



East
Northamptonshire
Council

Planning Policy Committee – 28 March 2011

Open Space Supplementary Planning Document (SPD) Consultation Draft

Purpose of report

This report seeks the Committee's approval for consultation to commence on the draft Open Space SPD.

Attachment(s)

Appendix 1: Open Space Supplementary Planning Document – Consultation Draft

1.0 Background

- 1.1 Supplementary Planning Documents form part of the Local Development Framework which delivers the spatial strategy for the area. They have material planning weight in the consideration of planning applications and their purpose is to expand or supplement policies within development plan documents.
- 1.2 The draft Open Space SPD (Appendix 1) has been prepared by East Northamptonshire Council (ENC) to supplement policies of the adopted North Northamptonshire Core Spatial Strategy (CSS) (adopted June 2008), in particular policies 5 (Green Infrastructure), 6 (Infrastructure Delivery and Developer Contributions) and 13 (General Sustainable Development Principles).
- 1.3 The draft SPD sets out ENC's approach to providing open spaces in new developments and to securing financial contributions.
- 1.4 PMP Consultants carried out an Open Space, Sport and Recreational Study of the District in January 2006. This study was refreshed during 2009/10 and all of this information provides a useful evidence base for the draft SPD. The study work has been carried out in accordance with Planning Policy Guidance 17 and identifies open space and rates it on quality, quantity and accessibility issues, as well as highlighting areas of deprivation and where improvements to existing open space need to be made.
- 1.5 It is recognised that open space is often multi-functional, for example providing for recreation, landscaping and a habitat for wildlife.
- 1.6 The draft SPD defines what open space is and when it will need to be provided. In brief, it is expected to be provided for all developments of 15 or more dwellings or with a site area over 0.42 ha. However, on smaller sites, contributions will be sought for off site provision where there is a net increase in dwellings.
- 1.7 The document sets out very detailed information about requirements and the thresholds that apply to different types of open space. Although the document is aimed primarily at residential development, specifications are also given for commercial development, because it is recognised that workers require places to relax on-site, or will use existing off-site open spaces during break times.
- 1.8 The document sets out how to calculate open space requirements and provides examples. It also highlights general good design principles, and more specific ones relating to play provision for children. Flow charts outline the process that applicants will need to follow.

- 1.9 A key aspect of the draft SPD is that it provides much greater opportunity for town and parish councils and the local community to be involved in the process of local open space provision. This could, for example, range from the developer discussing with the town/parish council and/or local interest groups, the up-to-date needs of an area; specific draft open space proposals or maintenance costs.
- 1.10 In relation to 1.9 above, it is proposed that, if adopted, training will then be provided to town and parish councils to enable them to make full and informed use of the SPD.
- 1.11 If members are minded to recommend the SPD to go out for consultation, the process would last for six weeks after the forthcoming elections.

2.0 Equality and Diversity Implications

- 3.1 No Equalities Impact Assessment is required.

4.0 Legal Implications

- 4.1 There are no legal implications arising from the proposals.

5.0 Risk Management

- 5.1 There are no identified risks arising from this proposal.

6.0 Financial implications

- 6.1 There are no financial implications arising from the proposals.

7.0 Corporate Outcomes

- 7.1 The SPD will support priority outcomes set out in the Corporate Plan; including specifically:
- Increased participation in play, sport, leisure and culture
 - Good public health
 - Reduced anti-social behaviour
 - Strengthened strategic partnerships
 - Strong communities
 - Improved market towns
 - High quality built environment

8.0 Recommendation

- 8.1 The Committee is recommended to approve the draft Open Space SPD for public consultation (*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:				
Background Papers: None					
Person Originating Report: Karen Britton – Planning Policy and Conservation Manager Extn: 2142 kbritton@east-northamptonshire.gov.uk					
Date: 10 March 2011					
CFO		MO		CX	



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 a six week period of public consultation by the Planning Policy Committee on XXXX. A list of consultees (consultation bodies and individuals) is set out in Appendix K.
- 4.2 If you wish to make any comments on this Consultation Draft SPD, these must be received in writing by xxxxx, sent to:

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

dray@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 – see Appendix I)
 - 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.nnipu.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) $\times 0.6\text{ha} = 0.096\text{ha}$ (960m^2)
- Parks and Gardens – $120 / 1000 \times 0.6\text{ha} = 0.096\text{ha}$ (960m^2)
- Natural and Semi-Natural – $120 / 1000 \times 1.3\text{ha}$ (urban) = 0.156ha (1560m^2)
- Allotments – $120 / 1000 \times 0.34\text{ha} = 0.0408\text{ha}$ (408m^2)
- Sports Facilities – $120 / 1000 \times 1.69\text{ha} = 0.2028\text{ha}$ (2028m^2)
- Children and Young People – $120 / 1000 \times 0.1\text{ha} = 0.012\text{ha}$ (120m^2)

- 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 (6036m^2)

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 its 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)

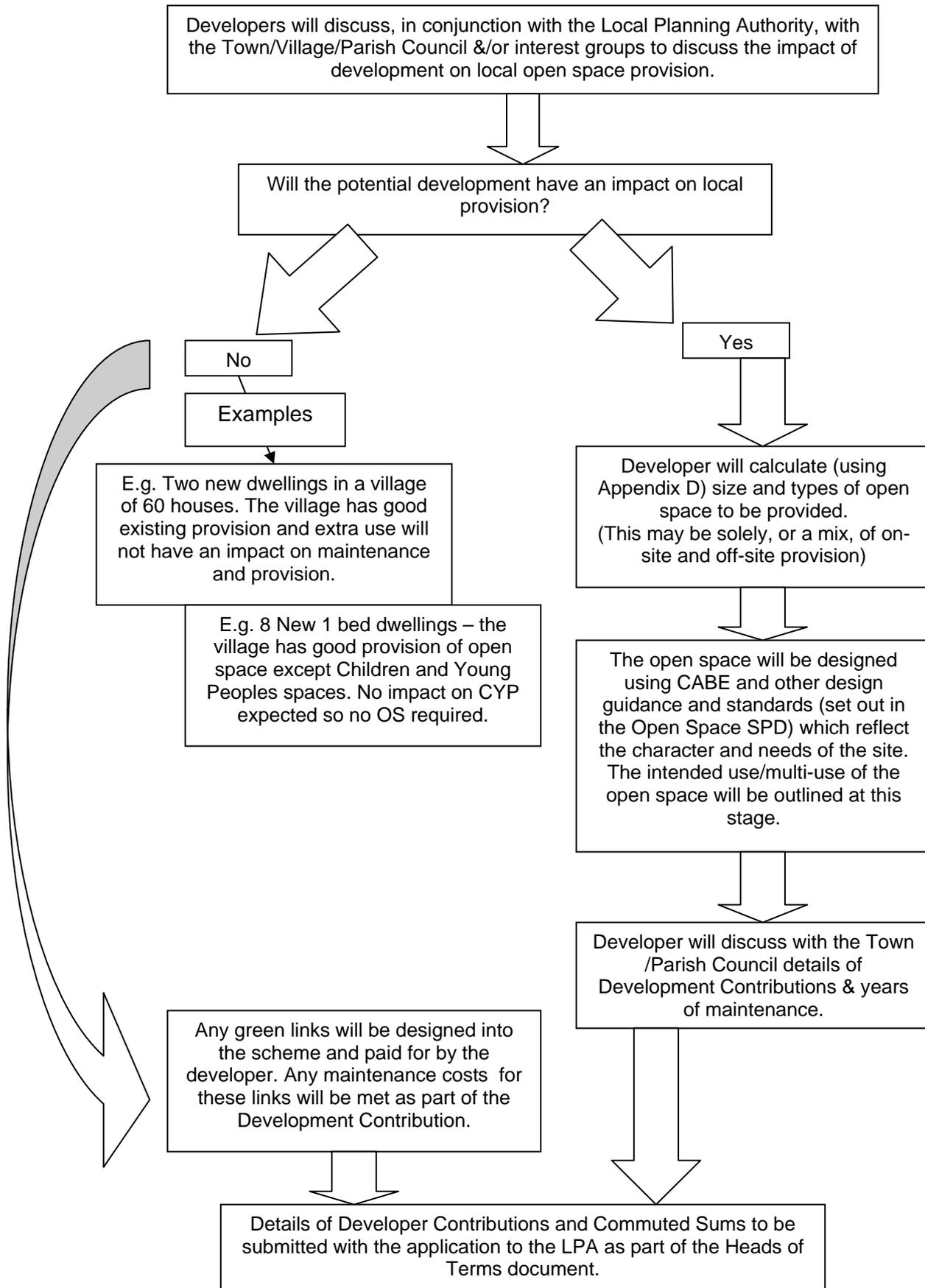
A NEAP is an unsupervised play area aimed at 8-14 year olds, which services a substantial residential area. Where it may not be practical or necessary to provide a NEAP on-site, contributions should be made to enhance nearby existing facilities or provide the necessary infrastructure for children to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

Neighbourhood Equipped Area for Play: Specification

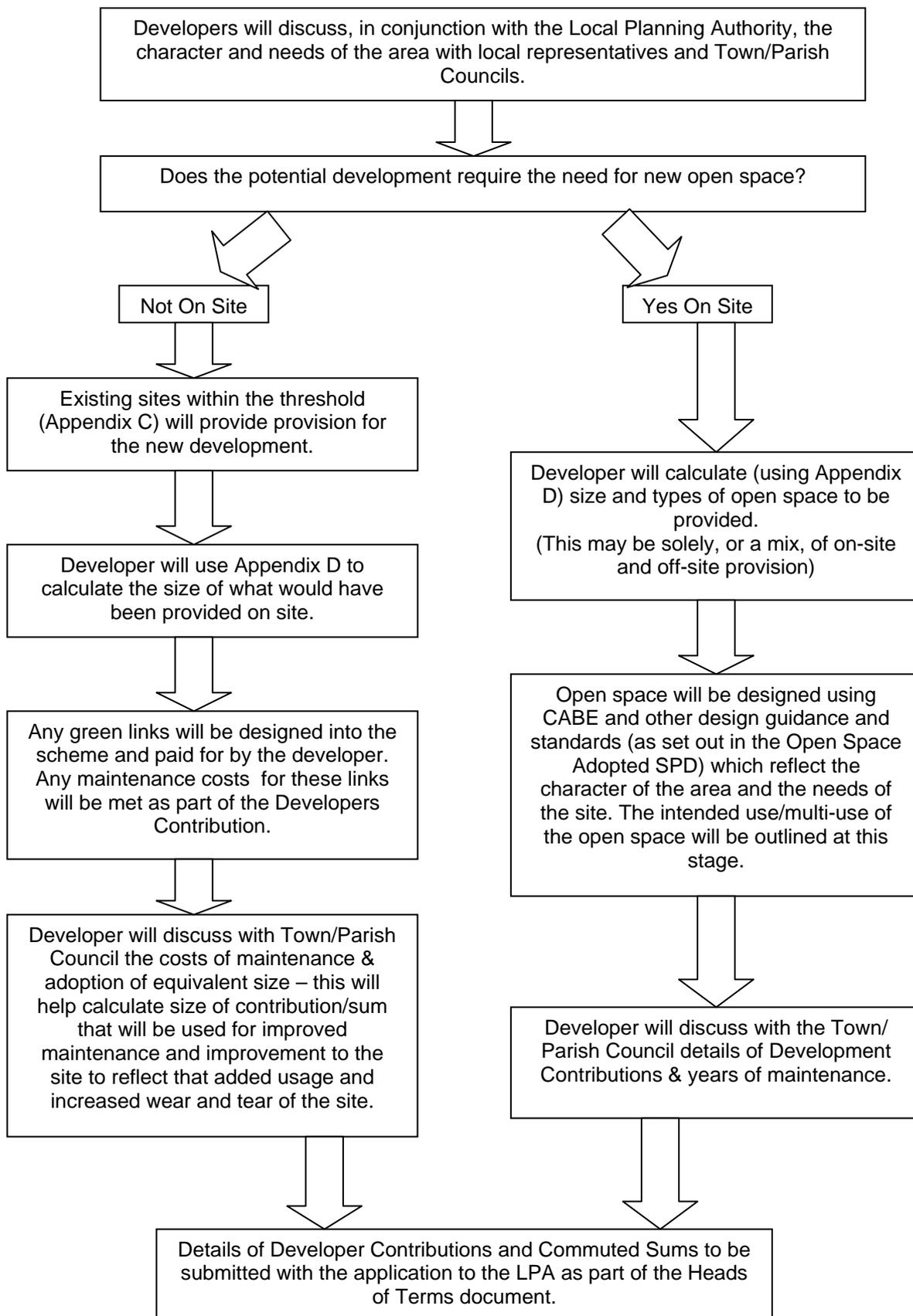
- The target age group is 8-14 years old
- The area should be at least 1000m²
- A 20 metre wide buffer zone should be created between the perimeter and adjacent housing to offset any noise disturbance caused to neighbours
- NEAP should be situated within a 15 minutes walk (600m straight line) of a home
- 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 - Sites identified by PMP as high value (in terms of quality and accessibility) or of good/very good against the benchmark quality indicator.

Amenity Greenspace

Site ID – Site Name

- 36 – Navisford Close, Thrapston
- 62 – Cherry Walk Greenspace, Raunds
- 532 – Lochs Green, Yarwell
- 572 – Townsend Court Green Area – Upper Benefield
- 695 – Hill House Garden, Stanwick

Sports Facilities

- 22 – Thrapston Bowling Green
- 26 – Thrapston School Playing Fields
- 29 – Castle Playing Fields and Cricket Ground, Thrapston
- 32 – Green Lane Tennis Courts, Thrapston
- 118 – Oundle Bowling Club
- 147 – Herne Road Playing Fields, Oundle
- 164 – Higham Ferrers Bowling Green
- 232 – Spencer Park football pitches, (North of) Rushden
- 931 – Needham Road Bowls Green, Stanwick

Parks & Gardens

- 23 – Memorial Park, Thrapston
- 123 – Oundle School Memorial Garden
- 165 – Higham Ferrers Park
- 203 – Rushden Hall Park
- 327 – Fettle Drive Park, Irthlingborough
- 784 – Barnwell Country Park

Allotments and Community Gardens

- 210 – Church Hall Road Allotments, Rushden (west)
- 519 – Ashfields Allotments, Cotterstock
- 630 – New Road Allotments, Easton on the Hill
- 770 – St Andrews Lane Allotments, Titchmarsh

Cemeteries and Churchyards

- 626 – All Saints Churchyard, Easton on the Hill
- 702 – Bridge Street Cemetery, Kings Cliffe
- 806 – Woodnewton Burial Ground
- 810 – Stanwick Cemetery
- 2021 – Irthlingborough Cemetery
- 2029 – Rushden Cemetery

Provision for Children and Young People

274 – Yeldon Close Play Area, Rushden (north)
822 – Peace Memorial Park Play Area, Thrapston
904 – Elliot Way play Area, Higham Ferrers
930 – Duke of Wellington Play Area, Stanwick
965 – Clover Drive Play Area, Thrapston
966 – Play Area off John Street, Thrapston
1981 – Barnwell Country Park Play Area
1997 – Donne Close Play Area, Rushden (north)

Natural and Semi-natural

275 – Paddocks Road, Rushden (north)
389 – Adjacent to Paddock Stone Cottage, Thurning
419 – Thorpe Waterville – Natural area of a60
800 – Easton on the Hill – Site of Special Scientific Interest (SSSI)
820 – Irthlingborough – North East Natural Area
835 – Titchmarsh -
849 – Bulwick - SSSI
1352 – Donne Close, Rushden (north)

Appendix J – Sites identified by PMP as poor quality or in need of improvement (in terms of quality and accessibility)

Amenity Green Space

Site ID – Site Name

- 307 – Keswick Drive, Rushden (east)
- 404 – Green Space, Lowick
- 354 – Hemington Village Hall Green Space
- 306 – Trafford Road Recreation Ground, Rushden
- 722 – Green area between 33-35 Wood Road, Kings Cliffe

Sports Facilities

- 903 – Higham Ferrers Tennis Courts
- 160 – Huxlow Science College Tennis Courts, Irthlingborough
- 2018 – Tennis Courts In Recreation Ground, Irthlingborough

Parks & Gardens

- 90 – Spinney Rest Garden, Irthlingborough
- 920 – Woodford Park, Woodford
- 60 – Marshall Road Park, Raunds,
- 310 – Ennerdale Road Park, Rushden
- 163 – Chichele College Garden, Higham Ferrers

Several open spaces were identified that could provide Parks & Gardens in deficient areas:

- 102 – South West Irthlingborough – Natural Area off of Thomas Flawn Road
- 248 – Western Side of Rushden – Keats Way Green (Site ID 247) or Melloway Road
- 681 – Stanwick – Cleborne Amenity Green Space

Allotments and Community Gardens

- 117 – Oundle Allotments (Occupation Road)
- 365 – Allotments at Stoke Doyle
- 503 – Allotments to rear of 18 Islington in Titchmarsh
- 802 – The Drift Allotments – Collyweston
- 817 – Irthlingborough Allotments (North of Windmill Road)
- 973 – Stamford Lane Allotments – Warmington

Provision for Children and Young People

- 322 – Sylmond Gardens Play Area, Rushden
- 2019 – Skate Park on Old Bowls Green, Irthlingborough
- 243 – The Hedges Play Area, Rushden
- 2026 – South Informal Basketball Court, Rushden

Appendix K – List of Consultees

