



Planning Policy Committee – 21 November 2011

Open Space Supplementary Planning Document

Purpose of report

The purpose of this report is to highlight the responses received to the public consultation and to seek Members' approval to adopt the Open Space Supplementary Planning Document, subject to amendments being made

Attachment(s)

Appendix 1 Public Consultation Report
Appendix 2 Open Space SPD Consultation Draft

1.0 Background

- 1.1 On 28 March 2011, Planning Policy Committee approved the Open Space Supplementary Planning Document – Consultation Draft for consultation to commence after the May 2011 election period.
- 1.2 The Open Space Supplementary Planning Document – Consultation Draft set out East Northamptonshire Council's approach to providing open space in new developments. The document set out a series of provision standards, general design principles and how financial contributions to sustain, improve and maintain open space would be sought. Once adopted, it will form part of the Local Development Framework for East Northamptonshire.
- 1.3 Consultation took place for an eleven week period starting from Monday 11 July 2011 and ended at 4.30pm on Friday 23 September 2011. This extended consultation period took account of the Town and Parish Councils that had Summer recesses.

Hard copies were made available to view at:

- Customer Service Centre, Cedar Drive, Thrapston, NN14 4LZ (8.45am-5pm, Monday to Friday)
- Customer Service Centre, Newton Road, Rushden, NN10 0PT (9am – 4.30pm, Monday to Friday)
- Customer Service Centre, 4 New Street, Oundle, PE8 4ED (10am – 4pm, Tuesdays, Thursdays, Fridays and Saturdays)
- Libraries at Oundle, Thrapston, Rushden, Higham Ferrers, Irthlingborough, Raunds and the mobile libraries (opening times and other details are available from Northamptonshire County Council)

2.0 Consultation Responses

- 2.1 Ten responses were received to the consultation and these are summarised in Appendix 1. Appendix 2 provides the Consultation Draft document for information.
- 2.2 As can be seen, a variety of responses was received, which range from suggested additions to points of clarification. These include, for example, making reference to the useful role that open space makes, in terms of flood management; making further provision of bins and recycling opportunities within open spaces; and further reference to crime-related issues. It should be noted that the vast majority of suggestions and comments will be used to improve the draft SPD.

2.3 It is proposed that the next steps in the preparation of this document be as follows:

- This Committee agrees to adopt this SPD, subject to the amendments being made.
- The alterations will then be made.
- The Head of Planning Services and Planning Policy and Conservation Manager will then seek final approval for the document from the Chairman and Vice-Chairman of the Planning Policy Committee.
- All usual planning policy publication/documentation procedures will then be followed.

3.0 Conclusion

3.1 That this SPD be adopted, subject to the amendments being made, as proposed in Appendix 1 and as per the process set out in paragraph 2.3 above.

4.0 Equality and Diversity Implications

4.1 There are no equality and diversity implications.

5.0 Legal Implications

5.1 There are no legal implications.

6.0 Risk Management

6.1 There are no identified risks.

7.0 Financial Implications

7.1 There are no financial implications.

8.0 Corporate Outcomes

8.1 The relevant Corporate Outcomes are:

- Regeneration and Economic Development
- Sustainable Development: strong communities, high quality built environment
- Healthy, good public health
- Strong Strategic Partnerships

9.0 Recommendation

9.1 The Committee is recommended to adopt the SPD, subject to all amendments being made (*Reason – to assist in improving open space provision throughout the district and therefore have a positive impact on quality of life and appearance of towns, villages and their surroundings*)

Legal	Power: Planning and Compulsory Purchase Act 2004
	Other considerations: None
Background Papers: Planning Policy Committee 28 th March 2011	
Person Originating Report:	Karen Britton – Planning Policy and Conservation Manager Extn: 2142 kbritton@east-northamptonshire.gov.uk
Date: 3 November 2011	
CFO	MO
	CX

**OPEN SPACE SUPPLEMENTARY PLANNING DOCUMENT (SPD)
PUBLIC CONSULTATIONS REPORT**

Number	Name	Comment	Response	Action
1 i	Environment Agency (Kerrie Ginns, Planning Liaison Officer)	Flood risk management should be considered as a key issue when planning the implementation of open space and be incorporated within the document. The provision of open spaces presents opportunities for flood risk management and it is recommended that references to 'reducing flood risk through open spaces' is included within the document....	Amend SPD	Amend text to include reference to flood risk management issues.
2 i	Sport England (Steve Beard, Planning Manager)	We encourage the authority to ensure that monitoring and review are built into the SPD (Sport England normally advise that a PPG17 study is likely to be out of date after a period of 3 years, unless it has been updated - they note ENC's was refreshed in 2009/2010)	Noted and Amend SPD - monitoring and review are a requirement of the planning policy development process therefore this will be kept under review.	Amend SPD to refer to the monitoring and review process
2 ii		General comment - All Local Authorities should have an up to date playing pitch strategy	Point noted	No amendments to text, but ENC need to further investigate and consider this issue
2 iii		Para. 6.3 point 3 should include the whole phrase from PPG17 'The new land and facility should be at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality.'	Amend SPD	Amend text as suggested
3 i	Natural England (Antony Mould, Land Use Operations)	Natural England are broadly supportive of the SPD, however it would be useful if the definitions and relationships between Green Infrastructure and formal open space were more clearly expressed e.g expand para 5.4 and could include a sub-section on relationship between open space and GI - refer to Natural England's GI guidance pages 7 and 10.	Amend SPD	Amend text to provide further clarification as proposed
3 ii		Section 6 - pleased to see cross reference to GI - would be useful if the SPD could explain how these requirements are determined i.e this SPD focuses on open space whereas wider GI will be determined with reference to the Developer Contributions SPD and emerging North Northants GI Delivery Plan.	Amend SPD	Amend text to provide further clarification as proposed
3 iii		Useful if SPD acknowledged Natural England's Accessible Natural Greenspace (ANGsT) standards and consideration of provision of local GI assets.	Amend SPD	Amend text as suggested

3 iv		Appendix C suggest also include the following references: Natural England's Green Infrastructure Guidance 'Nature Nearby' - Accessible Natural Greenspace Guidance MKSM Green Infrastructure by Design Guidance	Amend SPD	Amend text to include these references
4 i	Northamptonshire Police (Richard Wilson, Crime prevention Design Advisor)	Rather than just reference the Secured by Design website, developers/architects should consult Crime Prevention Design Advisors. Refer also to North Northants Core Spatial Strategy Policy 13b.	Amend SPD	Amend text to include this
4 ii		Generic issues that should be considered for all open spaces include boundary treatments - to prevent unauthorised motor cycle/vehicle access, maintain good natural surveillance, control informal access to prevent dog fouling, nuisance/distress, litter etc, create buffer zones bewteen activity, dwellings and other occupied buildings etc. Lighting - to determine whether an asset or not in aiding natural surveillance at night, reducing the fear of crime and deterring anti-social behaviour or to discourage public rights of way through or across areas.	Amend SPD	Amend text to further expand/ refer to these issues
5 i	Barnwell Parish Council	Very worthy document. The council do not currently own any open space but any contribution in the future would perhaps enable the provision of playground facilities.	Comments welcomed and noted	None for the SPD, but ENC will follow this up separately with the parish Council to discuss potential infrastructure provision needs
5 ii		More could be made of the importance green spaces could provide for increases in biodiversity.	Noted and Amend SPD	Amend text to include this
5 iii		Para. 6.3 point 3 outlines the exchange of one site for another. This should not be an opportunity for developers to "buy" planning on existing quality sites, especially if they contain significant biodiversity. It is felt that this could be exploited and should be controlled by adequate monitoring.	Amend SPD	Amend SPD to provide further clarification on this issue
6 i	Chelveston Parish Council	Appendix G - LAP, LEAP and NEAP specifications - As written, only the NEAP requires litter bins. Since all three play areas are intended for children...it seems odd that these are missing from the LAP and LEAP. Request that litterbins be a requirement for all play area specifications.	Amend SPD - Appendix G is taken from the National Playing Field Association minimum standards, however the provision of bins on smaller play areas should be included, where appropriate (ENC will deal with these on a case by case basis).	Amend SPD to expand on this
7 i	Collyweston Parish Council	The Parish Council found it to be a comprehensive document.	Comments welcomed	None

7 ii		Dog bins - should be provided as most families seem to own a dog, especially in rural areas....	Amend SPD to provide these, where appropriate (ENC will consider these on a case by case basis)	Amend SPD to expand on this
7 iii		Litter bins - should be provided regardless of site or age group. It is the Council's experience that if a bin is not provided then littering becomes a problem.....	Amend SPD - Appendix G is taken from the National Playing Field Association minimum standards, however the provision of bins on smaller play areas should be included, where appropriate (ENC will deal with these on a case by case basis).	Amend SPD to expand on this
7 iv		Recycling bins - should be considered for any play areas.....	Amend SPD to provide these, where appropriate (ENC will consider these on a case by case basis)	Amend SPD to expand on this
7 v		Signage - in play areas etc - i.e stating that dogs are not allowed near play equipment or must be kept on leads in other appropriate areas.	Amend SPD to make clear that provision of appropriate signage is required	Amend SPD to expand on this
8 i	Easton on the Hill Parish Council	Para. 6.1 and 6.2 - raised concerns that requirements for open spaces to be provided could encourage developments outside or on the perimeter of small villages to facilitate recreational green spaces for infill developments	Note concerns re- provision of open space and infill plots. The Development Plan (Core Strategy and Rural North, Oundle and Thrapston Plan etc) will provide the policy and "control" to prevent any inappropriate development.	None
8 ii		Question of how will the Parish Council know if a contribution is required from the developer	Amend SPD para. 8.1 needs clarifying to be in line with Appendix H. The Developer, in conjunction with the Planning Officer, will discuss the issues with the Town/Parish Council (The ENC Planning Case Officer will therefore take the lead on this). The Parish should be aware of their open space maintenance costs if the Parish maintain the open spaces.	Amend SPD to clarify para. 8.1
8 iii		Other than the above, the Parish Council were happy with the document	Comments welcomed	None
9 i	Raunds Town Council	Would like to compliment you on a very comprehensive document, which is well set out and clear to read.	Comments welcomed	None

9 ii		Suggest Appendix G is strengthened to refer to installation standards for play equipment - we have seen poorly installed equipment e.g the surface of play areas is important and believe there is a recommended standard for this, which could be included. There is also a minimum distance fencing can be installed from play equipment (for safety reasons) and although the SPD refers to a buffer zone (for noise reduction) the safe fencing off of play areas for the very young is a very relevant issue.	Amend SPD	Amend SPD to refer to installation standards and fencing
10 i	Stanwick Parish Council	The Parish Council objects most strongly to the classification of Stanwick as an urban area.	Amend SPD - the term "urban" was used by PMP for this study area, however this will be further clarified and explained	Amend SPD to clarify
10 ii		The Council would like an explanation with the SPD of why the per-head allocation of recreational space differs rural and urban areas.	Amend SPD to briefly clarify/ cross-reference to the PMP Study differentiation - urban areas tend to have slightly lower allocation/1000 population as people are more prepared to travel to use facilities, whereas rural areas tend to have higher allocation/1000 population as the specific geographical settlement tends to provide the facilities very locally i.e people do not travel far to use them e.g just within one village	Amend SPD to clarify



East
Northamptonshire
Council

Open Space Supplementary Planning Document Consultation Draft



Consultation Draft
March 28 2011

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1.0 Introduction

- 1.1 Open space can provide a number of functions: the location for play and recreation; a landscape buffer for the built environment; and provide a habitat for biodiversity. It can also provide an attractive feature, which forms a major aspect of the character of a settlement or area.
- 1.2 In 2005, PMP consultants carried out an Open Space, Sport and Recreational Study of East Northamptonshire (published January 2006). In accordance with Planning Policy Guide (PPG) 17, the study identified open space and rated it on quality, quantity and accessibility issues, as well as highlighting areas of deprivation and where improvements to existing open space needed to be made. The study was refreshed with a further audit of open spaces, undertaken during 2009 and 2010, as part of the Rural North, Oundle and Thrapston Plan (RNOTP) and as part of the ongoing evidence gathering process for emerging Development Plan Documents (DPDs).

2.0 Purpose

- 2.1 This document sets out East Northamptonshire Council's approach to providing open spaces in new developments and to securing financial contributions to sustain, improve and maintain them.
- 2.2 East Northamptonshire Council wants all residents and visitors to enjoy a high quality environment. A key element to this is the provision of good, safe open space with the opportunity for both formal and informal recreation.

3.0 Policy context and statutory process

- 3.1 Once adopted, this Supplementary Planning Document (SPD) will form part of the Local Development Framework for East Northamptonshire.
- 3.2 This SPD will supplement the adopted North Northamptonshire Core Spatial Strategy (CSS) (adopted June 2008), in particular policies 5, 6 and 13 (see Appendix B for policy context).
- 3.3 Consultation – The Open Space SPD forms a statutory part of the Local Development Framework, so the preparation process is dictated by Regulations 16-19 of the Town and Country Planning (Local Development) (England) Regulations 2004 (Statutory Instrument 2004 No. 2204). The SPD process, including consultation stages, takes place with reference to three key documents:
 - Town and Country Planning (Local Development) (England) Regulations 2004 (“The Regulations”)
 - North Northamptonshire Statement of Community Involvement (SCI) adopted October 2006, the main guidance document for undertaking public consultations for Local Development Documents
 - East Northamptonshire Council Consultation Strategy 2008-2011, generic good practice guidance for undertaking public consultation

- 3.4 In accordance with the Regulations, SCI and other guidance, the SPD preparation process (including consultation and engagement) will take place through the following stages:
1. Preliminary and informal consultation – officers and other consultees (as appropriate) during the initial SPD drafting stage.
 2. Approval of draft SPD for consultation – formal Member involvement, through Planning Policy Committee.
 3. 4-6 weeks statutory consultation, under Regulation 17.
 4. Consideration of representations and preparation of “Statement of Representations” (also known as the “Regulation 18 Statement), summarising comments received during the Regulation 17 consultation stage and identifying modifications/changes to the draft SPD, where appropriate.
 5. Adoption of the SPD, under Regulation 19 – formal Member involvement, through Planning Policy Committee.

4.0 Consultation

- 4.1 This Open Space SPD (Consultation Draft) was approved for an eleven week period of public consultation by the Planning Policy Committee on 28th March 2011. A list of consultees (consultation bodies and individuals) is set out in Appendix I.
- 4.2 If you wish to make any comments on this Consultation Draft SPD, these must be received in writing by Friday 23rd September 2011, sent to:

Dan Ray
Planning Policy and Conservation
East Northamptonshire Council
Cedar Drive
Thrapston
NN14 4LZ

planningpolicy@east-northamptonshire.gov.uk

All comments received will be reviewed and considered, prior to adoption of the final document.

5.0 What is Open Space?

- 5.1 ‘Open Space includes all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.’ (PPG17: Annex: Definitions, July 2002).
- 5.2 Open space in towns, villages and other developments is essential in improving public health, well-being and quality of life. Attractive, safe and accessible parks and green and other spaces contribute positive social, economic and environmental benefits and promote social inclusion. Well used and maintained open spaces make a considerable contribution to the quality of life of residents and visitors and promote sustainable communities.

5.3 For the purpose of this Supplementary Planning Document (SPD), eight typologies of open space are included, in accordance with PPG17, these are:

- Allotments and Community Gardens
- Amenity Green Space
- Cemeteries and Churchyards
- Green Corridors
- Natural and Semi-Natural Open Space
- Outdoor Sports Facilities
- Parks and Gardens
- Provision for Youth and Young People

5.4 In accordance with Policy 5 of the adopted North Northamptonshire Core Spatial Strategy (CSS), open spaces such as amenity green spaces, parks and gardens, country parks or footpaths may also form green corridors and are important for the delivery of green infrastructure.

6.0 When will open space need to be provided?

- 6.1 Open space, sport and recreational facilities will be provided for all on new housing developments of 15 or more dwellings or with a site area over 0.42ha¹ or larger. New open space, sport and recreation facilities shall be provided and/or improvements and enhancements undertaken to existing off-site facilities where applicable.
- 6.2 Where development falls below 15 dwellings or a site with the area less than 0.42ha, on site provision may not be sought, however contributions to open space will still be sought for off site provision where there is a net increase in dwellings (i.e. not a replacement dwelling) as demand and level of use will increase on existing open space.
- 6.3 To achieve protection and enhancement of existing open space, sport and recreation facilities, measures will be taken to:
- Protect and enhance the sites identified as having high value (in terms of quality and accessibility)
 - Enhance the quality and accessibility of sites currently assessed to be below the local quality and accessibility standards in line with the design principles in Appendix C
 - Secure the exchange of one site for another in order to substitute for any loss of open space or sports and recreational facility or to remedy deficiency in accordance with PPG17.
 - Achieve sufficient open space and recreation provision by meeting the recommended local accessibility standards for each open space type as outlined out in Appendix D.
 - Secure provision through planning obligations from developers to improve open space, sport and recreation facilities and direct developer contributions towards areas of need and key deficiency, including off site provision in relation to their development in accordance with Community Infrastructure Levy (CIL) regulation 122.
- 6.4 East Northamptonshire Council require developers to meet the overall open space provision, however under particular circumstances a degree of flexibility to the individual types of space requirement may be considered e.g. there may be no need for natural/semi natural green space within an urban area where this does not already exist.
- 6.5 In some cases, commuted sums may be sought for off-site provision, either the provision of new facilities, or improvements or enhancements to one or more existing facilities. In the latter case, where the most appropriately sited existing facilities are of poor quality, development contributions should be utilised to raise the quality of the existing facility to an acceptable standard, in order to meet the specific needs for open space provision arising from the development.
- 6.6 These contributions would need to meet the three tests as set out in CIL regulation 122. These are that each contribution is:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and

¹ East Northamptonshire Council Supplementary Planning Document Developer Contributions (June 2006)

- fairly and reasonably related in scale and kind to the development

6.7 Any rise in population will have an increased demand on open space. Where provision cannot be made on site, the increased demand will impact on sites close to the proposed development. Contributions for improvements to sites within the threshold standards (Appendix D) will need to be undertaken so as to meet the impact of additional usage from the proposed development. In addition to this, in line with Core Spatial Strategy Policy 5: Green Infrastructure, improvements to, or the creation of, green links to these sites be required.

6.8 There will be instances where open space isn't present within the distances outlined in the thresholds standard (Appendix D). Where this is the case, improvements to the sites most likely be effected will be given priority and/or green linkages created/improved to these sites.

6.9 Commercial Developments

6.10 Within commercial developments, it is important to provide open space areas for workers, which help to improve health and wellbeing. Depending on the size of the development, these could be in the form of parks and gardens, amenity greenspace or potentially as part of a green corridor. These also provide visual amenity and add value to the development's image.

6.11 Where there is no on site provision for open space, extra pressure will be placed on existing nearby facilities. Workers frequently utilise recreation facilities during break times, as well as after work. This results in an additional burden on existing resources.

6.12 Where appropriate, a financial contribution will be sought from non-residential development, due to the increased demand for local open space, sport and recreation resources. This contribution will be based on the estimated number of people to be employed by the development.

6.13 Please refer to Appendix E when calculating the size requirement for open space for commercial developments.

7.0 Calculating Contributions

7.1 Contributions towards open space will be site dependent and negotiation with the body who will maintain the open space will be required (e.g. Town/Parish Council etc). This allows the Town or Parish Council to use their own evidence base of existing or potential maintenance contracts when negotiating what contributions should be made.

7.2 Appendix G provides flowcharts of the process, which developers must undertake.

7.3 Reference should also be made to Appendix F on how to calculate the size and type of open space necessary and Appendix G for information relating to children's play space provision. The design principles in Appendix C should also be adhered to.

8.0 Implementing the SPD

- 8.1 To ensure that this SPD is complied with, the Council encourages all applicants to enter into discussion with the Local Planning Authority and/or Town/Parish Council's at the earliest opportunity to confirm if a contribution is required and to discuss the amount and type of contribution that may be applied. The applicant should also refer to the North Northamptonshire Adopted Statement of Community Involvement (SCI)(<http://www.nnjpu.org.uk/publications/docdetail.asp?docid=146>), ENC's Consultation Strategy 2008-11 (<http://www.east-northamptonshire.gov.uk/consultations>) and major applications protocol (Protocol for dealing with major planning applications or applications of significant interest)(<http://www.east-northamptonshire.gov.uk/majorapps>).
- 8.2 It is important that discussions regarding open space requirements take place at an early stage in the formulation of any development proposal. This is fundamental as the outcomes will be critical in determining the ultimate design and acceptability of a particular project. Developers will also be expected to show how their development will incorporate the maximum amount of linked green space.
- 8.3 In order to assess the up-to-date needs of the settlement or area, prospective developers/applicants are encouraged to enter early discussions via the Local Planning Authority (LPA), with local representatives; the town or parish councils; or District Ward Members.
- 8.4 They are also encouraged to discuss any open space proposals with the local community, who will use any future space provided.
- 8.5 When submitting a planning application, full details of the intended on site open space provision and the specific size, location, layout and typology should be provided as part of the required Design and Access Statement and Landscape Details. Following discussion with the relevant Town or Parish Council etc, details of any open space contributions shall also be submitted as part of a proposed Heads of Terms document to ensure that the case officer is aware of all propositions.
- 8.6 The details of any pre-application discussions with the Council or community representatives that may have assisted the choice of open space (or any alternative commuted/offsite financial contribution) must be included with the application. This is essential, in order to demonstrate compliance with the adopted North Northamptonshire Statement of Community Involvement (October 2006).

Appendix A – Glossary of Terms

Term	Definition
DPD	Development Plan Document, a document which outlines the key development goals of the Local Development Framework.
SPD	Supplementary Planning Document, a document which compliments and defines further details of a policy in a Development Plan Document or Core Spatial Strategy.
SPG	Supplementary Planning Guide, the same as Supplementary Planning Document, but has since been replaced by them.
RNOTP	Rural North, Oundle & Thrapston Plan, a Development Plan Document for part of the district of East Northamptonshire.
ENC	East Northamptonshire Council.
Heads of Terms	Is a document produced by developers drafting the level of financial contributions by type that they wish to make. The Heads of Terms is the starting place for negotiations that will end with the signing of the agreed s106
CSS	Core Spatial Strategy, a document that sets out the strategic goals of an area (one step above a Development Plan Document),
LDF	Local Development Framework, is the planning framework in which the different levels of plans and guidance sit.
PPS	Planning Policy Statement (national planning policy since 2004), are the Governments statements defining national policy and principles towards aspects of the town planning framework.
PPG	Planning Policy Guide (national planning policy pre 2004), were similar to Planning Policy Statements, but are being gradually phased out by them.
North Northamptonshire	Covers the Districts of Corby, East Northamptonshire, Kettering and Wellingborough
JPU	Joint Planning Unit (North Northamptonshire Joint Planning Unit), responsible for strategic and cross district work.

Appendix B – Policy Context

This Supplementary Planning Document (SPD) will form part of the Local Development Framework (LDF) for East Northamptonshire Council. The LDF sits within a wider planning policy framework which includes:

- PPS1 – Delivering Sustainable Development (2005)
- PPS9 – Biodiversity and Geological Conservation (2005)
- PPG17 – Planning for Open Space, Sport and Recreation (2002)
- Government Circular 05/2005: Planning Obligations
- Community Infrastructure Levy (CIL) regulation 122
- East Midlands Regional Plan (adopted March 2009)
- North Northamptonshire Core Spatial Strategy (2008), specifically:
 - Policy 5: Green Infrastructure, and
 - Policy 6: Infrastructure Delivery and Developer Contributions
 - Policy 13: General Sustainable Development Principles
- Rural North, Oundle and Thrapston Plan (Inspectors Modifications, 8 July 2009), specifically:
 - Policy 15: Open Space, Sport and Recreation Facilities.

Appendix C - Open Space Principles

General Principles for all open space – Amenity Green space, Parks & Gardens & Green Corridors

Open space within and around a development is as important as the design of the buildings. Careful consideration of the design of open space should be integrated at the earliest stage. Open space should not be an after thought when designing a development. Open space should have purpose and not be confined to corners of a development or where awkward pieces of land are left over which are not suitable for development. Poor design encourages crime, lack of social inclusion, creates littering and dog fouling potential. Well designed open space can be the making of a place.

Whilst some areas of open grass can provide space for informal recreation, over use of such spaces can also detract from the character of a development and limit the use of the space by different sections of the community. Furthermore large expanses of open grass offer little benefit for adapting to climate change or enhancing biodiversity, as required by PPS1 and PPG17. Instead consideration should be given to different ways in which the space could be used (both formally and informally, as appropriate), and how it can support the creation/enhancement of character. This might include for example, landscaping to create shaded areas and definition of the space (e.g. for sitting, reading, having a picnic etc), incorporation of green gyms or landscape features for informal recreation and play, and landscaping designed to provide/enhance specific habitat networks based on local conditions. The character of such open spaces will themselves be enhanced where they are well used by a diverse section of the community, and as such they will have a positive impact on the wider area.

Applicants are required to have regard to the Disability Discrimination Act (DDA) (1995). Parks and green spaces, such as Amenity Green Space, Parks & Gardens and Green Corridors shall be designed so that everyone can enjoy the open space.

All relevant open spaces should aspire to meet the Green Flag status for parks and other public open spaces.

A large amount of advice, guidance and principles have been produced for open space, some of which are listed below:

- Making it home: the power of landscape to create good housing (Landscape Institute)
<http://www.landscapeinstitute.org/PDF/Contribute/MakingithomeA4final.pdf>
- Landscape architecture and the challenge of climate change (Landscape Institute)
<http://www.landscapeinstitute.org/PDF/Contribute/LIClimateChangePositionStatement.pdf>
- Green infrastructure: Connected and multifunctional landscapes (Landscape Institute)
<http://www.landscapeinstitute.org/PDF/Contribute/GreenInfrastructurepositionstatement13May09.pdf>
- Manual for Streets & Manual for Streets II
<http://www.dft.gov.uk/pgr/sustainable/manforstreets/>
- Secured by Design Principles
<http://www.securedbydesign.com/pdfs/SBD-principles.pdf>
- People and Places: Public attitudes to beauty (Cabe)
<http://www.cabe.org.uk/files/people-and-places.pdf>
- Decent homes need decent spaces: An action plan to improve open spaces in social housing areas (Cabe)
<http://www.cabe.org.uk/files/decent-homes-need-decent-spaces.pdf>

- Adapting public space to climate change: Public Space Lessons (Cabe)
<http://www.cabe.org.uk/files/adapting-public-space-to-climate-change.pdf>
- Start with the park (Cabe)
<http://www.cabe.org.uk/files/start-with-the-park.pdf>
- Design for play (Play England)
<http://www.playengland.org.uk/media/141887/design-for-play-introduction.pdf>
- Safer Places (ODPM)
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/147627.pdf>

Applicants are expected to take these into consideration when designing open space.

Children's Play Spaces

Applicants shall follow the ten CABE principles on designing children's play space (set out below). Reference shall also be made to Play England's Design for Play and CABE's Advice on Natural Play. As with all open space design, Secured by Design should be adhered to.

The ten principles when designing a children's play space (<http://www.cabe.org.uk/public-space/play/principles>)

1. Imagine a play space designed to enhance its setting

Successful play spaces are designed to fit their surroundings and enhance the local environment, complementing attractive spaces and enhancing poorer environments.

2. Imagine a play space in the best possible place

Successful play spaces are located carefully 'to be where children would play naturally'. While children often enjoy feeling as if they are away from adult oversight, there is a fine balance between a space that is pleasantly secluded and one that is remote and hidden away.

3. Imagine a play space close to nature

Grassy mounds, planting, logs, and boulders can all help to make a more attractive and playable setting for equipment, and planting can also help attract birds and other wildlife to literally bring the play space alive.

4. Imagine a play space where children can play in different ways

Successful play spaces can be used in different ways by children and young people of different ages and interests; they can also be important social spaces for parents and carers, as well as for children.

5. Imagine a play space where disabled and non-disabled children play together

Children with different abilities can play together in well-designed play spaces, and parents and carers who are themselves disabled should be able to gain access to play spaces if they are to accompany their children.

6. Imagine a play space loved by the community

A successful community engagement process will help create a site that the community likes and which meets its needs.

7. Imagine a play space where children of all ages play together

Good play spaces avoid segregating children on the basis of age or ability, and are laid out so that equipment and features can be used by a wide range of children, even allowing different patterns of usage throughout the day or week.

8. Imagine a play space where children can stretch and challenge themselves in every way

Children and young people need opportunities to experience challenge and excitement in their play.

9. Imagine a play space maintained for play value and environmental sustainability

Good play spaces are designed and constructed using sustainable materials and maintained to encourage different play experiences.

10. Imagine a play space that evolves as the children grow

Building some 'slack space' into the layout – space with no predefined function – can help introduce potential for change and evolution.

Appendix D – Recommended Local Standards

These local standards were produced as part of the PMP Study 2006.

(<http://www.east-northamptonshire.gov.uk/ldfevidence>)

Note: Urban relates to the PMP Analysis area which includes:
Rushden, Higham Ferrers, Irthlingborough, Raunds and Stanwick

Parks and Gardens	Quantity	Accessibility
Recommended Local Standard	0.6 ha per 1,000 population	15 minute walk (Urban) 720m

Natural and Semi-Natural Open Space	Quantity	Accessibility
Recommended Local Standard	1.30 ha per 1,000 population (urban). 8.79 ha per 1,000 population (rural)	15 minute walk 720m

Amenity Green Space	Quantity	Accessibility
Recommended Local Standard	0.8 ha per 1,000 population	5 minute walk 240m

Provision for Children and Young People	Quantity	Accessibility
Recommended Local Standard	Urban: 0.1 ha per 1,000 population Rural: 0.14 ha per 1,000 population	10 minute walk 480m

Sports Facilities	Quantity	Accessibility
Outdoor Sports Facilities	1.69 ha per 1,000 population (excluding golf courses)	15 minute drive (5miles)

Allotments and Community Gardens	Quantity	Accessibility
Recommended Local Standard	0.34 ha per 1,000 population	15 minute walk (720m)

Amenity Green Space, Sports Facilities and Children and Young People

Children’s Play Space concerns the provision of formal and informal community recreation of at least 0.7ha per 1000 persons. This requirement should consist of a minimum of 0.2ha per 1000 persons for equipped Children’s Playing Space and 0.5ha per 1000 persons for informal Children’s Playing Space.

Informal Children’s Playing Space requirements may be met in part through amenity green spaces as they can provide multi-use function, such as informal children’s playing space, green corridors, etc, therefore meeting the local standard set by PMP.

Appendix E – A Guide for the calculation of open space

To ensure correct calculation of the total of open space and which type of open space should be provided, the stages to be followed:

Step 1 – Calculate the number of new residents

Step 2 – The quantity of each open space type should be calculated.

Where a development is considered too small to provide minimum standard/size threshold on site, the developer shall normally be expected to provide a financial contribution in lieu of the open space not being provided (unless there is an agreed position whereby an on site contribution is delivered that is to be managed/maintained in perpetuity by the developer or any agreed/nominated group stipulated within a legal agreement).

Step 3 – The Contribution to be paid for ‘off-site’ improvements shall be the equivalent to what would have been paid for ‘on site’ provision, therefore meeting the required standards. This capital sum will be used wherever possible by the Council to carry out improvements in open space provision at both the local level (within the local standards accessibility threshold) or as necessary allocated to other sites at a more strategic level.

Worked Example:

A development of 50 dwellings is proposed in a town.

Step 1. Estimate the number of new residents

(Estimate the number of new residents at 2.4 persons per household (ONS 2006))

$50 \times 2.4 = 120$ persons

Step 2. Calculate the Open Space requirement per type for the new development

- Amenity Green Space – $120 / 1000$ (persons) $\times 0.6\text{ha} = 0.096\text{ha}$ (960m²)
- Parks and Gardens – $120 / 1000 \times 0.6\text{ha} = 0.096\text{ha}$ (960m²)
- Natural and Semi-Natural – $120 / 1000 \times 1.3\text{ha}$ (urban) = 0.156ha (1560m²)
- Allotments – $120 / 1000 \times 0.34\text{ha} = 0.0408\text{ha}$ (408m²)
- Sports Facilities – $120 / 1000 \times 1.69\text{ha} = 0.2028\text{ha}$ (2028m²)
- Children and Young People – $120 / 1000 \times 0.1\text{ha} = 0.012\text{ha}$ (120m²)

- Note: Cemetery and Churchyard thresholds will not be addressed by this SPD. Contributions to this typology should be discussed with the relevant authority.

- Green corridors do not require a minimum threshold. These should be well designed and integrate to any development and open space design. Financial contributions will be sought for green corridors, however they may form part of other typologies as a secondary function.

Total site provision of 0.6036ha (6036m²)

The above requirements would then be considered in the context of the current open space in the locality of the new development and an acceptable combination of size/types for any on site and off-site provision would be negotiated.

Step 3. Calculating Development Contributions

Development contributions for open space will be negotiated on a site by site basis through agreement with the authority who will manage the space. In most instances this will be the town or parish councils – although the developer may continue the maintenance.

Costs for maintenance and construction will vary greatly because of the diverse nature of open spaces and the fact that each site should be individually designed relevant to it's location and surrounding. As such, the costs will be worked out on a site by site basis.

Note:

Natural and Semi-Natural

On site provision will only be sought where the topography and/or conditions are suitable or where it already exists or is adjacent to such areas. If on site provision is not required, a financial contribution towards off-site provision will be sought or if not applicable (site dependent) other open space typology more suited to the site may be negotiated.

Appendix F – Open Space requirements for non-residential development

The open space requirement below is in addition to any open space created as part of the landscaping scheme.

A new commercial or industrial development will not require all of the different open space typologies that a housing development would require. This is due to the potential needs of the workers being different to the needs of residents (e.g. workers will not increase the demand for allotments).

However, Amenity Green space, Parks and Gardens, Natural and Semi-Natural and Sports Facilities will be taken into account. The threshold standards as outlined in Appendix C will be used and amalgamated into one calculation:

- Amenity Green Space – 0.6ha x 1000 (persons)
- Parks and Gardens – 0.6ha x 1000
- Natural and Semi-Natural – 1.3ha x 1000
- Sports Facilities – 1.69ha x 1000

The requirement for open space will be 4.19ha per 1000 employees.

The open space required will be a multi-purpose rest area for employees and visitors to the site. Seating and bins will be required as well as the potential for exercise through links with green corridors and potentially green gym equipment. The open space should be designed in line with the principles outlined in Appendix B.

Worked Example

Step 1. Estimate the number of employees

50 employees

Step 2. Calculate the Open Space requirement per type for the development

50 divided by 1000 x 4.19ha = 0.2095ha

Total of 0.2095ha (2,095 m²) of open space will be required on site.

Note: On site provision of open space will not be maintained by the local authority or partner.

Appendix G – Specification of local play types for children and young people

Local Area of Play (LAP) is a small, unsupervised play area appropriate for the low-key activities of young children, such as play with small toys and games like hopscotch. These

target the age group up to six years old. A new development of 15 dwellings or more should make provision for a LAP(s).

Local Area of Play: Specification

- The target age group is up to six years old
- Equipment should be compatible to European/CEN Standards
- The Play area should be at least 100m²
- A 5 metre wide buffer zone should be created between the perimeter and housing to offset any noise disturbance caused to neighbours
- The play area should be located away from any busy roads
- LAPs should be sited within a minutes walk (60m straight line) of a home
- Adequate seating should be provided for parents and carers

The area shall cater for the needs of children with disabilities.

Local Equipped Area for Play

A Local Equipped Area for Play (LEAP) is a larger, unsupervised play area, equipped for children of early school age between the ages of 4-8 years old. Development of 50 or more dwellings should provide a LEAP, that is distinct from a LAP.

Local Equipped Area for Play: Specification

- The play area should be a least 400m²
- A 20 metre wide buffer zone should be created between the parameter and housing to offset any noise disturbances caused to neighbours
- LEAPs should be situated within 5 minutes walk (240 m straight line) of a home
- Overlooking from neighbouring properties is required to create informal supervision
- The play area should be located away from busy roads
- At least 5 types of play equipment to European/CEN Standards should be provided;
- Adequate seating should be provided for parents and carers
- The area shall cater for the needs of children with disabilities.

Neighbourhood Equipped Area for Play (NEAP)

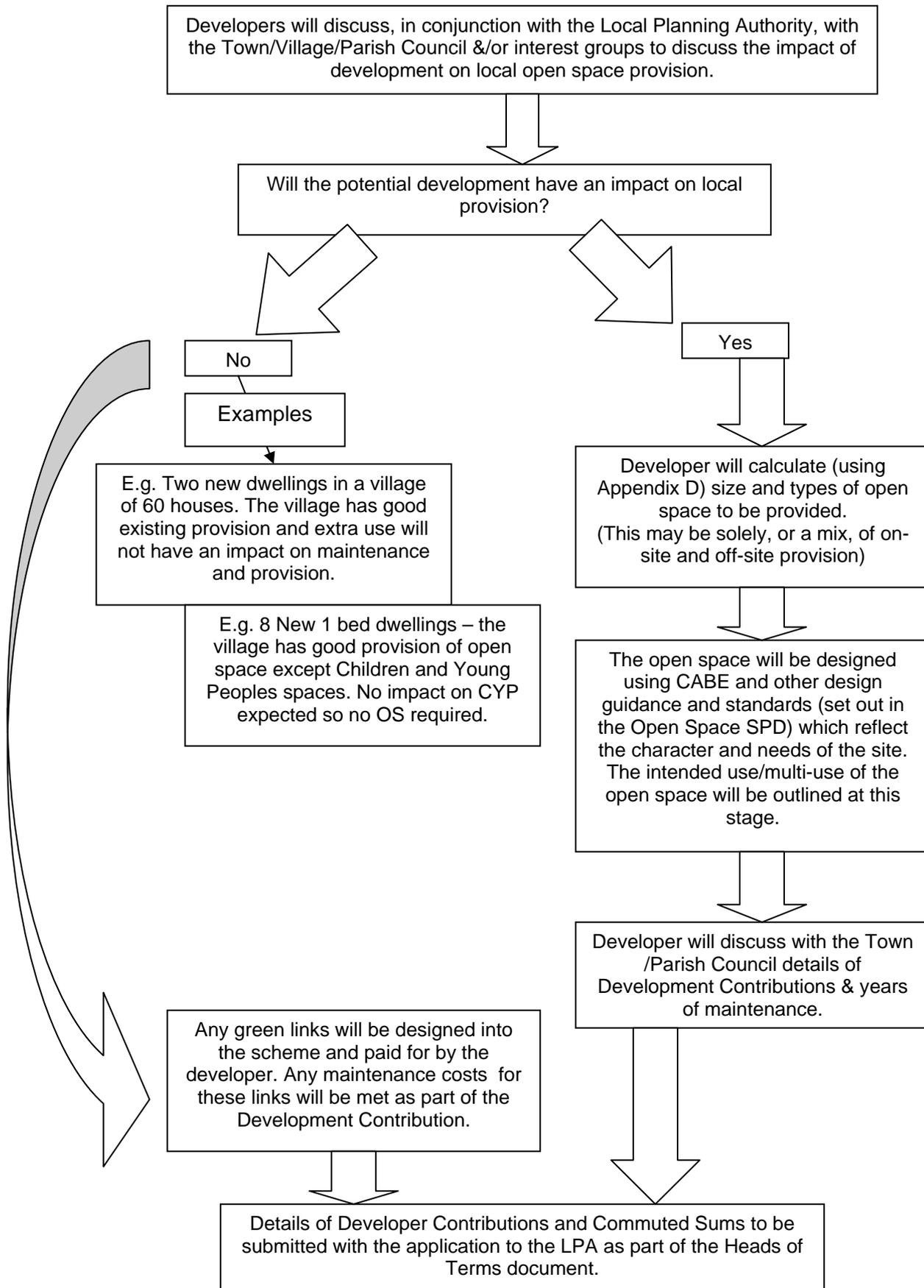
A NEAP is an unsupervised play area aimed at 8-14 year olds, which services a substantial residential area. Where it may not be practical or necessary to provide a NEAP on- site, contributions should be made to enhance nearby existing facilities or provide the necessary infrastructure for children to use that facility safely, by means of road crossing, for example.

Neighbourhood Equipped Area for Play: Specification

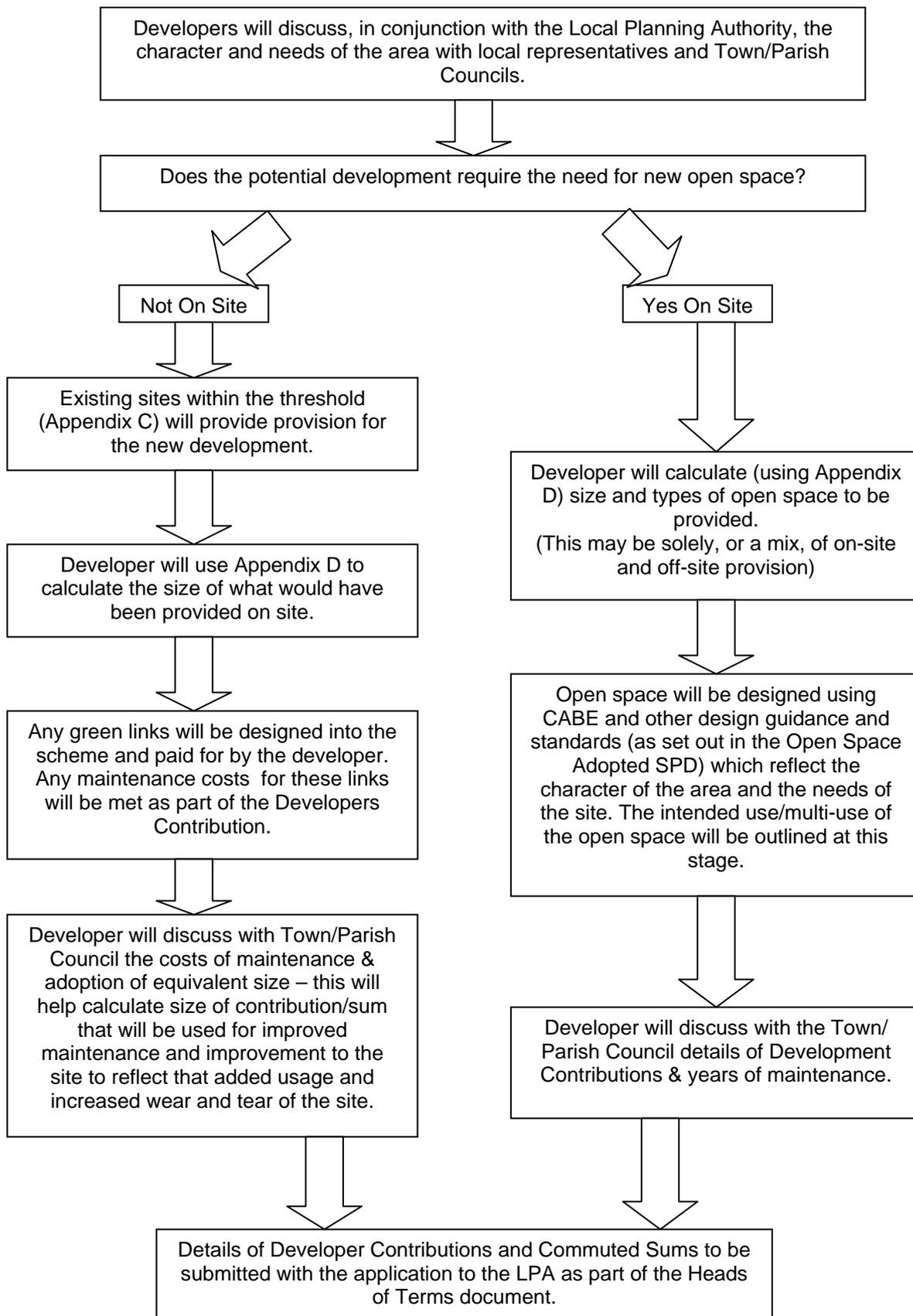
- The target age group is 8-14 years old
- The area should be at least 1000m²
- A 20 metre wide buffer zone should be created between the perimeter and adjacent housing to offset any noise disturbance caused to neighbours
- NEAP should be situated within a 15 minutes walk (600m straight line) of a home
- The play area should be located away from busy roads
- At least 8 types of play equipment to European/CEN Standards should be provided
- Additional facilities should include a kick-about area and a wheeled play space for activities such as roller skating and cycling
- Adequate seating should be provided for accompanying adults and for teenagers to use as a meeting place
- The area should cater for the needs of children with disabilities
- litter bins should be provided

Appendix H – Flow Charts

1 – Developments under 15 dwellings



2 – Dwellings over 15 units or 0.42ha



Appendix I – List of Consultees

Organisation
Town Councils
Higham Ferrers Town Council
Irthlingborough Town Council
Oundle Town Council
Raunds Town Council
Rushden Town Council
Thrapston Town Council
Parish Councils
Great Addington
Little Addington
Aldwincle
Apethorpe
Ashton
Barnwell
Benefield
Blatherwycke
Brigstock
Bulwick
Chelveston-cum-caldecott
Clopton
Collyweston
Cotterstock
Deene and Deenethorpe
Denford
Duddington with Fineshade
Easton on the Hill
Fotheringhay
Glaphorn
Hargrave
Harringworth
Hemmington, Luddington, Thurning
Islip
Kings Cliffe
Laxton
Lilford-cum-wigsthorpe & Thorpe Achurch
Lowick and Slipton
Lutton
Nassington
Newton Bromswold
Pilton, Stoke Doyle and Wadenhoe
Polebrook
Ringstead
Southwick
Stanwick
Sudborough

Tansor
Titchmarsh
Twywell
Wakerly
Warmington
Woodford
Woodnewton
Yarwell
Other Statutory consultees
Northamptonshire County Council – Planning Pocket Parks Officer Head of Countryside
Northamptonshire Police
North Northamptonshire Joint Planning Unit
Sport England
Anglian Water
Wildlife Trust
Forestry Commision
Environment Agency
Natural England
English Heritage
Local/interest organisations
Northamptonshire ACRE
Disability Rights Commission
CPRE
RSPB
Groundwork Northamptonshire
Rockingham Forest Trust