developer contributions quality and accessibility standards as set out in Appendix 1 Table 5 should be taken account of.

How can open space be provided through the planning system?

1.23. The government recognises that open spaces, sport and recreation underpin people's quality of life. The delivery of open spaces in connection with new development is seen as a legitimate role for the planning system.

1.24. The way in which open spaces can be delivered is through the use of planning conditions or planning obligations. PPG 17 states that planning obligations can be used to remedy local deficiencies or where the quantity or quality of open space is inadequate or under threat or where new development increases local needs.

1.25. When planning permission is granted for development, it is usually subject to one or more conditions, sometimes also to a planning obligation. Planning obligations can be entered into through an agreement between the developer and the Local Planning Authority, or the developer alone, a unilateral undertaking. The Local Planning Authority has the power to enforce a condition or planning obligation. Specific advice on the content of planning

obligations is stated in Circular 1/97¹. Advice on the content of planning conditions is stated in Circular 11/95.

1.26. In line with government guidance, planning conditions and obligations will only be used to overcome planning objections to development proposals. This means that without the condition or planning obligation, the proposal would not be acceptable. Planning Obligations will be sought where appropriate by agreement between the developer and the Council.

1.27. All legal agreements prepared under section 106 of the Town and Country Planning Act 1990 are entered onto the Planning Register and are open to public inspection.

1.28. It is important to note that any contribution to open space, which is either a condition or planning obligation relating to a planning permission, must be related to and required by the development in question.

Development Guidance

How much and what type of open space should be provided?

1.29. The Council's minimum standard for the quantity of public open space in major development areas (>100 dwellings) in the adopted Local Plan is 2.85 Ha /1000 population. In the rest of the existing urban area it is 2.83 Ha/ 1000 population for improvements and protection. These standards are in part based on the National Playing Field Association six acre standard, together with the Council's own standards for open space. The standard is only a minimum level of provision and applies across the Borough. The Local Plan also sets out a hierarchy of open

space provision according to the function of different types of open spaces. This is based on the hierarchy of open space types set out in Appendix 6 of the adopted Local Plan. This hierarchy is also found in the Open Space Audit and Assessment.

1.30. The Open Space standards are being reviewed in the emerging Local Plan. It also contains standards based on four broad types of open space. These differ from the hierarchy and are more consistent with national guidance in the Companion Guide to PPG 17. The two methods for defining open spaces are intended to be complementary.

1.31. The hierarchy provides a way of examining different levels of open space provision and how accessible they are. The categories set out in Appendix 2 can be used however to examine overall quantity. Appendix 2 sets out how the two types of category relate to each other.

1.32. The approach for determining open space requirements will vary depending on whether the development is within or outside the Strategic Development Areas. This is explained in greater detail later in the document.

Which developments will need to provide open space?

1.33. In line with the adopted Swindon Local Plan 1999 this guidance should apply to all housing developments including conversions or redevelopment for 25 dwellings or more. The adopted Local Plan thresholds are being reviewed in the emerging Local Plan. In the future this will make the policy and guidance easier to apply².

¹ This Circular is a material consideration in determining planning applications however the Courts have confirmed that it is not binding on Local Authorities.

² In the emerging Local Plan open space contributions would be sought from all developments resulting in a net increase in dwellings, subject to the exceptions set out in Appendix 1 Table 1.

1.34. Table 1 Appendix 1 sets out some types of development which are exempt from all or some contributions towards open space.

How is open space to be provided in the Strategic Development Areas?

1.35. Strategic Development Areas are defined as the major expansion areas within the Borough. They include the Northern Development Area as identified in the adopted Local Plan, the Southern Development Area and land at Coate as shown in the Revised Deposit Draft Local Plan 2011.

1.36. Based on the adopted Local Plan new housing development would be required to provide a minimum of 2.85 Ha of open space/1000 people. Strategic Development Areas can be comprehensively planned from the outset and it therefore expected that open space for new residents within these areas will be provided on site. Policy R5 of the Revised Deposit Draft Local Plan 2011 continues this approach.

1.37. Provision will include all types of open space in line with Appendix 2. Proposals for open space provision in the Northern Development Area are set out in Policy SR17 of the adopted Local Plan and in more detail through the Master Plan and Framework Plans for the development. It is anticipated that open space provision in the Southern Development Area and Land at Coate will be similarly planned through the Master Plan and subsequent Framework Plans for the areas.

1.38. In order to provide additional guidance in relation to the provision of open space within the Southern Development Area and at Coate Appendix 6 provides detail on key open space requirements for these areas.

1.39. Table 4 Appendix 1 sets out recommended minimum functional size and quality for different types of open space. The hierarchy of open space types are explained in Appendix 6 of the adopted Local Plan and further clarification is given in Appendix 2 of this guidance. The Council will seek the provision of a range of the open space types listed in order to provide access for new residents to a range of recreational facilities.

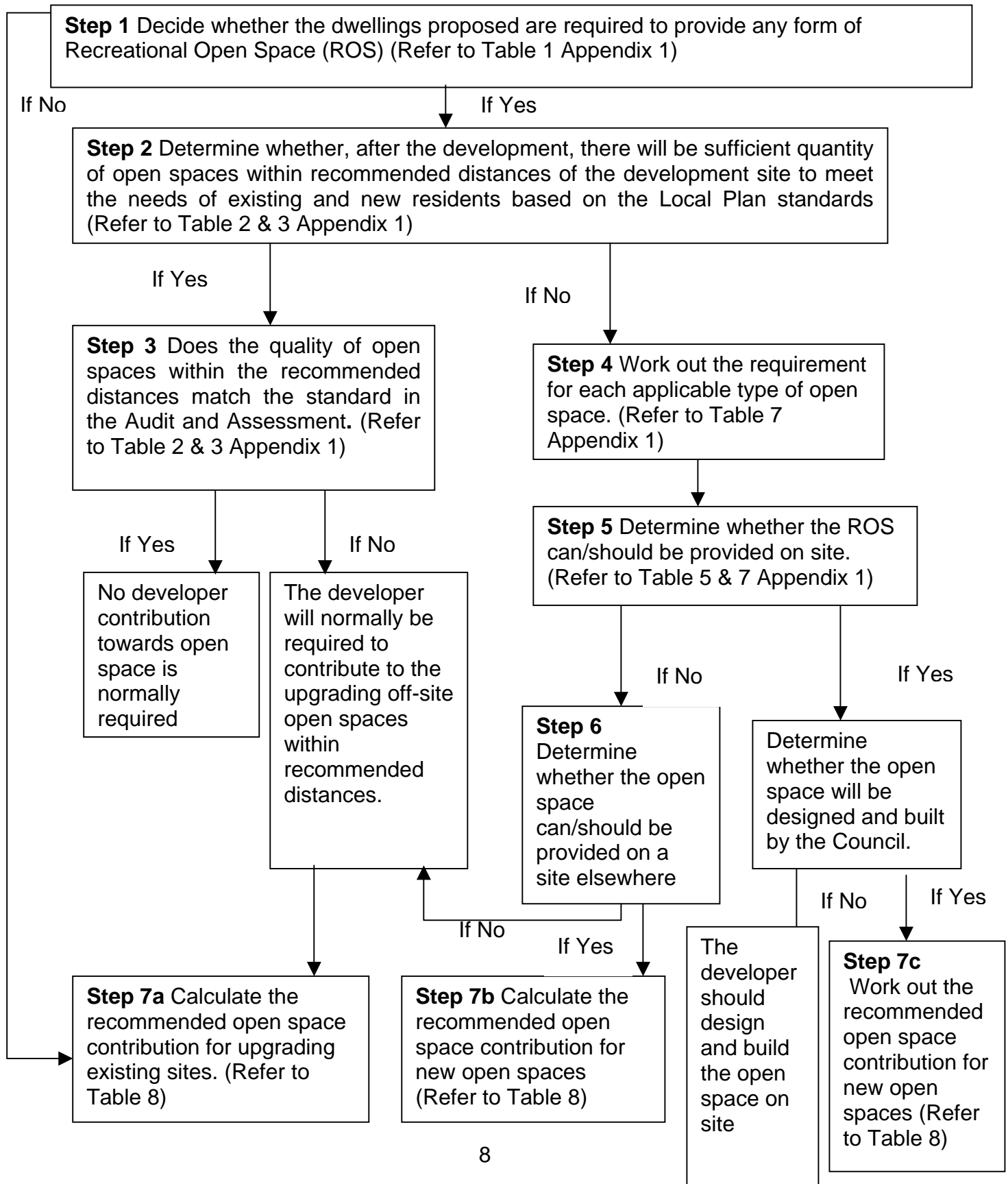
How is open space to be provided in the rest of the Borough?

1.40. Wherever possible the Council considers that open space should be provided on site as an integral part of the development. This is so that it is easily accessible to new residents.

1.41. In certain situations the provision of open space on site may not be appropriate, for example on high density previously developed land developments within the urban area. In such cases the Council will seek financial contributions towards off site provision of open space (including where appropriate a sum towards future land purchase costs) or upgrading existing open spaces. The Open Space Audit and Assessment provides information on existing open spaces. This information will aid the decision about whether open space should be provided on or off site or if contributions should be provided towards existing spaces.

1.42. The process for determining the quantity, quality and type of open space provision is set out in Figure 1. Appendix 1 sets out in detail how this process should be carried out and provides the necessary tables to calculate open space requirements and contributions. This flow chart will be used when considering planning applications.

Figure 1: Determining Open Space requirements and contributions



Who provides the open space?

1.43. Where open space is to be provided on site the Council expects the developer (s) to provide the land for the open space and then either;

- 1) design, build and plant the area to the satisfaction of the Borough Council
- 2) to make a payment, via a planning obligation to the Borough Council, for the design and construction of the open space area.

1.44. The latter option is strongly favoured by the Council because of its considerable experience in designing and constructing open spaces and play areas. It also simplifies the process of adoption of the area which can take place immediately rather than after construction.

1.45. In the case of Parished areas the Parish Council may wish to design and construct the open space made available to them via the planning obligation.

1.46. The costs of design and construction of different types of open space are set out in Appendix 4.

1.47. The Council will normally seek a planning obligation making the land available in phase with the development and a negotiated payment (based on the figures set out in Appendix 1) prior to the grant of the detailed planning permission.

How are contributions towards off-site open space calculated?

1.48. Contributions towards off site open space provision or upgrading existing facilities will need to be directly related to the development and to be of benefit to the new residents of the development. Figure 1 and Appendix 1 explain how the Open Space Audit and Assessment will be used to assess the level of developer contributions. Appendix 1 sets out some

examples of how the contributions would be calculated.

1.49. Appendix 1 outlines the recommended level of payments. The payment calculations are based on the standard costs of design, layout and equipment. The contributions set out in Appendix 1 are recommendations and exact figures may vary to take account of individual site characteristics.

1.50. The Council recognises that there may often be a range of community infrastructure requirements arising from a particular development. These may include transport, education provision, affordable housing, open space and community facilities. In addition there may be particular planning objectives for example restoring a listed building. It may not always be realistic to achieve all these requirements and therefore an assessment of relative priorities may need to be made. Such assessments may be informed by other Local Plan policies or approved Development Briefs. Open space requirements will need to be considered in this context.

1.51. Developers should discuss the range of community infrastructure requirements and planning objectives with the Council's Development Control teams at the earliest opportunity. This will assist in identifying the relative priorities for the particular site. Contact details are provided in Appendix 3.

Land purchase cost contributions

1.52. Where contributions are being made to the upgrading of existing open spaces then no land purchase costs will be included. However where the contribution is towards the provision of a new off site open space then the Council considers it appropriate to seek a contribution towards land purchase costs. This will enable purchase of land immediately if possible or at a later date when the opportunity arises.

The recommended contribution is set out in Appendix 1.

Maintenance and Adoption of open space.

1.53. In line with Policy SR18 of the adopted Plan and policies R5 and R6 of the emerging Local Plan developers will be required to show the Council that a way of providing for future maintenance of new open spaces has been provided. The rationale is that if recreational open space is required when a development is first implemented, it is reasonable to assume that the requirement will always be valid.

1.54. If the developer intends to maintain the new open space then they will need to demonstrate, that should it be unable to fulfill its maintenance responsibilities, alternative arrangements will be put in place to ensure that the open space continues to be maintained in perpetuity. Where the developer wishes to have open space areas adopted by the Borough Council or appropriate Parish Council they will need to advise the relevant Council at the earliest opportunity. Should the developer commute a payment for the design and construction of the open space then adoption of the area can take place at the same time with the payment of an appropriate commuted maintenance sum.

1.55 Should the developer choose to design and build the area then the Council will need to satisfy itself that the construction meets the required standards summarised in Table 5 Appendix 1. Adoption will take place on once the appropriate commuted sum has been received for maintenance and upon completion of the necessary legal land transfer.

1.56 The Council considers that contributions should be made towards the maintenance of open space for a period of 12 years. The scale of maintenance contributions payable is set out in

Appendix 1 Table 8. To take account of accruing interest on the maintenance payment the Council will seek a contribution 10 times the annual cost to give a 12 year maintenance payment.

What steps are there to follow when submitting a planning application?

1.57 In pre-application discussions involving new housing developments, the Council will advise developers of the relevant policy as early as possible. This is to ensure that any costs relating to the provision of open space are highlighted prior to, or during, the developer's initial site evaluation exercise.

Outline Planning Applications

1.58 In the case of applications for outline planning permission, the Council will seek to enter into a Planning Obligation and/or impose a planning condition to address open space requirements. In most cases, details concerning the amount and type of public recreational open space facilities or level of commuted sums will not be known at the "outline" stage. The open space requirement can however be estimated. This should normally be based on a minimum density of 40 dwellings per hectare and an average household size of 2.4 persons per household, unless the Council agrees, with the developer, an alternative density in light of site circumstances.

1.59 The open space standards in Appendix 2 can serve as an initial guide. The Council will ensure the correct requirement is calculated and appropriate contribution is received when more details are submitted with the application for the Approval of Reserved Matters.

Full Planning Applications

Residential developments involving on-site provision

1.60 Planning applications for housing developments requiring on-site provision of public recreational open space are likely to require other infrastructure such as highway improvements. Planning obligations for the provision of public recreational open space for larger residential development will be identified by the Council prior to the submission of a planning application.

Where will the open space contributions be held?

1.61 In the case of contributions towards construction the legal agreement will specify the site and the sum involved. Funds will be held in an appropriate Section 106 account subject to audit.

1.62 As regards commuted maintenance payments these are an ongoing commitment. Funds will therefore be ring fenced in a dedicated account.

1.63 Any contributions received from developers will be held by Swindon Borough Council in an appropriate account and will be used solely for the provision, maintenance or improvement of public open space as set out in a planning condition or planning obligation. In the case of Parished areas the Council will transfer the appropriate funds to the relevant Parish Council.

Designing Open Space

1.64 New open spaces should be laid out in accordance with the quality standards set out in Appendix 1 Table 5 and in more detail in the Open Space Audit and Assessment. Their design and management should ensure the maintenance and enhancement of

important wildlife, landscape, archaeological and other heritage features. The individual design will however be determined according to particular site characteristics and advice should be sought from the Council's Landscape and Countryside Team at the earliest opportunity. Contact details are provided in Appendix 3.

1.65 Where applicable, the applicant will need to make reference to the following list when considering the inclusion of outdoor play areas within the boundaries of a residential development site:

- Location
- Area
- Layout and equipment
- Landscaping and planting
- Future maintenance arrangements
- Phasing proposals (for developments planned over a number of years)
- Overlooking and safety

Biodiversity

1.66 The Council wishes to see opportunities for biodiversity provided within open space. This helps improve the attractiveness of such areas for residents and visitors alike as well as enhancing the biodiversity value of open space.

1.67 Open spaces may therefore include areas for wildlife conservation. As part of the Swindon Biodiversity Action Plan a Habitat Action Plan will be prepared to guide the enhancement of such spaces. Discussion with the Council's Landscape and Countryside section prior to the submission of an application will help developers identify areas which require protection and also opportunities for new or enhanced habitats. Relevant contacts are listed in Appendix 3.

Water Bodies

1.68 In addition open spaces often provide opportunities for water features which may have biodiversity value. These may also include balancing ponds which form part of a wider open space. Where these have a primarily land drainage function then responsibility for future maintenance of apparatus and pipework would normally pass to the relevant water company. Where balancing ponds form an integral part of an open space and provide wildlife conservation benefits they are usually adopted as part of the public open space network.

1.69 A Habitat Action Plan for water bodies will be developed through the Swindon Biodiversity Action Plan. Developer contributions towards the construction and maintenance of water bodies are best negotiated on a case by case basis. The management of areas for wildlife conservation or water features may require specific arrangements and this is best addressed through a Site Management Plan.

1.70. It will usually be necessary to secure arrangements for the management of wildlife and/or water areas and this may be best achieved through a section 106 planning obligation. It may require the involvement of a third party to manage the land such as the Wiltshire Wildlife Trust within the context of an agreed Management Plan.

Glossary of terms

This glossary has been included in this Guidance to assist readers in understanding the text, particularly where technical or unfamiliar terms are used. It also includes words associated with the planning system that may assist readers who come into contact with it. It does not, and does not intend to, provide a definitive or legalistic description of such terms.

Accessibility	In the context of this guidance accessibility refers to the ease with which residents are able to get to open spaces. In this sense, it is related primarily to the distance and journey time from their home to the facilities. For smaller open spaces serving local needs access by foot or cycle may be most important. For larger open spaces access by a range of means of transport should be considered.
Adoption	Process by which developer/owners hand over the title to new areas of open space to the local authority, usually with a commuted sum with which the local authority can fund future maintenance.
Biodiversity	The variety of life in all its forms, levels and combinations.
Circular	Advice issued by Central Government to assist in the interpretation of primary legislation, such as the Town and Country Planning Act, 1990.
Community Infrastructure	Facilities including buildings, spaces, roads or structures designed to provide communal services for residents. These may include new schools, open spaces, community centres, roads and footpaths.
Development Brief	A summary statement of the author's policy position on matters relating to a site and/or premises. The purpose will normally be to state the kinds of development required, desired or proposed for a site, or likely to be permitted, together with known constraints. A brief should define its purpose, its authorship and its status
Distance Threshold	A distance (measured as a straight line) from a facility within which residents should normally be able to access that facility by a specified means of transport.
Framework Plan	A document and plans which develop the broad proposals of particular areas covered by the Master Plan. They will provide more detailed guidance on land uses, densities, highway matters, landscape and open space requirements.
Master Plan	A document and plans relating to strategic development areas setting out the general proposals for the area, distribution of land uses and infrastructure provision. This document is formally approved by the Local Authority to guide development in the area.

Material Consideration	The statutory planning documents (Structure Plan and Local Plan) and Government statements of planning policy, which must be taken into account in reaching decisions on planning applications. Other matters, if they have regard to the objectives of planning control, may also be material, e.g. supplementary planning guidance.
Occupancy Rate	In the context of this guidance this refers to the number of people likely to reside in a new dwelling.
On site provision	In the context of this guidance this refers to developers providing new open spaces within the boundaries of a development site.
Off site provision	In the context of this guidance this refers to developers providing new open spaces designed to serve residents of their development but located outside the boundaries of a development site.
Planning Condition	Restriction or requirement placed on a planning permission without which the application would have been refused.
Planning Obligation	An agreement made under section 106 of the Town and Country Planning Act, 1990 which allows the local planning authority to restrict or regulate development of land or use in a manner beyond the scope of conditions attached to a planning permission.
Planning Policy Guidance Note (PPG's)	Advice issued originally by the Department for Transport Local Government and the Regions (DTLR), which sets out the Government's policies on different aspects of planning. PPG's are to be taken into account by local planning authorities in the preparation of development plans and may be material to decisions on individual planning applications and appeals. The Government is in the process of replacing PPGs with a series of Planning Policy Statements (PPS's)
Previously Developed Land	Defined by PPG3 as that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of development. Previously developed land may occur in both built up and rural settings.
Public Open Space	Recreational open space that has a general right of public access. This may include land owned or managed by the Borough or Parish Councils for recreational purposes. It may also include other open space that is as a matter of policy or practice made available for use by the community. This does not constitute a legal definition of public open space
Quality	In terms of open space quality depends on the needs and expectations of users and on the design, management and maintenance of the space.
Quantity	In the context of this guidance quantity refers to the total

	open space area, number of facilities (e.g. no. of play areas) or capacity (e.g. no of matches capable of being played on a particular pitch).
Recreational Open Space	Defined as primarily open land, whether green or hard surfaced, which has an important recreational function.

APPENDIX 1: A step by step guide to calculating open space requirements and recommended financial contributions.

This Appendix provides more detailed advice on the approach set out in Figure 1 of this guidance. It provides a step by step guide to determining recreational open space requirements and recommended financial contributions.

Step 1: Does the development generate a demand for recreational open space.

Table 1: Dwelling type and recreational open space requirements

- 4 Recreational Open Space required
- 6 Recreational Open Space not required
- ? Recreational Open Space may be required
- ½ Recreational Open Space required at half rate

Table 1: Dwelling type and recreational open space requirements

	General Recreation (Major Open Spaces & Local Open Spaces	Playing Pitches	Children and Teenagers Play area	Notes
Open Market new build dwellings	4	4	4	Unless specifically covered by another category and only where there is a net increase of 25 dwellings or more
Conversion or sub-division of buildings to create additional residential accommodation	4	4	4	Unless specifically covered by another category and only where there is a net increase of 25 dwellings or more
One bedroom dwellings	4	4	6	It is accepted that one bedroom dwellings are unlikely to have dependent children.
Affordable Housing	4	4	4	
Housing provided specifically for the less active elderly e.g. nursing homes and residential homes	6	6	6	For health or other reasons residents are likely to have a significant level of on site services. They are unlikely to have dependent children. Whilst they may still be able to enjoy open spaces it is considered that the demand for such use is unlikely to be significant enough to warrant requiring contributions towards open space
Housing provided specifically for the active elderly e.g. sheltered housing	4	1/2	6	For health or other reasons residents are likely to be able to live independently but have a certain level of on site services for example a warden, common room or launderette. Occupants of such accommodation may be as young as 55 and able to participate in many activities although they may participate less in active sports. It is accepted that they are unlikely to have

				dependent children
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Other specialist accommodation e.g. hostels, accommodation for those with special needs.	?	?	?	This includes accommodation restricted in some way by a planning condition, legal agreement or some other legislation. Such developments will be considered on a case by case basis taking account of similarities to other forms of development in the table.
Permanent Mobile homes	4	4	4	
Mobile homes subject to temporary permission	6	6	6	
Extensions or alterations	6	6	6	

Notes

1. In all cases the requirement will be based upon the net increase in dwellings/residential accommodation proposed. Thus the number of existing dwellings lost will be deducted from number of proposed dwellings.

½ rate. Given that the occupants of these dwellings will generate demand but not at a level commensurate with the public in general a ½ rate will be applied. The halved figure will form the basis for the on or off site contributions.

For the purposes of this guidance a bedroom is defined as any room where there is a reasonable likelihood of its use as a bedroom. For 2 or more storey housing this will normally mean non ground floor rooms not specifically designated for use as a bathroom. For other forms of dwelling such as bungalows or flats this will mean additional rooms over and above those to be used for a kitchen, bathroom and lounge/diner.

Any developments including an element of residential accommodation not covered in the above table will be assessed on a case by case basis taking into account any similarities to and requirements of other categories contained in the Table.

Step 2: After the development, will there be sufficient quantity of open spaces¹ within recommended distance thresholds of the development site to meet the needs of existing and new residents based on the Local Plan standards?

The Council will normally only seek to secure provision of any, some or all categories of Open Space (on or off site or via development contributions), where it can be demonstrated that the proposed development will increase or create a deficit in provision. The decision will be based on the Open Space Audit and Assessment, which collates data on open spaces. A summary of the audit and assessment is provided in Tables 2, 3 and 4 and these are provided as a guide to assessing the provision of open space². This is based on the Open Space Audit and Assessment August 2004.

Those wards where there is an overall deficit in terms of quantity are shaded grey in Table 2 and in Table 3, Wards where there is less than 75% accessibility against the standards are also shaded grey. In all such “shaded” cases there is likely to be a requirement to contribute although a detailed assessment in relation to each particular site will need to be undertaken. Provision may be required in other wards if the proposed development would lead to the quantity of open spaces within recommended threshold distances falling below the standards.

The detailed assessment of provision will be made taking account of the following factors;

- The specific location of open spaces in relation to the recommended distance thresholds.
- The existing use of the land and whether development will result in the loss of open space
- The results of the Open Space Audit and Assessment and any updated information available since its publication.
- Any relevant information contained in the Borough Council's Parks and Open Space Strategy or relevant Parish Plans.

Developers are recommended to contact the Borough Council at the earliest opportunity with regard to this assessment

If the answer to Step 2 is yes then Step 3 should be undertaken.

If the answer to Step 2 is no then Step 4 should be undertaken.

Step 3 Does the quality of open spaces within the recommended distance thresholds match the standard in the Audit and Assessment?

The Council will seek contributions where the quality of any, some or all of open space within recommended distances thresholds does not meet the standards set out in the Open Space Audit and Assessment.

¹ Based on the overall adopted Local Plan standard of 2.85 Ha/1000 population

² The summary tables are based on the adopted Local Plan standards for open space of 2.85 Ha/1000 population

Table 3 indicates those wards where the overall quality of sites does not meet recommended standards (shown in grey). In these wards it is likely that contributions will be sought for the upgrading of existing sites although a detailed assessment will need to be carried out for each particular development site. The tables also indicate an overall grading for open spaces in the wards. In some cases data on quality is not available and this is shown in Table 3. If this is the case then the developer is recommended to discuss this with the Council at the earliest opportunity.

The detailed assessment of provision will be made taking account of the following factors;

- The specific location of open spaces in relation to the recommended distance thresholds of the development site
- The results of the Open Space Audit and Assessment and any updated information available since its publication.
- Any relevant information contained in the Borough Council's Parks and Open Space Strategy or relevant Parish Plans.

Whilst Country Parks do not contribute to the overall open space quantity standards the Council may seek contributions towards upgrading Country Parks or elements of open space within them where this is appropriate. A summary of the quality audit information on Country Parks is provided in Table 3.

Developers are recommended to contact the Borough Council at the earliest opportunity to discuss the assessment.

If the answer to Step 3 is no then a contribution towards upgrading existing sites will normally be sought.

If the answer to Step 3 is yes then no contribution will normally be sought towards upgrading existing sites.

Table 2: Summary of Quantity of Recreational Open Space

Ward			General Recreation			Children and Teenagers Play Areas			Outdoor Sports Facilities (community access)			Total			Surplus/deficiency	Overall*
Name	Area (ha)	Population	Area (ha)	% of Ward Area	Ha Per 1,000 Pop.	Area (ha)	% of Ward Area	Ha Per 1,000 Pop.	Area (ha)	% of Ward Area	Ha Per 1,000 Pop.	Area (ha)	% of Ward Area	Ha Per 1,000 Pop.		
Abbey Meads	556.8	4,288	27.11	4.9	6.32	0.29	0.1	0.07	0.16	0.0	0.04	27.56	4.95	6.43	3.58	Above
Blunsdon	4554.0	3,300	24.67	0.5	7.48	0.41	0.0	0.12	10.95	0.2	3.32	36.03	0.79	10.92	8.07	Above +
Central	239.3	8,780	18.01	7.5	2.05	0.73	0.3	0.08	13.80	5.8	1.57	32.54	13.60	3.71	0.86	Above
Covingham and Nythe	190.9	8,569	21.78	11.4	2.54	0.37	0.2	0.04	0.00	0.0	0.00	22.15	11.60	2.58	-0.27	Below
Dorcan	293.9	8,974	60.39	20.5	6.73	0.46	0.2	0.05	2.16	0.7	0.24	63.01	21.44	7.02	4.17	Above
Eastcott	155.4	9,231	7.07	4.5	0.77	0.07	0.0	0.01	0.61	0.4	0.07	7.75	4.99	0.84	-2.01	Below
Freshbrook and Grange Park	336.3	10,383	26.56	7.9	2.56	0.62	0.2	0.06	5.80	1.7	0.56	32.98	9.81	3.18	0.33	Above
Gorsehill and Pinehurst	253.1	9,195	18.71	7.4	2.03	0.52	0.2	0.06	6.68	2.6	0.73	25.91	10.24	2.82	-0.03	Standard
Haydon Wick	207.7	10,211	25.16	12.1	2.46	0.65	0.3	0.06	0.15	0.1	0.01	25.96	12.50	2.54	-0.31	Below
Highworth	3109.0	8,347	46.56	1.5	5.58	0.07	0.0	0.01	14.89	0.5	1.78	61.52	1.98	7.37	4.52	Above
Moredon	213.3	9,563	20.85	9.8	2.18	0.17	0.1	0.02	8.40	3.9	0.88	29.42	13.79	3.08	0.23	Standard
												364.82				

* Above + - >5ha/1000 above standard, Above – + 0.3 – 5 Ha/1000 above standard, Standard - -0.3 - +0.3, Below - > - 0.3

Table 2: Summary of quantity of recreational open space provision (continued)

Ward			General Recreation			Children and Teenagers Play Areas			Outdoor Sports Facilities (community)			Total			Surplus/deficiency	Overall
Name	Area (ha)	Population	Area (ha)	% of Ward Area	Ha Per 1,000 Pop.	Area (ha)	% of Ward Area	Ha Per 1,000 Pop.	Area (ha)	% of Ward Area	Ha Per 1,000 Pop.	Area (ha)	% of Ward Area	Ha Per 1,000 Pop.		
Old Town and Lawn	684.0	9,058	104.01	15.2	11.48	0.96	0.1	0.11	7.83	1.1	0.86	112.80	16.49	12.45	9.60	Above +
Parks	171.0	9,419	22.71	13.3	2.41	0.03	0.0	0.00	0.00	0.0	0.00	22.74	13.30	2.41	-0.44	Below
Penhill	143.2	6,068	32.40	22.6	5.34	0.10	0.1	0.02	11.12	7.8	1.83	43.62	30.46	7.19	4.34	Above
Ridgeway	5184.0	2,958	25.91	0.5	8.76	0.06	0.0	0.02	5.16	0.1	1.74	31.13	0.60	10.52	7.67	Above +
Shaw and Nine Elms	336.5	9,608	91.52	27.2	9.53	0.93	0.3	0.10	0.00	0.0	0.00	92.45	27.47	9.62	6.77	Above +
St Margaret	553.3	9,367	12.26	2.2	1.31	0.44	0.1	0.05	8.22	1.5	0.88	20.92	3.78	2.23	-0.62	Below
St Philip	307.7	9,055	47.06	15.3	5.20	0.09	0.0	0.01	11.35	3.7	1.25	58.50	19.01	6.46	3.61	Above
Toothill and Westlea	229.6	7,876	50.69	22.1	6.44	0.48	0.2	0.06	0.32	0.1	0.04	51.49	22.42	6.54	3.69	Above
Walcot	153.8	6,888	13.19	8.6	1.91	0.15	0.1	0.02	5.80	3.8	0.84	19.14	12.44	2.78	-0.07	Standard
Western	515.8	9,437	68.54	13.3	7.26	0.96	0.2	0.10	25.68	5.0	2.72	95.18	18.45	10.09	7.24	Above +
Wroughton and Chiseldon	4556.0	9,476	72.97	1.6	7.70	0.44	0.0	0.05	10.31	0.2	1.09	83.72	1.84	8.84	5.99	Above +
Total	22944.6	180051	837.3		4.65	9.2		0.05	188.0		1.04	1077.4		5.98		

* Above + - >5ha/1000 above standard, Above - + 0.3 - 5 Ha/1000 above standard, Standard - -0.3 - +0.3, Below - > - 0.3

Table 3: Summary of quality and accessibility of Recreational Open Space

	General Recreation					Children's Play Areas		Playing Pitches	
Wards	Major Open Spaces		Town Parks	Local Open Spaces					
	Accessibility	Quality*	Quality*	Accessibility	Quality*	Accessibility	Quality	Accessibility	Quality
Abbey Meads	Excellent	49% Good	No sites	Good	66% Good	Poor	Good	Poor	Not assessed
Blunsdon	Excellent	57% Good	No sites	Poor	38% Poor	Poor	Poor	Poor	Poor
Central	Excellent	No sites	47% Poor	Good	52% Good	Excellent	Excellent	Good	Good
Covingham & Nythe	Excellent	No sites	No sites	Excellent	41% Poor	Good	Poor	Poor	No sites
Dorcan	Excellent	38% Poor	No sites	Excellent	51% Good	Good	Poor	Poor	Not assessed
Eastcott	Excellent	No sites	57% Good	Excellent	33% Poor	Good	Excellent	Poor	Not assessed
Freshbrook & Grange Park	Excellent	51% Good	No sites	Excellent	48% Poor	Good	Poor	Poor	Good
Gorsehill and Pinehurst	Excellent	35% Poor	No sites	Excellent	51% Good	Poor	Poor	Good	Good
Haydon Wick	Excellent	No sites	No sites	Excellent	53% Good	Good	Poor	Poor	No sites
Highworth	Excellent	46% Good	No sites	Excellent	43% Poor	Poor	Poor	Poor	Not assessed
Moredon	Excellent	No sites	No sites	Excellent	44% Poor	Good	Poor	Excellent	Poor

*Average % scores from open space survey, 2002

Table 3: Summary of quality and accessibility of recreational open space (continued)

	General Recreation					Children's Play Areas		Playing Pitches	
Wards	Major Open Spaces		Town Parks	Local Open Spaces					
	Accessibility	Quality*	Quality*	Accessibility	Quality*	Accessibility	Quality	Accessibility	Quality
Old Town and Lawns	Excellent	47% Good	59% Good	Excellent	35% Poor	Poor	Good	Poor	Good
Parks	Excellent	34% Poor	No sites	Excellent	33% Poor	Poor	Poor	Poor	No sites
Penhill	Excellent	36% Poor	25% Poor	Excellent	32% Poor	Excellent	Poor	Excellent	Good
Ridgeway	Excellent	57% Good	No sites	Poor	47% Poor	Poor	Poor	Poor	Poor
Shaw & Nine Elms	Excellent	49% Good	No sites	Excellent	54% Good	Good	Poor	Poor	No sites
St.Margaret	Excellent	No sites	No sites	Good	50% Good	Good	Poor	Good	Not assessed
St.Philip	Excellent	No sites	No sites	Excellent	82% Excellent	Poor	Good	Good	Not assessed
Toothill & Westlea	Excellent	48% Good	No sites	Excellent	50% Good	Good	Poor	Poor	No sites
Walcot	Excellent	No sites	No sites	Excellent	42% Poor	Good	Poor	Excellent	Good
Western	Excellent	29% Poor	No sites	Excellent	35% Poor	Good	Poor	Excellent	Good
Wroughton and Chiseldon	Excellent	48% Good	No sites	Poor	42% Poor	Poor	Poor	Poor	Not assessed

*Average % scores from open space survey, 2002

NA – Not assessed to date

Description of categories in Tables 2 and 3

General Recreation		Children's Play Areas	
Accessibility	Description	Accessibility	Description
Excellent	More than 75% of the ward is within 500 metres of general recreation	Excellent	> 75% of the ward is within 250 metres of a play area
Good	More than 50% of the ward is within 500 metres of general recreation	Good	> 50% of the ward is within 250 metres of a play area
Poor	Less than 50% of the ward is within 500 metres of general recreation	Poor	< 50% of the ward is within 250 metres of a play area
Quality*	Description	Quality	Description
Excellent	> 20% above target	Excellent	> 75% of children's play areas meet LEAP standards
Good	Up to 20% above target	Good	> 50% of children's play areas meet LEAP standards
Poor	Below target	Poor	< 50% of children's play areas meet LEAP standards
Quantity	Description	Quantity	Description
Above	Provision is above the Local Plan Standard	Above	Provision is above the Local Plan Standard
Standard	Provision is at Local Plan Standard	Standard	Provision is at the Local Plan Standard
Below	Provision is below the Local Plan Standard	Below	Provision is below the Local Plan Standard
Outdoor Sports			
Accessibility	Description		
Excellent	More than 75% of the ward is within 600 metres of a playing pitch		
Good	More than 50% of the ward is within 600 metres of a playing pitch		
Poor	Less than 50% of the ward is within 600 metres of a playing pitch		
Quality	Description		
Excellent	Average score 90% or above		
Good	Average score 75 - 90%		
Poor	Average score < 75%		
Quantity	Description		
Above	Provision is above the Local Plan Standard		
Standard	Provision is at Local Plan Standard		
Below	Provision is below the Local Plan Standard		

* Targets: Major Open Spaces - 42%, Town Parks - 52%, Local Open Space - 49%

Table 4: Summary of Quality of Country Parks

	Quality Audit Score
Barbury Castle	
Overall Score	59%
Coate Water	
Overall score	77%
Children's Play Area	Not LEAP standard
Lydiard Park	
Overall score	80%
Children's Play Area	LEAP standard
Mouldon Hill	
Overall Score	31%
Stanton Park	59%
Overall Score	

Step 4 Calculate the open space requirement for each applicable type of open space; and

Step 5 Can/Should the Recreational Open Space be provided on site?

The open space requirement for any given development may be provided by;

- Full provision on site; or
- part on-site and part off site provision, either by the developer or a development contribution
- full off site contribution either by the developer or via a development contribution.

Wherever possible, the open space requirement should be provided on site, taking account of site circumstances.

Table 7 sets out a "ready reckoner" for calculating the total open space requirement for a development site based on an average occupancy for different dwelling sizes.

The total figures in this table equate to a standard of 2.85 Ha per 1000 population for each size of dwelling.

Developers should use this table initially to calculate the open space requirement. An assessment will then need to be made as to whether the open space can or should be provided on or off site in consultation with the Council. In assessing whether on site provision is appropriate, feasible and desirable, the Council will take into account the following factors.

- Whether the site can physically accommodate the open space within it's boundaries taking account of the shape, size and topography of the site.

- Whether the amount to be provided creates a viable open space in terms of it's configuration, use and maintenance (refer to Table 7);
- Whether there would be a conflict with important landscape or nature conservation features within the development;
- Whether there would be any adverse impacts on existing properties
- the requirements of any relevant development brief concerning the size and location of the open space;
- Whether the site is located sufficiently close to an existing, safely accessible open space or other land which could be improved, extended or converted to meet the extra demand generated by the development.

Land by virtue of it's location, small size, contrived shape, condition, proposed use or other reason that will not enable the creation of viable safe open space will not count towards the requirement. Land immediately adjacent to a public highway or railway will not normally be considered as contributing towards recreational open space unless it can be demonstrated that such space provides a safe environment for recreation and play.

If the answer to Step 5 is yes, wholly or partly, then the developer will be expected to provide the relevant types of open space within the development itself. If the developer wishes the Council to design and build the open space facility then Step 7c will apply.

If the answer to Step 5 is no then Step 6 will apply.

Step 6: Can/Should the open space be provided on a site elsewhere?

The developer will need to enter into discussions with the Council to establish if a suitable off site location might be identified for provision of open space. The following factors should be taken into account;

- Whether there is a site within the recommended distance thresholds which could be improved, extended or converted to provide safely accessible open space to meet the extra demand generated by the development.
- Land ownership and whether there is a realistic prospect of the site being available for the provision of open space.

If the developer and the Council are unable to locate a suitable site within the recommended distance thresholds then the Council will consider whether there is a reasonable prospect of land being secured in an appropriate timeframe to provide the open space. If this is the case then the Council will seek a contribution towards land purchase costs.

If the answer to Step 6 is yes then a contribution will be sought towards the provision of that open space including any land purchase costs as appropriate. Step 7b then applies

If the answer to Step 6 is no then a contribution will be sought towards the upgrading of an existing open space(s) within the recommended distance thresholds. Step 7a then applies

Step 7 a, b & c: Calculating the recommended open space contributions

Tables 8 provides a “ready reckoner” for calculating the recommended level of open space contributions for on site provision, off site provision and upgrading respectively.

Table 5: Recommended Minimum standards for open space provision

Open Space Type	Walking time and distance from home.	Min. size (m ²)	Quality standard
Intermediate Play Area	5 Minutes 250 Metres*	39m x 39m (1521 m ²) of which 29m x 29m(625 m ²) is the play area element.	Local Equipped Area for Play (LEAP) as set out in the NPFA six acre standard
Local Open Space	500 – 600 Metres 15 Minutes*	1 Ha	To include Neighbourhood Equipped Area for Play (NEAP) as set out in the NPFA six acre standard. Locally derived standards as set out in the Open Space Audit and Assessment
Major Open Space	2 –20 Ha = 2km >20 Ha = 5km	Variable but not less than 2 Ha	Variable Locally derived standards as set out in the Open Space Audit and Assessment
Playing Pitch	15 Minutes 600 Metres* to pitch	0.8Ha (Football Pitch) ¹	As set out in the NPFA six acre standard and Sport England standards

* Straight line distance from home although walking time is based on negotiating roads, railway lines, canals and other hazards.

¹ The Council's approach to the provision of playing pitches is to move away from the single pitch sites towards multi pitch sites which offer greater efficiency and economies of scale. Where a development generates a need for one or two sports pitches the Council will normally seek a contribution towards providing these pitches off site or upgrading existing multi pitch facilities.

Table 6: Open Space requirements per dwelling

			<i>Intermediate Play Area/LEAP</i>		<i>Local Open Space</i>		<i>Major Open Space</i> ³		<i>Playing Pitches</i>		Total
	A	B	C	D	E	F	G	H	I	J	
	<i>Ave. persons per household¹</i>	<i>Ave. children per household¹</i>	<i>Open space requirement per child (sq M)²</i>	<i>Open space requirement per dwelling (B x C)</i>	<i>Open space requirement per person (sq M)</i>	<i>Open space requirement per dwelling (A x E)</i>	<i>Open space requirement per person (sq M)</i>	<i>Open space requirement per dwelling (A x G)</i>	<i>Open space requirement per person (sq M)</i>	<i>Open space requirement per dwelling (A x H)</i>	<i>Total requirement (sq M)</i>
1 bed	1.43	0	0	0	9	12.87	5.5	7.87	12	17.16	37.9
2 bed	1.92	0.25	15	3.75	9	17.28	5.5	10.56	12	23.04	54.6
3 bed	2.71	0.4	15	6	9	24.39	5.5	14.91	12	32.52	77.8
4 bed +	3.4	0.6	15	9	9	30.6	5.5	18.70	12	40.8	99.1

¹ Figures sourced from the Housing Needs Survey 2001 – DCA for Swindon Borough Council.

² Whilst the overall standard for children's play is 0.3 Ha/1000 as set out in Appendix 2 it is acknowledged that the need for children's play areas should be related to the proportion of children within a proposed development. 1 and 2 bed dwellings for example are unlikely to be occupied by significant numbers of children. For this reason provision for children's play has been related to a standard per child. This has been derived on the basis of a standard of 0.3 Ha/1000 people which equates to 0.3 Ha/ 200 children or 15 sq M per child.

³ Major open space would normally comprise an Intermediate play area and Local Open Space together with an additional element of 5.5 sq. m of open space per person.

Table 7 Open Space requirements

	<i>Intermediate Play area/LEAP</i>			<i>Local Open Space</i>		<i>Major Open Space</i>		<i>Playing Pitches</i>		
	No. of dwellings	Open Space requirement per dwelling	Total open space requirement	Open Space requirement per dwelling	Total open space requirement	Open Space requirement per dwelling	Total open space requirement	Open Space requirement per dwelling	Total open space requirement	Total
1 bed		0		12.9		7.9		17.2		38.0
2 bed		4		17.3		10.6		23.0		54.7
3 bed		6		24.4		14.9		32.5		77.8
4 bed		9		30.6		18.7		40.8		99.1
Total	0									269.57

In the case of outline applications where the number and type of dwellings are not known an initial calculation can be made as follows (see para 1.58);

Site size (Ha) x minimum density (40/Ha) x Ave household size (2.4) = Total No. of persons

_____ 2.85 _____

(1000/Total no. of persons) = Open space requirement

Table 8: Calculating open space contributions outside the Strategic Development Areas

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	<i>Intermediate Play area/LEAP</i>			<i>Local Open Space</i>			<i>Major Open Space</i>			<i>Playing Pitches</i>			<i>Total</i>	
	No. of dwellings	Contribution per dwelling ¹	Total contribution	No. of dwellings	Contribution per dwelling ²	Total contribution	No. of dwellings	Contribution per dwelling	Total contribution	No. of dwellings	Contribution per dwelling	Total contribution	Total contribution per dwelling	Total contribution
New open spaces														
Construction		£0.00			£190.27						£84.60			
Maintenance		£0.00			£147.80						£50.97		£473.64	
Upgrading		£0.00			£190.27			£62.96			£67.78		£321.01	
New open spaces														
Construction		£105.52			£305.29						£113.59			
Maintenance		£112.91			£237.14						£68.43		£942.88	
Upgrading		£105.52			£305.29			£84.48			£91.01		£586.30	
New open spaces														
Construction		£168.84			£441.74						£160.32			
Maintenance		£180.66			£343.12						£96.58		£1,391.26	
Upgrading		£168.84			£441.74			£119.28			£128.45		£858.31	
New open spaces														
Construction		£253.26			£574.43						£201.14			
Maintenance		£293.57			£446.29						£161.16		£1,929.85	
Upgrading		£274.37			£574.43			£149.60			£201.14		£1,199.54	
New open spaces														
Construction														
Maintenance														
Upgrading														
Total contribution														

A contribution towards Land purchase costs @ £24700 per Ha of open space will be sought where appropriate (see paragraph 1.52)

¹Intermediate Play Area/LEAP are provided for children. The costs quoted are therefore related proportionally to the average no. of children per household for different dwelling sizes and based on 15 sq M space per child

²Local Open Space Costs are discounted as follows - 1 bed 60%, 2 bed 52%, 3 Bed 51%, 4 Bed 49%. This reflects the fact that part of the requirement is primarily for children's play. The costs are reduced proportionally to take account of the average no. of children per household for different dwelling sizes

NB. Contributions per dwelling are calculated as follows; open space requirement per dwelling (from Table 6) x Cost per sq Metre (from Appendix 4)

Example Calculation

Based on 100 x 2 bed, 50 x 3 bed and 50 x 4 bed dwellings. It is assumed that the site is in area where there is a deficit in the quantity of open space provision.

Table 7 enables a calculation of the open space requirements for the development

	<i>Intermediate Play area/LEAP</i>			<i>Local Open Space</i>		<i>Major Open Space</i>		<i>Playing Pitches</i>		
	No. of dwellings	Open Space requirement per dwelling	Total open space requirement	Open Space requirement per dwelling	Total open space requirement	Open Space requirement per dwelling	Total open space requirement	Open Space requirement per dwelling	Total open space requirement	Total
1 bed	0	0	0	12.9	0	7.9	0	17.2	0	39.8
2 bed	100	4	375	17.3	1730	10.6	1062	23.0	2300	54.9
3 bed	50	6	300	24.4	1220	14.9	746	32.5	1626	77.8
4 bed	50	9	450	30.6	1530	18.7	935	40.8	2040	99.1
Total	200		1125		4480		2743		5966	271.60

Comparing the requirements with the thresholds for viable size set out in Table 5 none of the open space types meet the threshold standards. On this basis it would not be appropriate to require on site provision. If it is assumed that new off site provision is not feasible and there are open spaces in the vicinity which could be upgraded Table 8 can be used to calculate the likely contributions as follows.

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		No. of dwellings	Contribution per dwelling ¹	Total contribution	No. of dwellings	Contribution per dwelling ²	Total contribution	No. of dwellings	Contribution per dwelling	Total contribution	No. of dwellings	Contribution per dwelling	Total contribution	Total contribution per dwelling	Total contribution
1 bed	New open spaces														
	Construction		£0.00			£190.27						£84.60			
	Maintenance		£0.00			£147.80						£50.97		£473.64	
	Upgrading		£0.00			£190.27			£62.96			£67.78		£321.01	
2 bed	New open spaces														
	Construction		£105.52			£305.29						£113.59			
	Maintenance		£112.91			£237.14						£68.43		£942.88	
	Upgrading	100	£105.52	£10,552.00	100	£305.29	£30,529.00	100	£84.48	£8,448.00	100	£91.01	£9,101.00	£586.30	£58,630.00
3 bed	New open spaces														
	Construction		£168.84			£441.74						£160.32			
	Maintenance		£180.66			£343.12						£96.58		£1,391.26	
	Upgrading	50	£168.84	£8,442.00	50	£441.74	£22,087.00	50	£119.28	£5,964.00	50	£128.45	£6,422.50	£858.31	£42,915.50
4 bed	New open spaces														
	Construction		£253.26			£574.43						£201.14			
	Maintenance		£293.57			£446.29						£161.16		£1,929.85	
	Upgrading	50	£274.37	£13,718.50	50	£574.43	£28,721.50	50	£149.60	£7,480.00	50	£201.14	£10,057.00	£1,199.54	£59,977.00
Total	New open spaces														
	Construction														
	Maintenance														
	Upgrading														
Total contribution															£161,522.50

APPENDIX 2

Types of Open Space Provision

The Council consider that a broad range and hierarchy of open spaces should ideally be provided to cater for a range of recreational needs. The table below shows indicative open space categories and how these relate to the open space hierarchy.

Open Space Categories and relationships	
Indicative Open Space ¹	Open Space Hierarchy
<p>Children's and Teenager's Play Areas</p> <p>0.3 Ha per 1000 population</p> <p>All equipped children's play areas, skateboard parks, outdoor basketball goals and similar facilities</p>	<p>Intermediate Play Area/Locally Equipped Area for Play (LEAP)</p> <p>An equipped children's play area for toddlers/young children to play set within a framework of background planting. Typically this provides for children aged 2 – 6 years</p>
	<p>Neighbourhood Equipped Area for Play (NEAP) element of Local Open Space/Neighbourhood Park</p>
<p>Playing Pitches</p> <p>1.21 Ha per 1000 population</p> <p>Playing pitches for football, rugby, hockey and cricket.</p>	<p>Outdoor sports facilities may be an element of Local Open Space or Major Open Space</p>
<p>General Recreational Areas including casual play areas for children</p> <p>1.45 Ha per 1000 population</p>	<p>Major Open Space</p> <p>Area designated principally for passive recreation serving the recreational needs of the local population. May vary in size, formality and may include within them other types of open space. A major open space includes areas that may form part of Swindon's green corridor network.</p> <p>Major Open Spaces may contain Outdoor Sports Facilities and Children's Play Areas within them however these elements would not be included in the General Recreation standards. It also includes Town Parks which are explained in more detail below.</p>

¹ As set out in the Revised Deposit Draft Swindon Local Plan 2011

	<p>Town Parks</p> <p>Formal parks and gardens with planting, seating and often other features such as bandstands and ponds. By virtue of the number of features present they generally serve the whole town rather than the just the immediate area.</p> <p>Town Parks may contain Outdoor Sports Facilities and Children's Play Areas within them however these elements would not be included in the General Recreation standards.</p> <p>Local Open Space (or Neighbourhood Park) (LOS)</p> <p>Normally these are located within housing areas and serve the immediate population with emphasis on informal recreation for all ages and active play for all children. Newly created LOS's will have equipped play areas for children aged 2-6 years and 6 – 14 years (NEAP). LOS's may also have seating, on site information and access paths</p> <p>Local Open Spaces may contain Outdoor Sports Facilities and Children's Play Areas within them however these elements would not be included in the General Recreation standards.</p>
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APPENDIX 3

Contacts and References

Useful Contacts

Local Plans Team Forward Planning Department of Environment and Property Swindon Borough Council Station Road Swindon SN1 1TZ 01793 466409 localplans@swindon.gov.uk	Local Plan policy Supplementary Planning Guidance Open Space Audit and Assessment
Landscape and Countryside Team Department of Environment and Property Swindon Borough Council Station Road Swindon SN1 1TZ 01793 466312	Advice on open space requirements and design of open spaces
Development Control Department of Environment and Property Swindon Borough Council Station Road Swindon SN1 1TZ Strategic Development Areas Tel: 01793 466332 North Team Tel: 01793 466250 South Team Tel: 01793 466269	Advice on planning applications
Parks and Amenities Management Swindon Services Swindon Borough Council Barnfield Road Swindon 01793 464572	Management of Swindon Borough Council's Parks and Green Spaces Parks and Open Spaces Strategy

<p>CABE Space The Tower Building 11 York Road London SE1 7NX T 020 7960 2400 F 020 7960 2444 E enquiries@cabe.org.uk www.cabespace.org.uk</p>	<p>Promotes good practice in the design, management and maintenance of open space.</p> <p>Works with local authorities and other bodies responsible for public space to help them provide a better service.</p>
<p>National Playing Fields Association 12 Park Road Coventry CV1 2LD www.playing-fields.com fields@npfa.co.uk 024 7622 2308</p>	<p>Six Acre Standard Advice on playing field and children's play area standards</p>
<p>Sport England South West Region Ashlands House Crewkerne Somerset TA18 7LQ 01460 270415 www.sportengland.org</p>	<p>Guidance on provision of sport and recreation facilities Advice on playing field protection</p>
<p>Wiltshire Wildlife Trust Elm Tree Court Long Street Wiltshire SN10 1NJ 01380 729017 www.wiltshirewildlife.org info@wiltshirewildlife.org</p>	<p>Swindon Biodiversity Action Plan Advice of protecting and enhancing biodiversity</p>
<p>English Nature Prince Maurice Court Hambleton Avenue Devizes Wiltshire SN10 2RT 01380 726344 www.english-nature.org.uk Wiltshire@english-nature.org.uk</p>	<p>Advice on designated biodiversity sites and protected species Sites of Special Scientific Interest</p>

Environment Agency Isis House Howbery Park Crowmarsh Gifford Wallingford Oxon OX10 8BD 01491 832801	Advice on the water environment including conservation, water quality and resources and flooding
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Useful Reference Documents

Government Publications

Department of the Environment Circular 1/97 Planning Obligations

Department of the Environment Circular 11/95 Planning Conditions

Office of the Deputy Prime Minister Planning Policy Guidance Note 17 - Planning for Open Space, Sport and Recreation

Office of the Deputy Prime Minister Assessing Needs & Opportunities - A companion guide to PPG17 September 2002

Swindon Borough Council

Open Space and Assessment Swindon Borough Council July 2004

Playing Pitch Assessment and Strategy for Swindon Borough – Report by PMP Consultancy August 2001

National Playing Fields Association

Six Acre Standard – Minimum Standards for Outdoor Playing Space. National Playing Fields Association 2001.

Sport England

Sport England Playing Fields for Sport Revisited Planning Bulletin Issue 12 Sept 2002

Sport England Planning for Open Space Planning Bulletin Issue 8 Sept 2002

Sport England Providing for sport and recreation through new housing development – Good Practice Guide February 2001

A sporting future for the playing fields of England – policy on planning applications for development on playing fields English Sports Council 1999

Wiltshire Wildlife Trust

Wiltshire Biodiversity Action Plan

APPENDIX 4

Commuted Sum for Open Space Provision

METHOD USED TO CALCULATE COMMUTED SUMS (prices at March 2003)

Intermediate Play Area (LEAP)

Construction	Cost £
Play area (5 pieces of equipment, 2 no. seats, safety surface, fence, planting)	40,099.63
Drainage to grass	4,919.46
Total	<u>45,019.59</u>
Intermediate Play Area Construction	
Total for March 2003 prices 4 area of site	Rate per m ² 28.14

Annual Maintenance	<u>Cost £</u>
Play area yearly Inspections	1,617.00
Play area repairs	2,000.00
10% coordination & management fee	361.70
Annual Total for play area only	<u>3,978.70</u>
12 year maintenance cost for play area £3,978.70 x 10	39,787.00
12 year maintenance of landscape infrastructure £2.98 x 1,480 m ²	4,410.40
Total	<u>44,197.40</u>
12 year Maintenance cost	
Total for March 2003 prices 4 area of site	Rate per m ² 30.11
Land purchase costs @ £24700 per Ha¹	

¹ Land purchase costs will only be sought in respect of new off site provision where necessary.

Local Open Space or Neighbourhood Park (NEAP)

Construction	Cost £
Play area (7 pieces of equipment, 2 no. seats, safety surface, fence, planting)	91,281.36
Youth shelter (SMP – 3 segments)	4,766.68
Kickabout area including fence, drainage	52,150.00
Total	<u>148,198.04</u>
Local Open Space or Neighbourhood Park Construction	
Total for March 2003 prices 4 area of site	Rate per m ² 36.96

Annual Maintenance	Cost £
Play area yearly Inspections	2,328.00
Play area repairs	3,500.00
Youth shelter	600.00
Kickabout repairs	2,500.00
10% coordination & management fee	892.8
Annual Total for play area only	<u>9820.80</u>
12 year maintenance cost for play area £9820.80 x 10	98,208.00
12 year maintenance of landscape infrastructure £2.98 x 2,380 m ²	7,092.40
Total	<u>105,300.40</u>
12 year Maintenance Cost	
Total for March 2003 prices 4 area of site	Rate per m ² 28.71

Major Open Space – Strategic Development Area

Based on a total area of 13,100m²(excluding play provision)

Construction		Cost £
Soft Landscape		78,976.69
Cycle paths (including lights & barriers)		60,125.00
Site Furniture (2 seats & 1 bike rack)		1,050.66
Pavilion		6,304.00
Ultrimac/resin bound surface		5,190.00
Railings/perimeter fence		6,913.20
Land drainage		6,555.57
Strategic play Feature (e.g. skate park, basketball courts, multipurpose kickabout area)		44,550.00
10% Professional Fees for design and contract management		20966.51
	Total	<u>230,631.63</u>
Major Open Space Construction (excluding play area)		
Total for March 2003 prices	Rate per m ²	17.60

Annual Maintenance		Cost £
12 year maintenance of landscape infrastructure including site furniture £2.98 x 13,100m ²	Total	39,038.00
12 year maintenance of Strategic play feature £2500 x 10		25,000.00
Total		
12 year Maintenance Cost		
Total for March 2003 prices	Rate per m ²	4.89

Open Space – Non Strategic Development Area

Contribution towards refurbishment of existing open spaces within a non-strategic development area based on 5% of the capital cost of construction (excluding fees) of a major open space with total area of 13,100m²

Capital Cost for Construction of M.O.S.		Cost £
Soft Landscape		78,976.69
Cycle paths (including lights & barriers)		60,125.00
Site Furniture (2 seats & 1 bike rack)		1,050.66
Pavilion		6,304.00
Ultrimac/resin bound surface		5,190.00
Railings/perimeter fence		6,913.20
Land drainage		6,555.57
Strategic play Feature (e.g. skate park, basketball courts, multipurpose kickabout area)		44,550.00
	Total	209665.12
Rate for Upgrading of existing Open Space in Non Strategic Development Area		
5% capital cost =	£ 10483.26	
Over 12 years	£ 10483.26 x 10 = £104,832	
Total for March 2003 prices 4 area of site	Rate per m ²	8.00

Outdoor Sports Facility

Construction	Cost £
Soft Landscape – planting & seeding of all pitches & outfields	47,688.05
Hard Landscape – car park, drive, paths & paving	56,681.99
Fencing & Gates	22,252.43
15% contribution to a full size all weather football pitch	50,000.00
25% contribution to a Grass Bowling Green including irrigation	20,750.00
4 no. Tennis Court	80,000.00
Drainage for 3 no. grass football/hockey/rugby pitches	47,286.00
Cricket square with outfield	4,514.00
5% Professional Fees for design and contract management	16,458.62
Total	345,631.09
Outdoor Sports Facility Construction	
Total for March 2003 prices	Rate per m ² 4.93

Annual Maintenance	Cost £
Soft Landscape – planting, grass buffer & outfields	2,760.72
Hard Landscape – car park, drive, paths & paving	1,200.00
Fencing & Gates	345.00
15% contribution to maintenance full size all weather football pitch	2,000.00
25% contribution Grass Bowling Green including irrigation	2,528.47
2 no. Tennis Court with lighting	3,883.11
Cricket square	3,600.00
3 no. grass football/hockey/rugby pitches	4,500.00
	20,817.30

12 year maintenance costs £20,817 30 x 10	Total	208,173.00
12 year Maintenance Cost		
Total for March 2003 prices 4 area of site	Rate per m ²	2.97
Rate for Upgrading of existing Outdoor Sports Facility		
80% capital cost = £ 276,504.87		
Total for March 2003 prices 4 area of site	Rate per m ²	3.95

Appendix 5: Indicative open space requirements Southern Development Area and Coate

Indicative Open Space Requirements

Southern Development Area

1. Provision for a major open space/country park greater than 50 Ha to serve the development is integrated with the River Ray corridor and the proposed canal restoration
2. Provision of about 1 Local Open Space per 650 dwellings at about 1 Ha in size
3. Provision of 1 LEAP play area per 400 dwellings.
4. Provision for allotment sites of about 15 plots per 1000 population on sites of 20 plots per site
5. Provision for community access playing fields (which should include school playing fields) to a standard of 1.21 Ha per 1000 population.

Coate

- i. Provision for a major open space comprising an extension to the Coate Water Country Park
- ii. Provision of about 1 Local Open Space per 650 dwellings at about 1 Ha in size
- iii. Provision of 1 LEAP play area per 400 dwellings
- iv. Provision for allotment sites of about 15 plots per 1000 population on sites of 20 plots per site
- v. Provision for community access playing fields (which should include playing fields associated with the University Campus) to a standard of 1.21 Ha per 1000 population.