

APPENDIX 1

OPEN SPACE QUALITY, VALUE, ACCESSIBILITY AND QUANTITY ASSESSMENTS

Quality

The quality criteria¹ used for the open space assessments carried out for all open space typologies are summarised as follows:

- Physical access, e.g. public transport links, directional signposts
- Personal security, e.g. site is overlooked, natural surveillance
- Access-social, e.g. appropriate minimum entrance widths
- Parking, e.g. availability, specific, disabled parking
- Information signage, e.g. presence of site information, notice boards
- Equipment and facilities, e.g. adequacy and maintenance of provision such as seating, bins, toilets, etc.
- Site problems, e.g. presence of vandalism, graffiti
- Healthy, safe and secure, e.g. fencing, gates, staff on site
- Maintenance and cleanliness, e.g. condition of general landscape & features
- Groups that the site meets the needs of, e.g. elderly, young people

With regards to the provision for children and young people a non-technical assessment² of the whole site including general equipment and surface quality/appearance plus an assessment of, for example, bench and bin provision.

Value

Value is defined in best practice guidance in relation to the following three issues:

- Context of the site i.e. its accessibility, scarcity value and historic value
- Level and type of use
- The wider benefits it generates for people, biodiversity and the wider environment

The value criteria set for the assessment was derived as:

¹ Based on the Green Flag Award Scheme - a national standard for parks and green spaces in England and Wales, operated by Keep Britain Tidy

² A technical assessment of play equipment in terms of play and risk assessment grade was not undertaken as part of this study.

- Level of use (observations only), e.g., evidence of different user types (e.g. dog walkers, joggers, children) throughout day, located near school and/or community facility
- Context of site in relation to other open spaces
- Structural and landscape benefits, e.g., well located, high quality defining the identity/area
- Ecological benefits, e.g., supports/promotes biodiversity and wildlife habitats
- Educational benefits, e.g., provides learning opportunities on nature/historic landscapes
- Social inclusion and health benefits, e.g., promotes civic pride, community ownership and a sense of belonging; helping to promote physical and mental well-being
- Cultural and heritage benefits, e.g., historic elements/links (e.g. listed building, statues) and high-profile symbols of local area
- Amenity benefits and a sense of place, e.g., attractive places that are safe and well maintained; helping to create specific neighbourhoods and landmarks
- Economic benefits, e.g., enhances property values, promotes economic activity and attracts people from near and far

Children's and young people play provision is scored for value as part of the audit assessment. Value in particular, is recognised in terms of size of sites and the range of equipment it hosts. For instance, a small site with only one or two items is likely to be of a lower value than a site with a variety of equipment catering for wider age ranges.

Accessibility

Accessibility catchments for different types of provision are a tool to identify communities currently not served by existing facilities. It is recognised that factors that underpin catchment areas vary from person to person, day to day and hour to hour. For the purposes of this process this problem is overcome by accepting the concept of 'effective catchments', defined as the distance that would be travelled by the majority of users.

Guidance on walking distance and times is published by Fields In Trust (FIT) in its document *Beyond the Six Acre Standard* (2015). These guidelines have been converted into an equivalent time period.

Open space type		FIT guideline	Time equivalent
Parks & Gardens		710m	9-minute walk time
Natural & Semi-natural Greenspace		720m	9-minute walk time
Amenity Greenspace		480m	6-minute walk time
Play areas & provision for young people	LAP	100m	1-minute walk time
	LEAP	400m	5-minute walk time
	NEAP	1,000m	12.5-minute walk time

	Youth	700m	9-minute walk time
Allotments		n/a	n/a

Quantity

The setting and application of quantity standards is necessary to ensure new developments contribute to the provision of open space across the area.

The recommendation for open space is for the current provision levels to be used as the recommended quantity standards for Three Rivers.

Typology	Recommended Quantity Standard (hectares per 1,000 population)
Parks & gardens	0.21
Natural & semi-natural greenspace	9.39
Amenity greenspace	1.60
Provision for children & young people	0.08
Allotment	0.13

The current provision levels are used to help identify where areas may have a shortfall against the recommended quantity standards for Three Rivers. (See paragraph 2.3 of the Committee Report).

APPENDIX

National Planning Policy and Sport England Policy

National Planning Policy

One of the core planning principles of the NPPF is to improve health social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.

Section 8 of the NPPF deals specifically with the topic of healthy communities: Paragraph 96 discusses the importance of access to high quality open spaces and opportunities for sport and recreation that can make an important contribution to the health and wellbeing of communities.

'Access to network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.'

Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.' (NPPF, Paragraph 96).

Paragraphs 97 and 98 discuss assessments and protection of existing open space, sports and recreational buildings and land, including playing fields', to ensure sufficient land is available to meet existing and projected future pitch requirements.

Paragraph 97 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements: or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and in a suitable location: or
- The development is for an alternative sports and recreational provision, the needs for which clearly outweigh the loss

Paragraphs 99 and 100 promote the identification of important green spaces by local communities and the protection of these facilities.

Sport England Policy

Sport England is a statutory consultee on planning applications that affect or prejudice the use of playing fields and will use the PPS to help assess that planning application against its Playing Fields Policy.

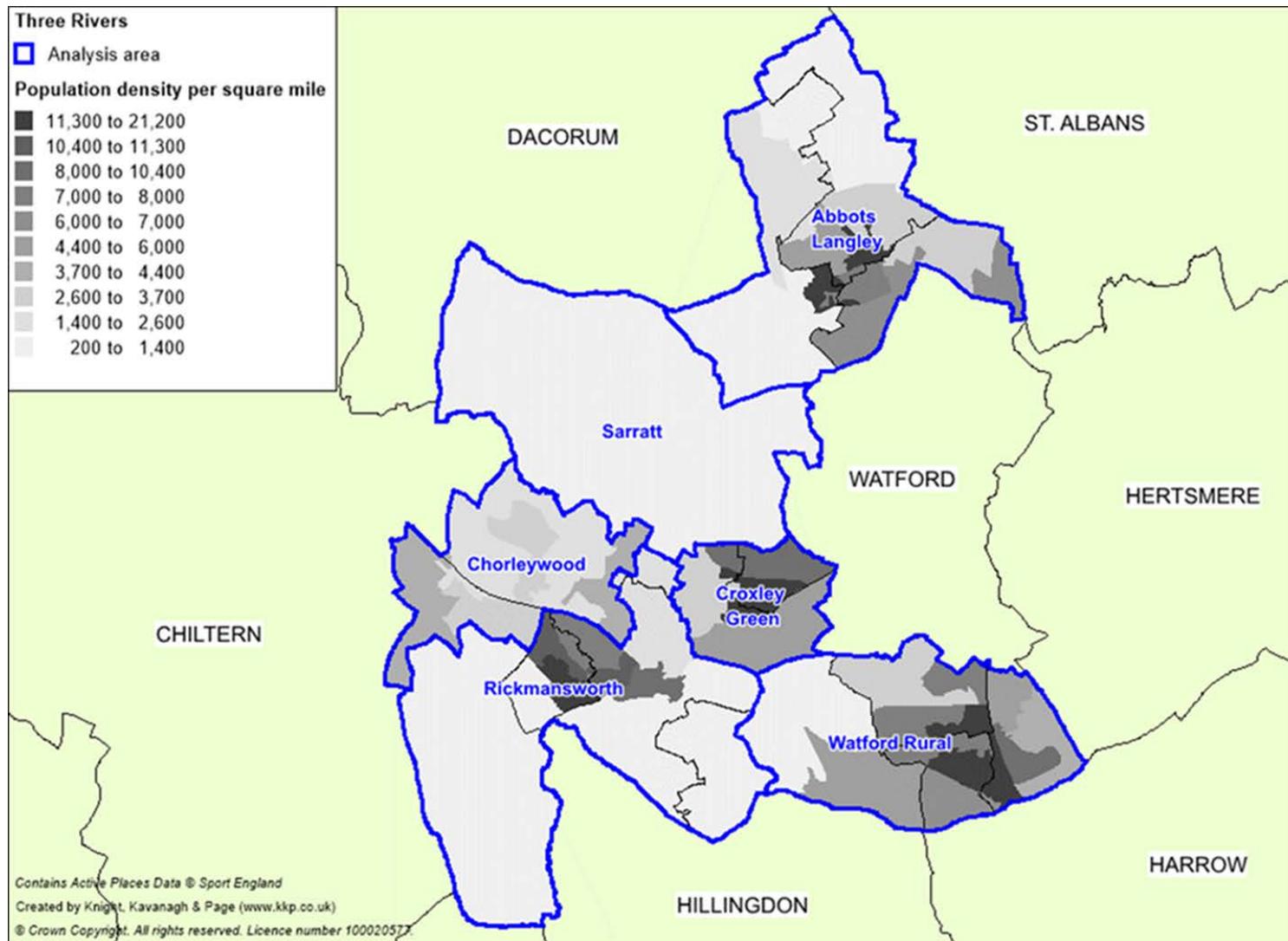
Sport England's playing field policy exception E1 only allows for development of lapsed or disused playing fields if a PPS shows a clear excess in the quantity of playing pitch provision at present and in the future across all playing pitch sports types and sizes.

Where a PPS cannot demonstrate the site or part of the a site is clearly surplus to requirements then replacement of the site or part of the site will be required to comply with Sport England policy exception E4

'The playing field or fields to be lost as a result of the proposed development would be replaced, prior to the commencement of development, by a new playing field site or sites:

- Of equivalent or better quality and
- Of equivalent or greater quantity:
- In a suitable location and
- Subject to equivalent or better management arrangements

APPENDIX 3 ANALYSIS AREAS



The study area covers the whole of the Three Rivers District Council boundary area. The analysis areas are the same as for the 2006 and 2010 studies to ensure consistency and to allow for a more localised assessment of provision and examination of supply and demand at a local level.

APPENDIX 4

Draft Policy: Open Space Sport & Recreation Facilities and Children's Play Space

a) Development proposals which result in the whole or partial loss of existing open space, sport and recreation facilities will only be permitted where:

- i) The proposed development includes provision for open space, sports and recreation facilities of sufficient benefit to recreation provision to outweigh the loss or
- ii) Alternative provision of equivalent or better quality is made for the catchment area served by the open space, sport and recreation facilities in an accessible location served by sustainable modes of transport or
- iii) The proposal is ancillary to an existing leisure use serving the catchment area or
- iv) A deficiency of open space, sport and recreation facilities is not created through or exacerbated by its loss, now or over the plan period

d) Development proposals which result in the loss of, or prejudice the use of, any existing children's play space will only be permitted where:

- i) A carefully quantified and documented assessment of current and future needs demonstrates that there is an excess of the particular type of amenity space in the local catchment or
- ii) The proposed development is ancillary to the principal use of the site and does not affect the quality, quantity, use or availability of the amenity space and
- iii) The amenity space that would be lost would be replaced by a facility of equivalent or better usefulness and quantity and subject to equivalent or better management arrangements being in place prior to the commencement of the development.

e) Dual and multiple use of sports facilities will be encouraged, particularly involving public use. In appropriate circumstances the Council may grant planning permission subject to conditions or seek to enter into a planning obligation with the developer to ensure dual or multiple use of facilities.

f) New Provision for Open Space, Sport and Recreation Facilities and Children's Play Space

Proposals for new open space, sport and recreation facilities and Children's Play Space will be encouraged subject to the protection of the character of the area and amenity.

g) The Council will seek to ensure that all new or improved outdoor sports facilities on school sites will be subject to community use agreements.

h) In order to ensure that new residential developments do not exacerbate deficiencies in open space and children's play space, new residential development will be expected to provide for amenity and children's play space:

- i) Developments of 25 or more dwellings or 0.6ha (whichever is greater) should make provision on site for open space and play space. 10% of the site area should be set aside as open space, and where the development is likely to be occupied by families with children 2% of the open space area should provide formal equipped play facilities.

i) Where open space is provided onsite, the Council will seek to ensure the proper maintenance of the space.

Variation of these standards may be appropriate where the Council considers:

- i) that the development is already fully served by existing open space or children's play space within 400m of the proposed development
- ii) that retaining 10% of the site area for open space would not be an appropriate use of the land taking into account local need and the character of the locality, or where the development is specialised accommodation for the elderly.

Guidance on the provision of open space and children's play space is set out in Appendix ?¹

j) Design of Open Space

Proposals for new or existing open space should be designed to a high standard and should not consist of large areas of open grass. The design of open space should have regard to the relationship between the open space and its surroundings, the level and kind of use likely given the nature of nearby uses and occupants, the need to maintain a variety and balance of different forms of open space and the need to maintain and enhance existing nature conservation interests and the benefits of creating new habitats.

¹ This will be based on the existing Open Space, Amenity and Children's Play Space SPD (2007) but updated to reflect the NPPF and the OSSR recommendations.