Planning your future

Open Space, Amenity and Children's Playspace SPD

ADOPTED 11TH DECEMBER 2007
A separate **sustainability appraisal** has been prepared on an independent basis by consultants for the Council, C4S and Halcrow. This document appraises the environmental, social and economic implications of the SPD. The appraisal can be viewed on the Council’s website.
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1: INTRODUCTION

This advice note has been prepared as a Supplementary Planning Document (SPD) to expand on "saved" policies L.10 and L.11 from the Three Rivers Local Plan 1996 – 2011. The policies and proposals of that plan set out the planning context for development. However, more detailed matters regarding the application of policy and associated standards are required as part of the process of preparing the Three Rivers Local Development Framework.

The Council has a number of advice notes that are already in use which have been adopted as SPDs. The Council has amended its Local Development Scheme (LDS) to allow this advice note to be progressed through the required stages to adoption as a Supplementary Planning Document.

The Three Rivers LDS identifies policies from the adopted Three Rivers Local Plan 1996 – 2011 which will be saved beyond September 2007. These will remain in force while the LDF Core Strategy is prepared.

This SPD was subject to public consultation in summer 2007 in order that it can be used by the Council in the determination of planning applications. A separate sustainability appraisal has been prepared on an independent basis by consultants for the Council, C4S and Halcrow. The SPD has been amended following these processes in response to comments received.

1.1: PURPOSE OF THE DOCUMENT

Open spaces provide a valuable formal and informal recreational facility for children and adults. They add character and interest to a housing development thus considerably enhancing its quality. The Council recognises that new housing developments are likely to increase demands on existing local open space provision and proposes to address this issue by continuing to provide and maintain children’s playground and playing fields. However, there is a complementary role to be played by private builders in providing opportunities for play and informal recreation within new developments and contributing to the maintenance and improvement of existing facilities within convenient access from their developments.

This document constitutes supplementary guidance on Three Rivers District Council’s Local Plan 1996-2011 in respect of “saved” policies L10: ‘Amenity and Children’s Play Space Provision in New Residential Development’; L11 ‘Design of Open Space’; and Section 3 of Appendix 2 to the Three Rivers Local Plan (Amenity Space/ Garden Space) which is also ‘saved’. The policy wording is appended to this SPD (Appendices 8 and 9).
This note is intended to give developers detailed advice on the interpretation of Policy L10 and L11. It also provides further advice on when on-site or off-site provision is appropriate and the scale of charges which will be applied for both the provision and maintenance of open space and play equipment required as part of any applicable development scheme.

2: POLICY BACKGROUND

2.1: NATIONAL GUIDANCE

The provision of open space through the planning system is now well established nationally and locally. National guidance is set out in Planning Policy Statement Note 3: Housing; and Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation, and supplemented by Circular 05/05: Planning Obligations.

The Government attaches particular importance to the 'greening' of residential environments. PPS3 "Housing" seeks to ensure that the proposed development:

"provides or enables good access to community and green and open amenity and recreational space (including play space) as well as private outdoor space....." (paragraph 16)

Government guidance on open space, sport and recreation, notably PPG17, also recognises the value of recreation provision. It advises that it is helpful for local planning authorities to draw up their own standards of provision based on their assessment of need. Development of open space, sports or recreational facilities may provide an opportunity for local authorities to remedy deficiencies in provision. The principle of securing such provision, on a scale related to the development, through agreement between developers and the Local Authority is advised in PPG 17 that:

"Planning obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreational provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat or where new development increases local need" (paragraph 33)

The Council has undertaken a quantitative and qualitative assessment of open spaces in the district in accordance with advice contained in PPG 17. Significantly, quantitative and qualitative deficiencies have been identified in all parts of the District in all types of open space.
Specific advice on the content of planning obligations is stated in Circular 05/05: Planning Obligation. This revised guidance on Planning Obligation sets out in more detail the circumstances in which it is legitimate for a local authority to seek developer contributions.

2.2: REGIONAL GUIDANCE

The following is a summary of relevant policies included in the Government’s Proposed Changes to the East of England Plan, which were published in March 2007.

Policy ENV 1 Green Infrastructure

Areas & networks of green infrastructure to be identified, created, protected and managed for the benefit of present and future communities.

Policy ENV 3 Biodiversity & Earth Heritage

Seeks to ensure that the region’s biodiversity, earth heritage and natural resources are protected and enriched through conservation, restoration and the re-establishment of key resources.

Policy SS 8 Land in the Urban Fringe

Local Development Documents should seek to provide networks of accessible green space linking urban areas with the countryside and should set targets for the provision of green spaces for planned urban extensions.
2.3: LOCAL GUIDANCE

Policy L.10 of Three Rivers Local Plan adopted 2002, reflects PPG guidance and the Council’s priorities as set out in the Three Rivers Strategic Plan 2008 – 2011 and the Community Strategy. Policy L10 seeks to ensure that an adequate level of open space is made within or associated with, new housing developments, in order to meet the recreational needs of residents who will occupy the developments.

In determining the type and level of provision that would be most appropriate to the development proposed, the Council will take account of:

(a) The need to ensure that sufficient allowance is made for play, sports and general purpose recreation within developments;
(b) The estimated level of occupancy of the proposed developments;
(c) Three Rivers standard for open space provision;
(d) The location and characteristic of the proposed development;
(e) The site’s proximity to existing recreational facilities;
(f) Local circumstances, needs and opportunities;
(g) Whether there are any other planning objectives that need to be given priority in the development of the site; and
(h) Any other material consideration.

Highway verges, steep slopes or other incidental “leftover” areas will not count towards the open space provision. (See Appendix 1 for process)

Policy L11 of the Local Plan sets standards for the design of open space. Green spaces within residential developments make a valuable contribution either as a recreational facility or as visual relief within an urban environment. Design should avoid a ‘by the rule book’ approach to providing open space which ends up as uninviting, a poor shape, with no planting. All gardens and communal open spaces should be designed and located to maximise sunlight. Open space and landscape proposals for new developments should be an integral part of the design.

Design of Open Space

The Three Rivers Local Plan 1996 – 2011 states that the Council is concerned to maintain a variety of different kinds of open spaces which are well designed and laid out with regard to the particular needs of the surrounding communities. Open space may range from being purely visual in function, to incorporating play areas, paths and seating, or be more natural ‘green space’ to maintain local wildlife interest. Variety in general areas and (where possible) within individual spaces is important. Whatever the design form chosen, it should reflect the character of the area and needs of the residents, employees or casual visitors likely to make use of the space.

Disposition of Amenity space
Amenity space must be provided within the curtilage of all new residential developments. Depending on the character of the development, the space provided may be in the form of private gardens or in part, may contribute to formal spaces/settings for groups of buildings or existing mature trees. In the latter case this can help avoid problems which can arise from the proximity of large trees to houses. Communal space for flats should be well screened from highways and casual passers-by. Purely visual amenity space plays a different role; it should be prominent and may well include mature trees and key areas of planting, and serves as a visual asset to the development without necessarily being heavily used by the occupants.

For non-family or flatted developments, communal open space provided for the exclusive use of occupants of the development may be acceptable as long as its location, size and shape enable it to be enjoyed by the occupants (the layout and design should offer privacy for dwellings adjoining the space).

Where space in the front of a house is assigned to that particular property, it should be defensible space in the sense of being enclosed as part of the original layout.

**Amenity Space/Play Space**

Areas of open space or children's play spaces must be located to enable natural surveillance from as many dwellings as possible.

Further details of the design criteria and indicative levels for amenity space provision can be found in Appendix 2 to the Three Rivers Local Plan 1996 – 2011.

### 3: DEFINITION OF OPEN SPACE AND FINANCIAL CONTRIBUTIONS TO WHICH THE STANDARDS APPLY

Proposals for new housing developments are required either to contribute to the provision of open space and play provision within the proposed site or make a financial contribution for off-site provision. This section aims to assist in the understanding of particular terms that will be used in this document.
3.1: DEFINING OPEN SPACE PROVISION

Open spaces can vary widely in terms of character, size and use ranging from intensively cultivated areas such as formal public gardens to uncultivated spaces such as woodlands. For the purposes of this guidance, open space must be of a suitable size and nature for sport, active or passive recreation or children’s and teenager’s play. For example, a green corridor with sufficient width to be enjoyed by passers through and to benefit biodiversity would fall within this definition, whereas incidental spaces necessary to screen a development would not be included. (See Appendix 2 for typology of open spaces).

3.2: DEFINING FINANCIAL CONTRIBUTION/ COMMUTED SUMS

NB: In working out the most appropriate levels of contributions towards the provision of amenity space both for larger and smaller housing developments the Council has researched the practices of its twenty “nearest neighbour” local authorities. In broad terms the average developer contribution sought for amenity space provision at 2006/7 prices is £1,500 per dwelling. This Council’s calculations for setting up and maintaining amenity space as set down in Appendices 3, 4 and 5 of this document suggest that a higher figure (representing approximately £2,000 per dwelling) is justified. However, the Council proposes to moderate this figure and base its requirement on the average for its nearest neighbours. This level of contribution will be monitored and reviewed as required.

Financial contributions are developers' contributions towards the cost of providing and maintaining new open spaces or enhancement of existing open space. The Council aims to review these costs annually. A financial contribution in the context of this guidance takes two forms:

- **Capital sum**
  This is calculated as equivalent to the cost of designing, laying out and constructing an open space area, usually off-site for the expected number of residents (the occupancy). The figure for the average occupancy per dwelling derived from the 2001 Census is 2.45 persons.

  It should be noted that whatever type of outdoor recreation facility is to be provided, the sum is calculated on the Council’s assessment of the cost of standardised equipped play areas and informal open space.

- **Maintenance Sum**
This covers the on-going management and maintenance cost of all open space provision, whether on-site or off-site over a 30 year period. 30 years is the length of time the Government uses for maintenance contributions for flood defence or alleviation works\(^1\). After 30 years the Government advises that it is reasonable to expect maintenance to be provided from the public purse. Provision for maintenance can be made in one of two ways:

- Transfer of the land to a third party such as a Parish Council or a charitable trust to be responsible for the upkeep of the open space to the satisfaction of the Council for a period of 30 years or
- Payment of a commuted sum, equivalent to the cost of 30 years maintenance for the facility, together with the transfer of land to the Council for future management and maintenance, subject to agreement.

Therefore, a financial contribution per hectare of open space will be required for the continuing maintenance of open space, with factoring in for inflation over the 30 year period. These figures are based on locally derived standards for the annual maintenance costs for different elements of the open space (see Appendix 5).

In cases where open space provision is made in blocks of less than 400\(m^2\), the maintenance contribution will be assessed having regard to the prevailing Grounds Maintenance Contract schedule of rates, multiplied to cover 30 years, in recognition of the limited opportunities for economies of scale. (The relevant rates are reproduced in Appendix 5a)

In all cases where it is not proposed to transfer the open space facility to the Council, the Council will expect to see evidence that suitable provision has been made for the future maintenance of the facility. The Council’s preferred solution is a financial bond as these can ensure that open space maintenance obligations are fulfilled, even in the event that the developer goes into receivership.

Financial contributions will be secured through the planning process either via Section 106 agreement (\(>15\) dwelling units) or by Unilateral Undertaking (\(<15\) units).

### 4: HOW THE STANDARDS SHOULD BE APPLIED TO NEW HOUSING DEVELOPMENTS

Policy L10 of the Three Rivers Local Plan, expects the developer to provide open space either on-site or off-site as follows:

\(^1\) Planning Policy Guidance 25: Development and Flood Risk
### Onsite Provision for larger developments

<table>
<thead>
<tr>
<th>Total Open Space</th>
<th>Amenity Space</th>
<th>Play Area</th>
</tr>
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<tbody>
<tr>
<td>10% of the site area</td>
<td>8% of total open space</td>
<td>2% of total open space</td>
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### Off-site provision for smaller developments

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<th></th>
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<tbody>
<tr>
<td>0.6 hectares per 1000 population</td>
<td>0.4 hectares per 1000 population</td>
<td>0.2 hectares per 1000 population</td>
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### 4.1: DEVELOPMENTS OF 25 OR MORE DWELLINGS OR 0.6 HECTARES - ON-SITE PROVISION

For large developments, the Council expects all provision for open space to be made on-site. Policy L10 specifies that this on-site open space will consist of a minimum of 10% of the site area comprising a minimum of 8% of amenity space and a minimum of 2% of play facilities.

The layout and construction of on-site open space will normally be the responsibility of the developer unless otherwise agreed. Open spaces must be designed to the Council’s specifications and standards which the Council will discuss and agree with the developer. The Council will also require provision to be made for the management and maintenance of the play equipment and the amenity open space over a 30-year period. The cost of maintenance of open space and children’s play facilities per hectare will be based on the locally derived standard (See Appendix 5 for current Values).

### 4.2: DEVELOPMENTS OF LESS THAN 25 DWELLING OR UNDER 0.6 HECTARES - OFF-SITE PROVISION

For developments of less than 25 dwellings or under 0.6 hectares in size, on-site provision may result in the creation of small areas of open space which serve little or no recreational purpose. To avoid this situation, Policy L10 requires developers of small sites to make a financial contribution for off-site open space provision.

The required financial contribution is based on the amount of land required for the provision of open space under the standard minimum ratio of 0.6 hectares per 1000 population (0.4 hectares for amenity space and 0.2 hectares for equipped playgrounds) as set out in Policy L10 of the Three Rivers Local Plan. This equates to 6 square metres of open space per occupant: 4 square metres of amenity open space and 2 square metres of equipped playground. The formula is adjusted to make allowance for the capital cost of creating the open space and the on-going cost of maintaining it for 30 years.
The likely demand arising from a new housing development is based on an estimate of the likely occupancy which is in turn based on an average occupancy per dwelling figure of 2.45 persons derived from the 2001 Census.

The method for calculating the size of contribution required in any given situation can therefore be described as follows:

\[
\text{Contribution} = (A + B + C + D) \times \text{Number of Occupants}
\]

Where:

A = The average residential land value across the District of 4 m$^2$ of land (See Appendix 3 for values).

B = The average cost of preparing 4 m$^2$ land as usable open space i.e. the cost of laying out and fencing (See Appendix 3)

C = The standard cost of providing 2 m$^2$ of LEAP (Local Equipped Area for Play). (Figures derived from reputable play equipment manufacturers are set out in detail in Appendix 4)

D = The cost of continuing maintenance of 4 m$^2$ of open space and 2 m$^2$ children’s play facilities per occupant (see Appendices 4 & 5 for values).

See Appendix 6 for two worked examples.

4.3: AFFORDABILITY

On occasions the requirement for developer contributions or the provision of open space may be greater than the development is able to bear. Where the outcome is judged to have a significant impact on Residual Land Value’s and the financial viability of the scheme is raised as a concern because of a planning obligation requirement, the developer will be required to substantiate the issue. In appropriate cases, the Council will not insist on a strict application of the requirements of Policy L10.
4.4: HOW THE CONTRIBUTION IS USED

The contributions provide an opportunity for the Council to remedy deficiencies in open space provision around the District. The ‘Three Rivers Open Space Assessment’ identifies qualitative and quantitative deficiencies across the District and this information will be used to aid the decision on where new open space is required or if contributions should be provided towards enhancing existing spaces.

4.5: HOW THE CONTRIBUTION IS OBTAINED

Developments of five dwellings and above will require a Section 106 agreement to be entered into by the developer. For development of fewer than five dwellings, a unilateral agreement will be required.

5: ACHIEVING SUSTAINABILITY

5.1 BIODIVERSITY

- The provision of inter-connecting open spaces will be required (incorporating cycle and pedestrian links) to encourage biodiversity and nature conservation.

- Value of open space for biodiversity depends on careful initial design based on understanding of ecological principles.

- When designing open space intended to benefit wildlife, special attention must be given to location relative to existing areas of semi-natural habitat, especially SSSIs or LNRs, or Local Wildlife Sites. New or retained green space in or near new development is particularly valuable for wildlife where it enlarges, buffers or helps to connect existing wildlife hotspots. The extent to which new green space fulfils these functions will depend on location and also on the habitats it provides.
• The value of open space for wildlife depends on careful initial design and appropriate management. In many cases, better management for wildlife means less management (eg less frequent grass cutting and less use of fertilisers and pesticides than in a standard ‘amenity space’ management regime).

• Multi-functional open space can have value for wildlife, even if most of its area is given over to functions not directly related to wildlife conservation, provided the space is carefully designed with different functions emphasized in appropriate zones.

• Use of native plant species more beneficial to biodiversity than using exotic species. Plants that provide good sources of nectar, pollen and fruit are particularly valuable.

5.2 WATER

• Applicants are required to include specific measures to enhance the water environment and wherever possible to integrate water courses and ponds into open space design.

• Energy saving and sustainable management techniques are required in maintenance plans, for example to include best practice for watering open space.

5.3 CLIMATIC FACTORS

• Open spaces must be designed to take account of the likelihood of extreme weather conditions including flooding and temperature extremes. For example solutions to decrease storm water run off, such as sustainable drainage, green roofs, planting and landscape enhancements should be considered.

5.4 MATERIAL ASSETS

• Opportunities for waste recycling must be addressed e.g. composting of grass cuttings, recycling of waste such as newspapers and drinks cans etc.

• Maintenance procedures must seek to reduce pollution, and must address how recycling and other sustainable practices can be implemented.

• Environmentally friendly maintenance techniques must be adopted.
5.5 **POPULATION AND HUMAN HEALTH**

- Developers are encouraged to convert unused/underused playing pitches to public open space where feasible.

5.6 **SOCIAL FACTORS**

- The Council will seek to involve the public as an on-going process in the design and implementation of this SPD.
- The quality of open spaces is an important recreational resource. Developers will be required to demonstrate that they have included specific measures to promote access to green/open space for all sectors of society including disabled persons.
- Public space must be safe, free and accessible for residents without gardens.
- Applicants are encouraged to consider the use of open space for sports development. It is envisaged that combining different uses will encourage further use of the open space for sports development. It is envisaged that combining different uses will encourage further use of the open space, reduce maintenance cost and aid in reducing crime.
- The provision of allotments for residents is encouraged.
- The use of open space as display areas for local art is encouraged in order to increase a sense of ownership by the community.
- Developers must submit access statements to demonstrate that the open spaces to be provided will be accessible for disabled people.
- Gardening projects encouraging children to grow vegetables and take an interest in wildlife conservation would be advantageous and specific areas could be used with local schools.

5.7 **ECONOMIC FACTORS**

- In appropriate circumstances consideration could be given to procedures for community involvement in the management of public open space, which will increase stewardship.
• Maintenance is critical to the ongoing success of green/open spaces. Section 3.2 and Appendix 5 of this SPD identify the need for proposals to include arrangements for maintenance.

5.8 DESIGN PRINCIPLES

• The list below provides a selection of best practice open space features which should be considered, as appropriate.

• Key features for consideration will include ample seating, a possible water feature, something of interest all year round, and facilities that are attractive to different age groups.

• Opportunities for an Adventure Park and whether it should be open 24/7, include challenging equipment and location close to school routes.

• One Stop Shop for Youth to include “teen shelters”, climbing wall, traditional equipment, drop-in internet access.

• An “Extreme Sports Area” which could include one or more of the following: - an all weather area for BMX and skateboarding, possibly with concrete dishes; “Bike Works” - utilising young people with disabilities in providing bike hire, bike repair and training; possible adult supervision 7 days a week; training space; five-a-side football pitches.

• Children’s play area with opportunities for safe, imaginative play.

6: DESIGNING OPEN SPACES FOR RECREATION

This document provides an innovative and sustainable approach to the design of stimulating open spaces and play spaces, sympathetic to the promotion of bio-diversity and the needs of a multi-user culture.

The Council has worked with the Green Heart Partnership model of creative-led, cross disciplinary teams for design and delivery of quality open spaces. The Green Heart model allows for a more inclusive approach to partners’ and stakeholders’ needs and requirements, resulting in innovative design, deliverable within realistic timescales and budgets.

A well designed, well used space offers many benefits, including above all, sustainability, added value and value for money.

“Sustainable communities are places that people like living in, and want to stay in, neighbourhoods with real character and sense of place. These successful places should have well designed green spaces that people will want to use and respect. CABE Space has been contributing to a growing body of evidence that demonstrates how green spaces can offer lasting economic, social, cultural and environmental benefits. It links high quality green spaces with increased house prices and demonstrates their role in tackling issues such as anti-social behaviour”.

© 2005 Start with the Park, CABE Space
Policy L10 states:
Where amenity space is provided in accordance, the Council will seek to ensure the proper maintenance of the space. Where the Council is requested to adopt open space of any kind, acceptance will be conditional on the agreement of a commuted sum for maintenance.

Policy L11 further explains the specifics of how the design of those open spaces must be incorporated in the planning applications.

L11 Design of Open Space
The Council expects proposals involving new or existing open space to be designed to a high standard. Large areas of open grass with neither planting nor dedicated areas for specific uses (e.g. children’s play areas) should not form part of new developments. The Council will expect the design of open space to have regard to the following factors:

• The relationship between the open spaces and their physical surroundings, including buildings and other areas of open land (for example, through the choice of planting and layout of paths);

• The level and kinds of use likely to be required of the open space, given the nature of the nearby users and occupants;

• The need to maintain a variety and balance of different forms of open space, such as visual amenity, areas for more active use including informal play space, and natural areas for wildlife;

• The need to maintain and enhance any existing nature conservation interest and, where appropriate, the benefits of creating new habitats. The proposed arrangements and responsibilities for management and maintenance, which may have implications for design, must be resolved before consent will be granted.
DEFINING THE ENVIRONMENT
Creating stimulating spaces of all sizes for a multi-user culture

Overall variety in general areas and where possible within individual spaces is important. Whatever the design form chosen, it should reflect the character of the area and the needs of the residents, employees or casual visitors likely to make use of the space. Local Plan, L10.39

Objectives

• To execute joined-up design through a combination of landscape environment, art and play structures by developing multi-disciplinary partnerships at earliest concept stages.

• To provide an innovative and sustainable play environment that encourages cross-generational (and species) interaction, by:
  - Encouraging family activity, rather than segregated child activity;
  - Incorporating habitats for species other than humans through the use of considered planting, so that children and other users will have contact with nature, helping to make connections between issues beyond human activity.

• To consider the whole park as a stimulating and playful environment. This will avoid creating single purpose-built, segregated areas and encourage consistent design across the park, by:
  - Shifting focus from a single user profile to a multi-user profile throughout the design;
  - Considering all elements of park design from pathways to landscape to be related to play structures and equipment;
  - Broadening notions of play to include visual and sensorial experiences alongside physical activity.

• To combine landscape, sculptural and architectural interventions alongside traditional play equipment, by:
  - Integrating play structures into park design and designing stock play and landscape environment.
  - Integrating all street furniture, signage and lighting into the play and landscape environment.
These principles can be achieved within open spaces of all scales. The following points and visuals demonstrate how this can be achieved in a variety of open spaces, throughout different scales and environments— from large parks to small housing development provision.

→ Within large open spaces there will be a central hub of activity comprising an intense area of play with a specific focus on children. From a distance these areas are designed to have the same effect as mountains, drawing you in through complex visual relationships that make you want to explore.

→ These spaces are composed of islands created through landscape and linked together by varied planting, pathways, sculptural/ architectural objects, and play equipment. The scale is always in relation to the whole open space.

→ In larger open spaces, allow for the overall form to be added to over time. This should eradicate the need to demolish and rebuild, as new advancements or trends can be incorporated into existing design. This should also help to preserve the site’s biodiversity.

→ Pocket parks and the smaller clusters within the larger parks will use the same combination of landscape, pathways, sculptural & architectural interventions and play equipment, but on a smaller scale. The focus of these smaller interventions will be to create a strong visual language that defines an area’s character and provides a green and playful space.
Open spaces can vary widely in character, size and use. Local Plan L10.37

Open space provision, amenity spaces and public art can be combined to achieve greater results for developers, residents/ users and the Council. These concept drawings and examples of good practice show how innovative solutions that address the needs for a safer and more prosperous community can deliver good design that strengthens the bio-diversity of the site. This model demonstrates how an inclusive and creative approach to the design of landscaping and use of catalogue play equipment can be integrated to create a better quality environment that is attractive to all ages.
The stepping stones are clusters of raised columns that form the basis of the play structure. Used in combination with landscaping, planting and specially-manufactured play equipment, they will create horizontal and vertical structural forms that can be used in numerous ways. The main hub of activity can consist of hundreds of these columns, placed to create a visually exciting landscape that caters for different ages and abilities, and is surrounded by planting that will stimulate the senses and encourage other wildlife.

The stepping stones will also be placed throughout the park in small clusters. They will become sculptures that can be used to play on, look at, or sit on to watch the world go by.

**Materials**
The stepping stones can be made out of different materials according to environmental sustainability, durability and safety, with special consideration being given to the walking surfaces and sound-making materials. Smart materials such as thermo-chromatic and photo-chromatic paint that is affected by temperature, light and the use of water, can be used as playful elements.
Arches are another example of predominant sculptural features that are multi-functional objects designed to encourage play, create framed vistas and encourage wildlife. They must also be used with the landscape and specially manufactured play equipment to create vertical, structural forms that can be used in numerous ways.

Like the stepping stones, sculptural climbing structures will play a major part in the design of the central hub, creating spatial divisions that link together and encourage movement around the space. As well as being integral to the main play area, these structures can be placed around the park, creating framed vistas as well as play opportunities.

**Materials**

The structures can be made out of different materials which are appropriate to placement, adjacent features, and future potential for educational opportunities.

For example, one material for raising awareness may be vertically grown sedum. It creates an organic surface that changes with the seasons and encourages butterflies and other mini-beasts.
GENERAL REQUIREMENTS

The Model
Establishing a cross-departmental team with council officers prior to any design or planning process to:

- Address characteristics of the area
- Address key users and needs of the site
- Assess the site’s relationship to neighbouring amenities
- Relate the site objectives to key Three Rivers Strategic Plan objectives
- Identify the appropriate creative/design roles for the project
- Identify the opportunities and timing for community engagement
- Address ongoing maintenance

Throughout Hertfordshire, this model has proven a successful tool for also leveraging in additional funds from regional and national funding bodies such as Government Office, National Lottery and EEDA.

Sample Team
This team will be able to review the progress with the developers throughout the planning and implementation process.

Officer Roles may include
- Development Control Planner
- Planning Policy Officer
- Landscape Officer
- Leisure Projects Manager
- Play Development Officer
- Arts Development Officer
- Leisure Services Manager
- Landscape Architect
- Wildlife Ecologist (HBRC or HMWT)

Others may include
- Outside Creative Professional (e.g. artist, designer, landscape architect, equipment designer)
- Green Heart Partnership

The Green Heart Partnership is a partnership initiative between Arts Council England, East and the eleven local authorities of Hertfordshire that aims to effect social change through policy development and realize creatively lead capital development through informed joined-up decision making across art and environment sectors. GHP recognises the role local government plays within growth and regeneration from the strategic future planning perspective through to delivery. Working with local government partners to understand their complex process, and at times politically sensitive position, GHP helps to develop a collaborative, creative-led, cross-disciplinary team process to achieve sustainable solutions. GHP facilitates creative collaborations exploring the physical and social aspects of open space in our society, driving forward an innovative approach to arts-led regeneration.
Three Rivers District Council

- SPG: Amenity and Children's Play Space in New Residential Development
- Open Space, Sports and Recreation Study
- Open Space Action Plan 2006

Please contact:
Policy Section, Planning Department, Tel: 01923 776611

Three Rivers District Council Strategic Plan 2006-2009
- Three Rivers Cultural Strategy 2002-2007
- Three Rivers Play Strategy 2007-2012

www.threerivers.gov.uk
Three Rivers House, Northway, Rickmansworth, WD3 1RL
- Children and Young People’s Plan 2006-2009 (Hertfordshire Children's Trust Partnership)
- Hertfordshire Youth Charter February 2005

www.hertsdirect.org
- Start with the Park

CABE Space publication © 2005

Green Heart Partnership
www.greenheartpartnership.org
www.gunpowderpark.org
www.greenheartpartnership.org/newsletter
(please refer to archive for case studies)

Please contact:
Sherry Dobbin, Project Manager
sherry@gunpowderpark.org
Tel: 01992 762 128
Gunpowder Park, The Field Station,
Sewardstone Road, Waltham Abbey EN9 3GP

Websites and Literature providing further guidance:
- 'Biodiversity by Design' (available free from the Town and Country Planners Association website www.tcpa.org.uk).
- 'Integrating Biodiversity into Development: Realising the Benefits' (available from the Essex Biodiversity Project website www.essexbiodiversity.org.uk).
- 'Making contracts work for wildlife: how to encourage biodiversity in urban parks' (available on the CABE website www.cabe.org.uk)

• Urban Greenspace pages on the Wildlife Trusts website www.wildlifetrusts.org
• Land Restoration Trust website www.landrestorationtrust.org.uk

Credits
Lead Artist / Maker of Change: Simon Lee Dicker,
Fire and Ice Creative
www.fireandicecreative.com

Landscape Architectural Renderings: Oliver Rock,
Rock & Company © 2006
www.rocklandscapes.co.uk

Many additional photo images taken from 'Place for Play' exhibition created by PlayLink® and ©Free Play Network
www.freeplaynetwork.org.uk

This document has been funded by Three Rivers District Council and Green Heart Partnership.
APPENDIX 1: SUMMARY OF PROCESS

The various stages in the provision of open space are given below:

**Stage 1**: Preliminary discussions with planning officers and landscape architects prior to the submission of planning application to consider the general implications of policy on the proposed scheme.

**Stage 2**: Agreement in principle on the type and amount of open space to be required from the complete development and an agreement on the required financial contributions: amounts clarified heads of terms agreed and legal agreement drafted.

**Stage 3**: Planning application submitted incorporating full details of the proposed open space. If this is considered be adequate in terms of size and location, the applicant will then be asked to submit detailed proposals covering layout, equipment type and landscaping.

**Stage 4**: Detailed discussions held concerning layout, landscaping and draft section 106 agreement with planning officers and landscape architects. Modifications made to detailed proposals and commuted sum payment agreed.

**Stage 5**: Detailed proposals, commuted sum and offer of dedication considered by leisure and environment department.

**Stage 6**: Section 106 Agreement drawn up and / or completed which requires developers to make adequate maintenance provision of open space.

**Stage 7**: Planning application determined. Permission issued once agreement is signed.

**Stage 8**: Open space grass seeded, and landscaped before occupation.

**Stage 9**: Council checks site for compliance with approved details.

**Stage 10**: The necessary conveyance process to transfer ownership of land to the council authorised. Responsibility remains with the developer until completion.

**Stage 11**: Payment of monies to the council.
APPENDIX 2: TYPES OF OPEN SPACE

PPG17 indicates that authorities should use the typology of open spaces proposed by the Urban Green Spaces Taskforce (UGSTF), or a variation of it. It is summarised in the table below.

Table 1: Open Space Typology

<table>
<thead>
<tr>
<th>Typology</th>
<th>Primary Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks and gardens</td>
<td>Accessible, high quality opportunities for informal recreation and community events</td>
</tr>
<tr>
<td>Natural and semi-natural greenspaces, including urban woodland</td>
<td>Wildlife conservation, biodiversity, and environmental education and awareness</td>
</tr>
<tr>
<td>Green corridors</td>
<td>Walking, cycling, or horse riding, whether for leisure purposes or travel and opportunities for wildlife migration</td>
</tr>
<tr>
<td>Outdoor sports facilities</td>
<td>Participation in outdoor sports such as pitch sports, tennis, bowls, athletics or countryside and watersports</td>
</tr>
<tr>
<td>Amenity green space</td>
<td>Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas</td>
</tr>
<tr>
<td>Provision for children and young people</td>
<td>Areas designed primarily for play and social interactions involving children and young people such as equipped play areas, ball courts etc</td>
</tr>
<tr>
<td>Allotments, community gardens and urban farms</td>
<td>Opportunity for those people who wish to do so to grow their own produce.</td>
</tr>
<tr>
<td>Cemeteries</td>
<td>Quiet contemplation and burial of the dead.</td>
</tr>
</tbody>
</table>

Source: Planning Policy Guidance 17 Companion Guide Paragraph 2.6
APPENDIX 3: CALCULATION OF COST OF OPEN SPACE

AVERAGE RESIDENTIAL LAND VALUE (Contribution A)

In 2006/07 the average residential land values across the District, range from £1 million to £1.5 million per acre, depending on the area. For the purposes of this policy, the Council has adopted the lower of these two figures. Therefore, at a cost of £1 million per acre, the cost of 4 m$^2$ of land equates to £988. This figure will be applied to developments where alternative off-site provision, for example on appropriate and accessible local authority sites, cannot be provided. It has been excluded from the calculations in Appendices 6 and 7.

COST OF PREPARING THE LAND (Contribution B)

These cost estimates are based on Spon’s Landscape and External works pricebook 2006 with 10% added for on-going cost, as follows:

<table>
<thead>
<tr>
<th>Grass</th>
<th>Cost per 100m$^2$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weedkiller (by hand)</td>
<td>£3.97</td>
</tr>
<tr>
<td>Supply of topsoil</td>
<td>£504</td>
</tr>
<tr>
<td>Topsoiling (100mm)</td>
<td>£220.1</td>
</tr>
<tr>
<td>Rolling</td>
<td>£1.93</td>
</tr>
<tr>
<td>Seeding (70g/m$^2$)</td>
<td>£20.30</td>
</tr>
<tr>
<td>Pre-seeding fertilizer(70g/m$^2$)</td>
<td>£3.03</td>
</tr>
<tr>
<td>Turfing (Supply amenity turf and lay)</td>
<td>£311.3</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£1064.63</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shrub Planting</th>
<th>Cost per 100m$^2$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weedkiller (by hand)</td>
<td>£3.97</td>
</tr>
<tr>
<td>Supply of topsoil</td>
<td>£1512</td>
</tr>
<tr>
<td>Topsoiling (300mm)</td>
<td>£686.4</td>
</tr>
<tr>
<td>Pedestrian cultivation</td>
<td>£8.60</td>
</tr>
</tbody>
</table>
Supply of plants | £1008/100m²  
---|---
Planting (3/m²) | £943.9/100m²  
Mulching (75mm amenity bark) | £347.1/100m²  
Fertiliser (Enmag) 70g/m² | £12.94/100m²  
**Total** | **£4522.91/100m²**

<table>
<thead>
<tr>
<th>Tree Planting</th>
<th></th>
</tr>
</thead>
</table>
| Tree pits (1.0m³) | £24.46  
| Supply rootballed tree (16-18cm) | £17.18  
| Plant | £8.13  
| Stake | £6.94  
| Mulching | £1.00  
| **Total (per tree)** | **£57.71**

<table>
<thead>
<tr>
<th>General amenity area of 100m²</th>
<th></th>
</tr>
</thead>
</table>
| 80m² Grass | £852  
| 20m² Shrub Planting | £905  
| Tree Planting | £174  
| **Total** | **£1931**

**Other Items**  
Spon’s Landscape and External works pricebook 2006 with 10% added: -

<table>
<thead>
<tr>
<th>Other Items</th>
<th></th>
</tr>
</thead>
</table>
| Seats | £108.2  
| picnic tables | £219.0  

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>One dog or two litter bins</td>
<td>£685.4</td>
</tr>
<tr>
<td>Signage (2 non-illuminated signs)</td>
<td>£444.5</td>
</tr>
<tr>
<td>Fencing/ Gates  £973.5 per 10 linear metres , 40 linear metres</td>
<td>£3892.0</td>
</tr>
<tr>
<td>Cycle holders</td>
<td>£311.4</td>
</tr>
<tr>
<td>Footpaths @ £51.00/linear metre</td>
<td>£510.0</td>
</tr>
<tr>
<td>Total for 100m² of other items</td>
<td>£6170.5</td>
</tr>
</tbody>
</table>

**Average Costs of providing 100 m² of amenity open space:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>General amenity area of 100m2</td>
<td>£1931.0</td>
</tr>
<tr>
<td>Other items of 100m²</td>
<td>£6170.5</td>
</tr>
<tr>
<td>Total for 100m²</td>
<td>£8101.5</td>
</tr>
<tr>
<td>Total for 4m² (One Occupant)</td>
<td>£324</td>
</tr>
</tbody>
</table>

The figure of £324 has been calculated as the level of contribution per occupant. However, a moderating factor has been applied to the overall level of contribution sought using this Council’s “nearest neighbour” authorities as a benchmark. In the worked examples at Appendix 6 it has been applied as a requirement per dwelling as opposed to per occupant. This will be reviewed if the overall contribution does not meet the cost for each individual scheme.

**First worked example**
Average cost for one occupant £324  
Total dwellings 87  
Cost of provision £324 x 87 = £28,188

**Second worked example**
Average cost per occupant £324  
Total dwellings 21  
Cost of provision £324 x 21 = £6,804  
Note: Costs are updated yearly to reflect the changes in list prices of items
APPENDIX 4: CALCULATION OF COST OF PLAY AREA

(Contribution C)

The items of play equipment which are used in the calculation for play area are supplied by reputable play equipments manufacturer. The play area provider supplied examples of the cost of Local Equipped Areas of Play and Neighbourhood Equipped Areas of Play.

LEAPs should be an area of 400 m² or more, and should have at least 5 types of play equipment, 2 benches, signage advising “no dogs”, a litter bin, appropriate fencing for safety including gates, and safe surfacing. The Health and Safety Executive also recommends suitable fencing to be erected during the installation works. The estimated cost of providing two different types of LEAPs from SMP is:

<table>
<thead>
<tr>
<th>LEAP 1</th>
<th>LEAP 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supply of play equipment</td>
<td>Supply of play equipment</td>
</tr>
<tr>
<td>£5,358.00</td>
<td>£10,536.00</td>
</tr>
<tr>
<td>Supply of fencing, furniture and signage</td>
<td>Supply of fencing, furniture and signage</td>
</tr>
<tr>
<td>£4,603.00</td>
<td>£4,978.50</td>
</tr>
<tr>
<td>Installation works</td>
<td>Installation works</td>
</tr>
<tr>
<td>£3,422.00</td>
<td>£4,144.50</td>
</tr>
<tr>
<td>Supply and installation of wetpour rubber safety surfacing</td>
<td>Supply and installation of wetpour rubber safety surfacing</td>
</tr>
<tr>
<td>£5,464.00</td>
<td>£10,531.00</td>
</tr>
<tr>
<td><strong>Total:</strong> £18,847.00</td>
<td><strong>Total:</strong> £30,190.00</td>
</tr>
</tbody>
</table>

To obtain an average cost, the cost of both estimate is taken, which produced an average of £24,520. This gives a pro-rata figure of £123 for 2 m².

NEAPs should comprise 1,000 square metres and have at least 8 types of play equipment, including a kickabout area and facilities for such things as skateboards or bikes. They should also include seating, litter bins and “No dogs” signage. They should have suitable fencing and gates and parking for bicycles. The estimated cost of providing two different types of NEAPs from SMP is:
The average of these is £81,183. This would give a pro-rata figure of £162 for 2 square metres.

New residential developments should have access to both LEAPs and NEAPs, within 5 minutes and 15 minutes walking time respectively. It is therefore appropriate to add the two figures together to obtain the financial contribution expected of £285.00 per occupant (£123 + £162 = £285) of the proposed development.

**Calculation for worked example 1 in Appendix 6**

Total per occupant £285
No of occupants 213
Total for this development = £285 x 213 = £60,705 (Column C in worked example Appendix 6)

**Calculation for worked example 2 in Appendix 6**

Total per occupant £285
No of occupants 51.45
Total for this development = £285 x 51.45 = £14,663 (Column C in worked example Appendix 6)
APPENDIX 5: MAINTENANCE OF OPEN SPACE AND CHILDRENS PLAY

(Contribution D)

Table 5.1: Cost of Maintaining Open Space

<table>
<thead>
<tr>
<th>Description</th>
<th>Annual Cost/ hectare 2006/07 (£)</th>
<th>Cost/ hectare</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grass cutting/ mowing (0.8ha)</td>
<td>£1712 per year</td>
<td>2400</td>
</tr>
<tr>
<td>Maintenance of shrub beds including litter and weeding (0.2ha)</td>
<td>£0.25 per m²</td>
<td>5000</td>
</tr>
<tr>
<td>Feed, water and replacement of damaged trees</td>
<td>£600 per year</td>
<td>600</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>8000</td>
</tr>
</tbody>
</table>

Table 5.2: Cost of Maintaining Play Areas

<table>
<thead>
<tr>
<th>Description</th>
<th>Annual Cost/ hectare 2006/07 (£)</th>
<th>Cost/ hectare</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grass cutting</td>
<td>£0.35p per m² x 16 cuts per year</td>
<td>5600</td>
</tr>
<tr>
<td>LEAP inspections</td>
<td>£40 per piece equipment per year, average 10 pieces</td>
<td>400</td>
</tr>
<tr>
<td>General maintenance of equipment e.g. painting, routine repairs etc</td>
<td>Average of £600 per year</td>
<td>600</td>
</tr>
<tr>
<td>Weed/moss control</td>
<td>10p per m² x 3 visits per year</td>
<td>3000</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>9600</td>
</tr>
</tbody>
</table>

2 The rates will apply from 1 April 2006. Interest and inflation rates will be updated annually.
TABLE 5.1 TOTAL Maintenance Open Space per ha. p.a. (80%) £8,000 (€7200)
TABLE 5.2 TOTAL Maintenance of Play Areas per ha. p.a. (20%) £9,600 (€1920)

rate of 10,000 m² per hectare.

A discounted cash flow based on current interest rates and inflation will be used to calculate the total cost (D) over a 30 year period.
APPENDIX 6: EXAMPLES OF POSSIBLE DEVELOPMENTS

1) On Site Provision of Over 0.6 Hectares or 25 or more Dwellings

For development of 87 dwellings on a site of 2.61 ha.

- On-site open space provision is a minimum standard of 10% of the development site of which 8% for amenity space and 2% for play area.

  **Total open space = 2,610 m² (2,088 m² for amenity space and 522 for play area)**

<table>
<thead>
<tr>
<th></th>
<th>£ Per sq m</th>
<th>No of sq m</th>
<th>Annual cost of maintenance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Amenity Space (8%)</strong></td>
<td>0.80</td>
<td>2,088</td>
<td>1,670.40</td>
</tr>
<tr>
<td><strong>Play Area</strong></td>
<td>0.96</td>
<td>522</td>
<td>501.12</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>2,172.52</td>
</tr>
</tbody>
</table>

£2,172 is the annual amount

The commuted sum plus interest earned must be sufficient to cover the inflated annual amount over 30 years.

- Assume interest rate of 5.25% pa
- Assume inflation at 2.56% pa
- These will be updated annually.

- Commuted sum required (see spreadsheet table Appendix 7) = £43,612
  (to be paid when the play area is handed over to the Council).
The calculation for capital sum and maintenance sum in worked example 1 is:

<table>
<thead>
<tr>
<th>No of dwellings</th>
<th>No. of occupants</th>
<th>A £</th>
<th>B £</th>
<th>C £</th>
<th>D £</th>
<th>TOTAL £</th>
</tr>
</thead>
<tbody>
<tr>
<td>87</td>
<td>2.45 x 87</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>324³</td>
</tr>
<tr>
<td></td>
<td>Per Occupant</td>
<td></td>
<td></td>
<td>285</td>
<td>204</td>
<td>813</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>213 occupants</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>132,505</strong></td>
</tr>
</tbody>
</table>

Note: - In the worked example for on site provision no figure is included for the acquisition of the land (A) because the developer will be required to provide the land as part of the development.

2) Off Site Provision for Developments of Less Than 0.6 Hectares or Less than 25 Dwellings

For development of 21 new dwellings on a site of 0.5246 ha comprising of:
- 8 x 4 bedroom semi-detached house
- 6 x 3 bedrooms semi-detached houses
- 7x 2 bedroom terraced houses

Provision based on 524.6 sq m of open space.

<table>
<thead>
<tr>
<th></th>
<th>£ Per sq m</th>
<th>No of sq m</th>
<th>Annual cost of maintenance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amenity Space (8%)</td>
<td>0.80</td>
<td>420</td>
<td>335.74</td>
</tr>
<tr>
<td>Play Area</td>
<td>0.96</td>
<td>105</td>
<td>100.72</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>0.96</strong></td>
<td><strong>425</strong></td>
<td><strong>436.47</strong></td>
</tr>
</tbody>
</table>

£436 is the annual amount
The commuted sum plus interest earned must be sufficient to cover the inflated annual amount over 30 years.

³ Represents cost per dwelling, not per occupant
Assume interest rate of 5.25% pa
Assume inflation at 2.56% pa
These will be updated annually.

Commuted sum required (see spreadsheet table Appendix 7)
= £8,766

➢ (to be paid when the play area is handed over to the Council).

The calculation for capital sum and maintenance sum in worked example 2 is:

<table>
<thead>
<tr>
<th>No of dwellings</th>
<th>No. of occupants</th>
<th>A £</th>
<th>B £</th>
<th>C £</th>
<th>D £</th>
<th>TOTAL £</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>2.45 x 21</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Per Occupant</td>
<td>324</td>
<td>285</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>51.45 occupants</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total For 51.45 occupants</td>
<td>6,804</td>
<td>14,663</td>
<td>8766</td>
<td>30,233</td>
<td></td>
</tr>
</tbody>
</table>

Note
The above rates will apply from the 1 April 2006. They will be subject to periodic review and increased to reflect inflation, and to keep pace with industry price increases. The new rates will apply from 1 April in subsequent years.

3) For areas less than 400 m², use individual costings from table in Appendix 5A, and net present value calculation to give a lump sum.

Note: - Where there is some minor rounding of figures between Appendix 6 and the Excel spreadsheet which forms Appendix 7, this does not affect the policy.

4 Applied per dwelling as opposed to per occupant
**APPENDIX 7: EXAMPLE SPREADSHEET**

### TOTALS FOR EXAMPLES of Possible developments

#### No 1 – ON SITE PROVISION OVER 25 DWELLINGS

<table>
<thead>
<tr>
<th>Total area of development site</th>
<th>2.61 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open space and play areas required</td>
<td>2610 Sq m</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DWELLINGS, at 2.45 Residents per dwelling</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>87</td>
<td>213</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total</th>
<th>Per resident</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>£ -</td>
</tr>
<tr>
<td>B</td>
<td>£ 28,188.00</td>
</tr>
<tr>
<td>C</td>
<td>£ 60,747.75</td>
</tr>
<tr>
<td>D</td>
<td>£ 43,612.75</td>
</tr>
<tr>
<td>TOTAL</td>
<td>£ 132,505.00</td>
</tr>
</tbody>
</table>

#### TOTALS FOR EXAMPLES of Possible development

#### No 2 – OFF SITE PROVISION, UNDER 25 DWELLINGS

<table>
<thead>
<tr>
<th>Dwellings, at 2.45 Residents per dwelling</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>107</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total</th>
<th>Per resident</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>£</td>
</tr>
<tr>
<td>B</td>
<td>£ 3,240.00</td>
</tr>
<tr>
<td>C</td>
<td>£ 6,982.50</td>
</tr>
<tr>
<td>D</td>
<td>£ 2,456.35</td>
</tr>
<tr>
<td>TOTAL</td>
<td>£ 12,678.85</td>
</tr>
</tbody>
</table>

5 Per dwelling
6 Per dwelling
APPENDIX 8: THREE RIVERS LOCAL PLAN 1996 – 2011

L. 10: AMENITY AND CHILDREN’S PLAY SPACE Provision IN NEW RESIDENTIAL DEVELOPMENT:

In order to ensure that new residential developments do not exacerbate the deficiencies in amenity open space and equipped children’s play space set out in table 6b, new residential developments will be required to provide amenity and children’s play space as follows:

(i) In developments of 25 or more dwellings or 0.6 hectares (whichever is the greater), a minimum of 10% of the site area should be set aside as amenity open space. Where a development is likely to be occupied by families with children, formal equipped play facilities should form part of this provision at a minimum of 2% of the site area. Appropriate equipment should be provided by the developer directly or by a funding agreement with the Council. The 10% standard should form coherent areas but may consist partly of incidental or visual amenity space which serves the setting of the development.

(ii) In developments of less than 25 dwellings or under 0.6 hectares which cannot provide sufficient open space within the site, the Council will seek to enter into a planning obligation with the developer to contribute to improving access to or the standards of amenity space or children’s play space which serves the locality. The formulae used to calculate an appropriate sum will be based on the expected population of the development, at a minimum ratio of 0.4 hectares of open amenity space and 0.2 hectares of equipped playgrounds per 1000 population.

(iii) Some variation of the above standards may be appropriate where the Council considers:

(a) That the development is already fully served by existing amenity space or children's play space within a maximum of 400m of the proposed development without needing to cross a main road,

(b) That retaining 10% of the site area for open space would not be an appropriate use of the land taking into account local needs and the character of the locality (for example in town centres or low density areas)

(c) In new residential development comprising specialised accommodation for the elderly such as sheltered housing, the Council will only require the provision of adequate amenity space as part of the scheme.

(iv) Where amenity space is provided in accordance with (i) above, the Council will seek to ensure the proper maintenance of the space. Where the Council is requested to adopt open space of any kind, acceptance will be conditional on the agreement of a commuted sum for maintenance;
APPENDIX 9

L.11
DESIGN OF OPEN SPACE

The Council expects proposals involving new or existing open space to be designed to a high standard. Large areas of open grass with neither planting or dedicated areas for specific uses (e.g. children’s play areas) should not form part of new developments. The Council will expect the design of open space to have regard to the following factors:

(i) The relationship between the open space and its physical surroundings, including buildings and other areas of open land, (for example, through the choice of planting and layout of paths);

(ii) The level and kinds of use likely to be required of the open space, given the nature of the nearby uses and occupants;

(iii) The need to maintain a variety and balance of different forms of open space, such as visual amenity, areas for more active use including informal play space, and natural areas for wildlife;

(iv) The need to maintain and enhance any existing nature conservation interest, and, where appropriate, the benefits of creating new habitats;

(v) The proposed arrangements and responsibilities for management and maintenance, which may have implications for design and must be resolved before consent will be granted.