

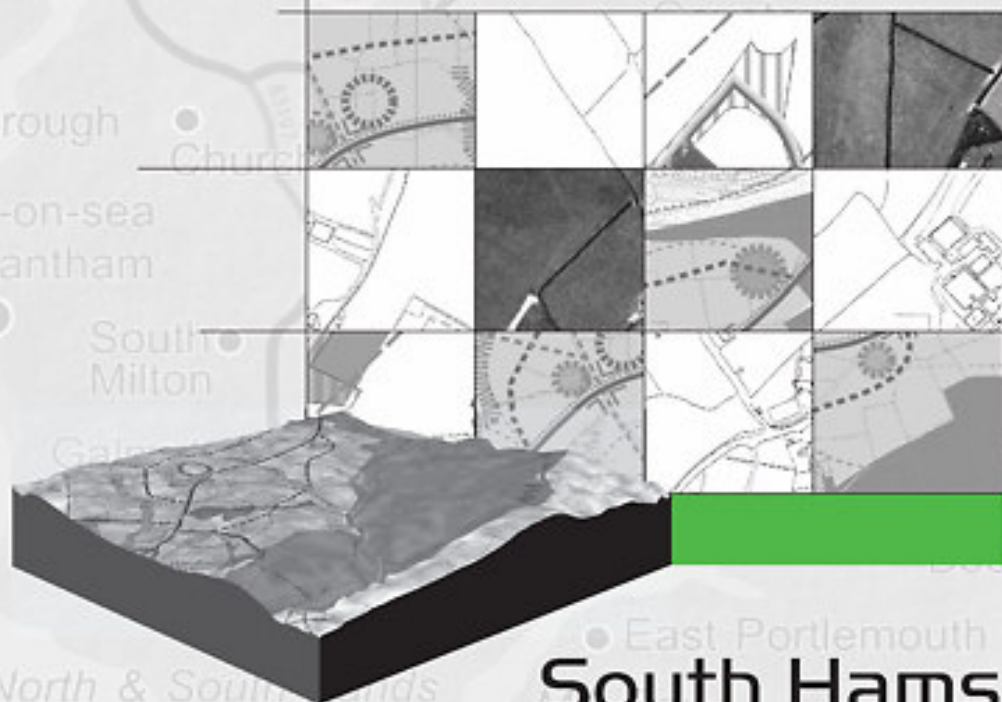


South Hams
District Council

June 2006

Supplementary Planning Document

Open Space, Sport and Recreation



South Hams
Local Development Framework

Adopted

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1. Introduction

- 1.1 The provision of public open space and facilities for sport and recreation underpins people's quality of life. The Council views such provision as important to individual's health and wellbeing, and to the promotion of sustainable communities. Where new development occurs it is important that sufficient open space, sport and recreation provision is made to make the proposals acceptable in land use planning terms.
- 1.2 The Council's overall approach to the provision of leisure and Recreation, is set out in 'Active South Hams' the district Leisure and Recreation strategy 2003 – 2013. This strategy is due to be reviewed under the auspices of the South Hams Community Strategy which has identified "vibrant communities – healthy lifestyles" as a key theme. This review will incorporate key actions in relation to open space sport and recreation and set them in a broader action plan with a wider range of partners.
- 1.3 This Supplementary Planning Document sets out the Council's approach to the provision of open space, sport and recreation in conjunction with new development. This note details how the Development Plan policies for these topics will be implemented, and should be read in conjunction with the adopted Devon Structure Plan (2004), the adopted South Hams Local Plan (1996), the emerging Regional Spatial Strategy and South Hams Core Strategy and other relevant planning guidance.
- 1.4 This Guidance has been prepared to give developers and the public up-to-date information on developer contributions which are reasonably related in scale and kind to development proposals. It has been prepared, and will be operated, in accordance with national and regional planning guidance. The scales of contributions, and other relevant matters, will be updated annually on the 1st April each year.
- 1.5 Where new development generates a need for open space sport and recreation, or exacerbates an existing deficiency, open space, sport and recreation provision will be sought. Some development proposals may generate a need for certain elements of open space sport and recreation, for example a play area only, where as others will generate a need for the whole range of facilities. Where new development is brought forward and there is already an adequate supply of open space sport and recreation locally there will be no requirement for additional facilities.
- 1.6 The requirement for open space sport and recreation, and the level of provision relating to any one site, is based on deficiencies of provision derived from existing research. The Council intends to keep this audit of facilities and needs under review and will update local standards in light of further research.

- 1.7 Under the Local Development Framework the Council has embarked on a process of producing both a core strategy and detailed core policies. These will relate directly to open space sport and recreation and when fully adopted they are likely to trigger a review of this current Supplementary Planning Document.
- 1.8 The standards set out in this document are considered to be the baseline that will be applied to windfall development. When considering allocated sites brought forward through the Local Development Framework process the Council will look to maximise Open Space, Sport and Recreation provision. This must be commensurate with the Council's stated aim of achieving exemplar sustainable balanced communities and in recognition of the size and strategic importance of allocated sites.

2. Policy Background

National Guidance

- 2.1 **Planning Policy Guidance 17 (2002)** sets out Government policy on open space, sport and recreation in conjunction with new development. It states;

'...Local authorities should ensure that provision is made for local sports and recreation facilities (either through an increase in the number of facilities or through improvements to existing facilities) where planning permission is granted for new development (especially housing). Planning obligations should be used, where appropriate, to seek increased provision of open spaces and local sports and recreational facilities, and the enhancement of existing facilities' (para 23).

'...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 needs' (para 33).

- 2.2 In addition, Planning Policy Guidance 3 *Housing* states:

'...new housing developments should incorporate sufficient provision (of open space and playing fields) where such spaces are not already adequately provided within easy reach of the new housing' (para 53).

- 2.3 Circular 05/2005 *Planning Obligations* gives guidance on the concept of planning obligations. These are agreements which can be negotiated to provide on and off-site community facilities related to a development, or in the case of small developments, provide a contribution to nearby provision. Planning obligations may also be used to provide for future maintenance where open space is principally of benefit to the occupants of a proposed development.

In accordance with the Circular the Council will only seek to secure open space, sport and recreation which is necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other respects. It is important to note that 'necessary' extends well beyond what is physically needed to make the development go ahead, and clearly includes broader issues of planning policy.

Development Plan Policies

- 2.4. The primary supporting policy is SHDC 14 in the adopted **1996 South Hams Local Plan**

Open Space and Play Area in New Development

1. *Where appropriate in new developments, developers will be*

required to provide a variety of open spaces at frequent intervals, away from roads and railways, including provision for children's play in residential development.

2. *0.4 to 0.6 hectare of open space specifically for children's play should be provided for every 1,000 people, as follows:-*
 - (a) *For juniors (up to 11 years old): larger areas with space for equipment and a free play area; remote from roads and well screened to limit noise. About 400m (1,300ft) apart; could be located in a corner of an area for older children.*
 - (b) *For older children: a knockabout space of around 0.2 hectare should be incorporated in larger development areas, say of 200 family sized homes or more.*
3. *The location and design of open spaces and play spaces should take into account the needs of children and adults with disabilities.*

2.5 The **Devon Structure Plan (1995-2016)** adopted in October 2004 contains an enabling policy which states that the necessary infrastructure and facilities to support new development should be provided in an environmentally acceptable way. Policy S6 states

'...developers will be expected to contribute to, or bear the full cost of...new or improved infrastructure or facilities where it is appropriate for them to do so'

Policy ST3 states

'in providing for development, Local Authorities should have regard to the need for community facilities and services including..... recreation, open space (and) health'

2.6 **The Regional Planning Guidance for the South West (2001)** includes detailed policies relating to Open Space, Sport and Recreation including

E.N 4 Quality in the built environment

Local Authorities, developers and other agencies should work together to.... maximise the positive contribution..... open spaces can make in terms of their recreational, nature conservation and wider and social benefits....

TCS2 Culture, Leisure and Sport

Local Authorities and other agencies should....maximise the positive benefits of sport, leisure, recreation and cultural development for the environment, local communities, local economies and visitors.

Emerging Development Plan Policies

2.7 The existing development plan policies will be superseded in due course, by new policies contained within the local development framework. These policies will appear at two tiers within the Regional Spatial Strategy and the South Hams Local Development Framework. Both of these documents are at submission stage and the relevant policies and strategies are as set out below

2.8 The relevant **Regional Spatial Strategy** policy is SI1 - Provision of Community Services.

Timely provision of, and access to, essential community services and infrastructure will be made for new developments. Local Authorities should work with their Local Strategic Partnership and other relevant organisations to provide up to date assessments of needs for a full range of community facilities and infrastructure suitable for all sections of the community. LDDs should ensure that timely and sufficient provision is planned in parallel with housing and other development. Service providers need to ensure that all provision meets uniformly high standards to minimise the number of users who would wish to choose any other than the closest provider.

2.9 The requirement for adequate community infrastructure within the local development framework is set out in the **South Hams Core Strategy** document. Policy CS9 is likely to be proposed for adoption un-amended given that this has not received substantive objection during the consultation period.

CS9 Infrastructure Provision. The infrastructure needed to service and deliver sustainable development must be in place or provided in phase with the development. Where existing infrastructure is inadequate, new or improved infrastructure and facilities to remedy deficiencies must be provided.

Where provision on-site is not appropriate, off-site provision, or a financial contribution towards it, will be sought.

3. Local Needs and Opportunities

3.1 In line with Planning Policy Guidance 17 *Open Space, Sport and Recreation*, and the accompanying Good Practice Guide *Assessing Needs and Opportunities*, the Council has carried out a range of studies to assess local needs for Open Space Sport and Recreation. These include:

- 1.1 A *Leisure and Recreation Strategy* (2003 -2013) which has assessed provision at parish and ward level and has looked at the catchment areas of sports facilities in the District;
- 1.2 A *Playing Pitches Strategy* (1997), which has assessed needs across the District; (updated 2003).
- 1.3 A *Children's Playground Strategy* (2000) which has assessed needs for the improvement and rationalisation of children's play facilities, as well as needs for new provision;
- 1.4 An assessment of indoor sports hall and swimming pool provision needs, using Sport England's *Facilities Planning Model*;
- 1.5 An assessment of the refurbishment needs of the current indoor facilities at Ivybridge, Totnes and Kingsbridge taking account of the proposals in the Deposit Local Plan (2002); and
- 1.6 A *Countryside Access Strategy* highlighting Key Projects (2001)

3.2 In addition, local needs for Open Space Sport and Recreation have emerged from a number of village appraisals. The Community Strategy (2003-2006) has identified, through a number of community planning workshops and by other means, a range of further needs and opportunities.

The amended 2006 Community Strategy (draft) identifies the following key themes.

- Healthy Lifestyles
- Quality Public Spaces

4. Open Space Standards

- 4.1 The Council has assessed local needs and has taken into account advice such as the National Playing Field Association Six Acres Standard and Government planning guidance in drawing up its local standards. The Council's standards for Open Space Sport and Recreation are given in Table 1.

These current standards will be reviewed as part of the ongoing audit of facilities and local needs taking place as part of the emerging South Hams Public Space Strategy. It is anticipated that when further, fine tuned, local standards are derived that these will be introduced in substitution for the standards below.

Table 1: Open Space Standards in South Hams

Type of Facility	The Quantity of Facility	Optimal Distance / Time
Built Facilities	Contribution to refurbishment or new facilities in town catchments	20 minutes drive time
Open Space for Sport	Pitches 1.2 ha per 1000	1000m / 15 minutes walk
	Other Outdoor Facilities 0.5 ha per 1000	1000m / 15 minutes walk
Children's Play Space	Equipped Play Space 0.3 ha per 1000	400m / 5 minutes walk
	Casual/Informal Play space 0.4 ha per 1000	100m / 1 minutes walk
Informal Open Space and Parks and Gardens	Site based negotiation	Every home should be within 300 metres of an accessible natural green space of at least two hectares.

- 4.2 In order to ensure that the play areas are safe and fit for purpose, all schemes will be required to meet the construction and design standards given in Appendix 1

5. Types of Provision

Built Recreation Facilities

- 5.1 These include indoor sports halls and leisure centres, swimming pools and indoor bowls centres, and associated facilities which provide for the Town in which they are situated and the surrounding rural catchment area. The main need is for refurbishment. The scale of such refurbishment will be affected by planned population growth in the main towns, with figures to be brought forward in light of forthcoming allocations for housing, or commercial development, within the emerging local development framework.

Open Space for Sport

- 5.2 This includes provision of playing pitches and other outdoor facilities. Playing pitches include grass, artificial and synthetic surfaces for team sports at junior and senior level. Changing facilities and dedicated car parking are also required. Other outdoor facilities include courts, greens and athletics tracks, together with ancillary facilities such as changing rooms (see Appendix 2).

Children's Play Space

- 5.3 This comprises equipped children's playspace and casual playspace. For children aged 4-8 years provision should be made for *Locally Equipped Areas for Play* within a catchment of 400 metres of dwellings, and with a minimum size of 400 sq m. For young persons aged 8-14 years, *Neighbourhood Equipped Areas for Play* within a catchment of 1000 metres are required. Multi-use games areas may be incorporated within a *Neighbourhood Equipped Area for Play*. In addition casual playspace in the form of 'kickabout areas', for use by children and adults, will be required in appropriate locations.

Informal Open Space

- 5.4 Informal open space includes parks, gardens and other defined open spaces used for walking, picnicking, casual play and games. Linking' open spaces, such as green corridors, footpaths and cycleways, and amenity greenspace and landscaping within schemes, is included. The creation and protection of woodlands, and the retention of areas of natural and semi-natural greenspace with particular value for conservation, are also likely to be important within schemes.

There are no national, or as yet local, standards for the provision of formal parks and gardens. The most relevant national standard is proposed by English Nature and requires that all homes should be within 300 metres of an accessible natural green space of at least two hectares. The Council will use this accessibility and distance standard as an interim measure for the accessibility of all informal open space.

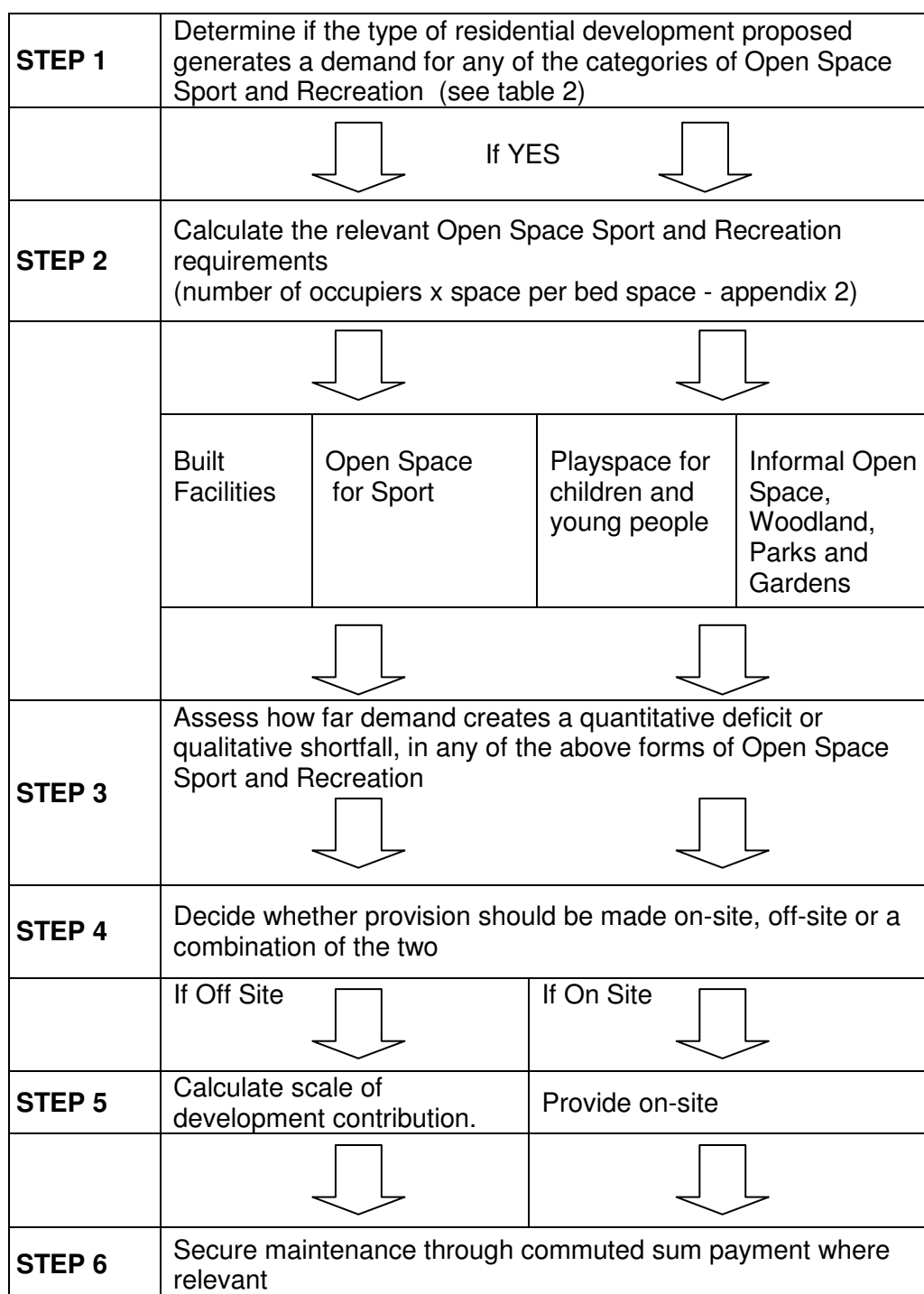
The importance of informal open space and linking greenways should not be underestimated for their ability to include open water features, to

allow for temporary flooding, temporary water storage and for the conveyance of water. The opportunity to provide habitats for biodiversity is also high and specific measures can be undertaken to ensure that new informal open space provides habitats tailored to locally rare and important species.

6. Applying the Policies

- 6.1 The process for considering planning obligations relating to new housing which will be adopted by the Council is outlined in Figure 1. It is important that developers should enter into discussion with the Council as early as possible in the development process in order to determine the likely Open Space Sport and Recreation requirements of their scheme. Applicants should also include sufficient detail in their applications for the proper assessment of the open space requirement by the Council. The open space sought will be directly related to the development.

Figure 1: The Contributions Process for Open Space, Sport and Recreation (Open Space Sport and Recreation) in South Hams.



7. Eligibility of Development and Open Space Requirements

- 7.1 The Council's open space standards will be applied where new residential development leads to a net gain in residential units. The Open Space Sport and Recreation needs generated will depend on the type of development being considered. Table 2 gives details of the needs for Open Space Sport and Recreation space that may be generated by different types of housing development. For example, contributions for each of the four categories may be collected for open market housing and permanent mobile homes. Small extensions to existing dwellings will not be asked to contribute, and homes for the elderly will not be asked to contribute to the provision or upgrading of children's playspace.

Table 2: Types of Development and Demand for Open Space

	Built Facilities	Open Space for Sport	Children's Play Space	Informal Open Space, Woodland, Parks & Gardens
Open market housing	✓	✓	✓	✓
Affordable housing	✓	✓	✓	✓
Sheltered accommodation	✓	✓	X	✓
Permanent mobile homes and static caravans	✓	✓	✓	✓
Retail and Commercial	X	X	✓	✓

Notes:

1. Includes agricultural workers dwellings.
 2. Although extensions may add to demand for OS, it is not considered administratively cost efficient to collect contributions for them.
 3. The following forms of development will not be subject to the policy; replacement dwellings, nursing homes and substitution house types.
 4. Where sheltered accommodation is proposed the Council will normally seek the three types of open space sport and recreation set out in table 2 unless the applicant demonstrates how better provision, bearing in mind the type of user, can be provided either on site or through other arrangements.
- 7.2 All new development has the potential to contribute to the need for open space sport and recreation and therefore ideally section 106 contributions will be sought from the provision of one house upwards.

The administrative burden of seeking a section 106 in all cases is, however, onerous and the implications for additional resources to the Council mean that any benefits could be outweighed by disadvantages. In light of this the threshold for considering whether residential development generates a need for Open Space, Sport and Recreation will be two residential units or more, (inclusive). Only development of two units or more will fall within the scope of the SPD

- 7.3 The threshold for considering whether retail and commercial development generates a need for Childrens Play Space, Informal Space, Woodland, Parks and Gardens will be 1000m². Only development above this figure will fall within the scope of this SPD.
- 7.4 In deciding whether a particular site qualifies as being above the requisite site size thresholds set out in 7.2 and 7.3 above, the Council will assess not merely the proposal submitted but the potential capacity of the site. The Council will welcome proposals that make reasonably efficient use of the whole site but will be alert to any attempts to deliberately circumvent the stated site size thresholds. The density of all housing sites should be at least 30 dwellings per hectare in accordance with paragraph 58 of PPG3. Where the splitting up of a site would result in two or more sites which physically abut each other, any of which fall below the site size thresholds, the Council will treat them as one site for the purposes of the policy.

8. Outline Applications

- 8.1 Outline planning approvals will be subject to a condition and/or planning obligation reserving details of open space requirements to the detailed planning application stage. Applications to amend previously permitted schemes will also be subject to assessment for open space purposes if additional qualifying residential units are contained in the revised application. Proposals to renew or extend the time limit of an existing permission will also be assessed for open space purposes under this guidance.

9. Calculating Open Space, Sport & Recreation Requirements

- 9.1 If, having applied the principles in Table 2, a need for Open Space Sport and Recreation space in association with the development has been established, then step 2 in figure 1 should be carried out. This involves establishing
- The number of persons estimated to be occupying the development upon completion; and
 - Multiplying this by the level/area of Open Space Sport and Recreation provision required per bed space (see appendix 2).
- 9.2 This gives the baseline requirement for Open Space, Sport and Recreation generated by the development. Table 3, below gives figures for occupancy levels by size of dwelling. For example, a two bedroom dwelling is assumed to have an occupancy of 2.5 persons, and a four bedroom dwelling an occupancy of 5 persons. These figures are taken from the government's latest guidance on planning for Open Space, Sport and Recreation.

Table 3: Average Household Occupancy

Dwelling Size	Ave Household Size (persons)
1 bed	1.5
2 beds	2.5
3 beds	4.0
4 beds	5.0

- 9.3 Step 3 in Figure 1 involves assessing how far the demands from the new development will create a quantitative or qualitative deficit of Open Space Sport and Recreation space in the relevant catchment area. Table 4 shows the eligibility criteria with all elements, A, B, C & D, to be considered. Existing deficiencies for the different types of open space by catchment within the District are shown in Appendix 3

Table 4: Eligibility Criteria

A	Identify the town, or town catchment, in which the scheme lies as detailed in appendix 3	Contribution normally required for new or refurbished built facilities
B	Is the scheme in one of the towns, town catchments or parish with a deficiency of open space for sport shown in appendix 3	IF YES Provision on site or contribution to new or upgraded facility off site.
C	Is the scheme in one of the towns, town catchments or parish with a need for children's playing space shown in appendix 3	IF YES Provision on site or contribution to new or upgraded facility off site.
D	Is the scheme in one of the towns, town catchments or parish with a need for informal open space shown in appendix 3	IF YES Provision on site or contribution to new or upgraded facility off site.

- 9.4 If, having consulted Appendix 3, it is concluded that the proposals create or exacerbate a deficit, then step 4 must be followed. This involves deciding whether provision should be on-site or off site.
- 9.5 Seeking contributions from any development to open space sport and recreation (or one of the elements of open space sport and recreation) the Council will need to be satisfied that the provision is directly related in scale to the impact of the proposed development. In all cases the Council will re-assess the details in Appendix 3 to verify the situation at the time at which the application is made. The actual requirement may change in light of this.

10 On or Off-Site Provision

- 10.1 In the case of some types of facility or on small sites it will be unrealistic and uneconomic to provide and maintain OSSR space on site. In this situation the Council will require applicants to make provision in an agreed alternative location, or to make a financial contribution for provision in line with local requirements or deficiencies. In some cases the enhancement of existing facilities will be more appropriate than new provision.
- 10.2 The cut-off points for on site/off site provision are given below. On site provision will normally be required above the threshold whereas off site provision will normally be acceptable for schemes below the thresholds.

Table 5: Thresholds for On-site/Off-site Provision

Built Facilities	Normally off-site
Open Space for Sport	Pitches – 1500 persons
	Other Outdoor – 150 persons
Children’s Play Space	Leaps – 133 persons
	Neaps – 333 persons
	MUGA – 150 persons
	Casual- 25 persons
Informal open space / woodland /parks and gardens	Site level negotiation

The provision of informal open space will depend on site specific features and requirements.

- 10.3 In a number of instances, concept statements, linked to Local Development Framework proposals and accompanying documentation, will list site level requirements for Open Space, Sport & Recreation. Applicants are asked to consult the Council’s Landscape & Recreation staff, at an early stage, to discuss these requirements. Contributions towards new provision and the enhancement of existing built facilities will normally be required in relation to new development in the four main towns, and their adjacent rural catchments.
- 10.4 Where schemes are below the thresholds in paragraph 10.2, then Step 5 in Figure 1 must be undertaken; where financial contributions will be sought towards securing provision nearby. These will be based on the average costs per square metre of provision taken from research by the Council based on recent Open Space Sport and Recreation provision within South Hams District. Current estimates of such costs are found in Table 6. They are based on the costs of site preparation and levelling, drainage, equipment, special surfaces, landscaping and other identified costs associated with each type of provision. These costs have been amended from 2002 base prices.

Table 6: Open Space Contributions

	POS standard Sq m per person	Provision cost £ per Sq m	Contribution cost £ per person (to nearest £)
Pitches	12	20.13	242
Other outdoor	5	70.65	353
Equip Playspace	3	119.76	359
Cas Playspace	4	5.30	21
Inf Open Space, Woodland, Parks & Gardens	*	+	+
Total assuming contribution to all categories			£975

+ will depend on type of space provided

* To be assessed on site by site basis based on 300 metre distance to nearest site. The Council will seek quality and accessibility of site ahead of quantity of site.

10.5 Assuming these figures, a 3 bed dwelling, if contributions were needed for all five categories in Table 6, would contribute at the level of 4 persons x £975 = £3,900, and a one bed dwelling would contribute at the level of 1.5 persons x £975 = £1,462.50. Any contributions for built facilities and informal open space would need to be added to this requirement.

10.6 A worked example of calculations for a housing scheme, using the above process, is found in Appendix 4.

10.7 Developers contributions and the payment of commuted sums for maintenance (see below) will be secured by an agreement under Section 106 of the Town and Country Planning Act 1990. The agreement will set out the rights and responsibilities of each party, taking account of this Supplementary Planning Document. The Council will also consider Voluntary Undertakings, or other financial arrangements, where these secure the contributions in a satisfactory manner.

10.8 Off site financial contributions may be pooled and subsequently allocated to a relevant facility within the immediate area, parish or town catchment.

11. Maintenance

- 11.1 In accord with Circular 05/2005, developers will be required to make provision for the maintenance of OSSR space they supply and retain on or off site (this is Step 6 in Figure 1). Developers may make their own arrangements for the maintenance of OSSR space, subject to obtaining the Council's written agreement. Where developers wish to transfer ownership and future management to the Council, they will be required to maintain the open space for 12 months, or other reasonable period for 'establishment' (as defined in the PPG 17 *Good Practice Guide*), as agreed by the Council.
- 11.2 A commuted maintenance payment covering the cost of maintenance for a 20-year period will be sought by the Council. The scale of contributions is given in Appendix 5.

12. Return of Unspent Contributions

12.1 The Council will spend development contributions in accordance with the planning obligations, planning guidance, Development Plan policies and the Council's assessment of local need. In general, such action will include:

- acquisition of land, facilities and/or equipment for OSSR use;
- laying out of land for OSSR use;
- in defined circumstances, the maintenance of land and facilities for OSSR use; and
- the up-grading of land, facilities and equipment for OSSR.

12.2 Contributions under the guidelines in this SPG will be placed in ring fenced accounts set up and maintained for the provision and maintenance of OSSR space in the District. The accounts will be submitted to the appropriate scrutiny committee of the Council at six monthly intervals. If funds remain unspent 25 years after completion of the development, they will normally be repaid to the applicant together with accrued interest.

12.3 There is a need to hold money for a significant amount of time. It may well be that for larger facilities monies will accumulate over many years and be contributed from a large number of relatively small developments. In these cases it may be many years before a financial trigger point is reached at which point the facility could be implemented. The long term process involved justifies the length of time for which sums need to be held in ring fenced accounts.

Construction and Design Standards

	Casual Play Space	Local Equipped Area for Play (LEAP Standard)	Neighbourhood Equipped Area for Play (NEAP Standard)	Multi-Use Games Area (MUGA Standard)
Age Provided For	4 – 6 years	4 – 8 years	8 – 14 years	8-14 years
Maximum Distance from Dwellings and Walking Time	100 metres 1 minute	400 metres 5 minutes	1,000 metres 15 minutes	1,000 metres 15 minutes
Access	Assumes that access can be safely navigated avoiding busy main roads or other hazards so that children may access the area safely from where they live. Access will also be required for those with disabilities and the specific guidance of the Council's access officer will be sought in each instance.			
Equipment Required	Seating for Adults Safety Barriers	A minimum of 5 types of play equipment including safer surfacing to European Standards Seating for adults Safety Barriers Shade	A minimum of 8 types of play equipment including safer surfacing to European standards Seating for adults Safety Barriers Shade	Multi-sport rebound walls, goals, basketball and similar. Floodlights in key locations. Seating
Site Conditions	A flat well drained grassed area	A flat well drained grassed area complying to European Standards	A flat well drained grassed / hard surfaced area complying to European Standards	A flat well drained hard surface with adequate surrounding fencing
Minimum Size for Activity Zone	100 sq.m	400 sq.m	1,000 sq.m	720 sq. m (18x 40m)
Minimum Distance from Boundary to Nearest Dwelling	5 metres from the boundary of the nearest dwelling. 1 metre strip of dense planting between exposed dwelling walls and the activity zone	20 metres from the boundary of the nearest dwelling	30 metres from the boundary of the nearest dwelling	30 metres from boundary of nearest dwelling

Notes:

- i. Play Areas and MUGAs should be sited where they are subject to view and a degree of overlooking.
- ii. The Council will look to achieve quality casual play space. If a developer wishes to propose fewer, but higher quality areas of casual play space then the Council will consider these where the developer can demonstrate that they achieve equivalent or greater public benefit than the standard set out in Appendix 1.
- iii. Construction and design standards for sports pitches and changing rooms, courts, greens etc will be in line with the appropriate Sport England guidance note.

Adopted Open Space Standards and Definitions

	Requirement Per 1,000 head of Population	Required Provision Per Bedspace	Minimum Size of Provision
Outdoor Sport and Recreation Areas	Sports Pitches 1.2 ha	12 sq.m	18,000 sq.m Football pitch includes provision for changing facilities and parking
	Facilities such as courts, multi use games areas, training and kickabout Areas 0.5 ha	5 sq.m	750 sq.m <i>Buffer zone not included</i>
Equipped Children's Play Area	0.3 ha	3 sq.m	400 sq.m (LEAP Standard)
Casual Playspace	0.4 ha	4 sq.m	100 sq.m
Informal Open Space / Woodland / Parks and Gardens	Site based negotiation	Site specific	Site specific

OPEN SPACE DEFINITIONS

Sports pitches – the provision of pitches will take place in blocks of two pitches, to make the provision and upkeep reasonable.

Recreation areas – includes multi use games areas (MUGAS) and tennis courts depending on local requirements.

Equipped children's playspace –see appendix 2.

Casual playspace– see appendix 2.

Informal open space includes parks, gardens, nature areas, cycle paths and community woodlands which should be accessible within 300 metres of any home.

Required Standards Prior To Adoption of Open Spaces.

Introduction

All works shall be carried out in accordance with the relevant and appropriate British or European Standard. Attention is specifically drawn to the following standards:

- i. BS 3936 Nursery Stock - Parts 1, 2, and 10.
- ii. BS 3998 Recommendations for Tree Work.
- iii. BS 4428 General Landscaping Operations - Sections 7 and 8.
- iv. EN 1176 1-7 Playground Equipment
- v. EN 1177 Impact Absorbing Playground Surfacing

1. Grassed areas

- i. Grassed areas shall be contoured and graded to allow grass cutting to the area with appropriate machinery without causing damage to the grass surface or the machinery.
- ii. The area will be free from stone, litter or other debris either on the surface or partially buried.
- iii. The site shall be free draining with no wet areas or areas of standing water.
- iv. The grass, unless otherwise specified as a conservation area, shall be weed free.
- v. The grass sward will be slightly proud of any necessary obstacles such as manhole covers, paths and kerbs to prevent machine damage.
- vi. The area will receive at least one cut prior to adoption by this council.
- vi. The area will be in an acceptable condition with grass cut to the appropriate height prior to adoption by this council.

2. Trees

- i. All tree works shall be carried out in accordance with the Council's Tree Policy.
- ii. All existing trees and woodland on site for which the Council will have or share responsibility for shall be inspected by a competent tree surgeon who shall supply a written report.
- iii. All recommendations in the report should be addressed prior to adoption of the area by the Council.

3. Hedgerows and Boundaries

- i. All hedgerows, boundaries, gates and other forms of access shall be complete and in good condition serving their intended purpose.
- ii. All existing hedgerows or boundaries on site for which the Council will have or share responsibility shall be inspected by a competent tree surgeon or engineer who shall supply a written report.
- iii. All recommendations in the report should be addressed prior to adoption of the area by the Council.

4. Shrub beds

- i. Shrub beds and borders shall be cultivated and free of all stone, weed, roots rubbish. Specific care must be taken to ensure the site is free from noxious and named problem species, i.e. Japanese Knotweed.
- ii. All shrubs shall be grown using peat free composts.

5. Footpaths, Steps and Hard standing Areas

- i. The specification of paths, steps and hard standing areas shall be submitted for approval by this Council before works commence.
- ii. Paths, steps and hard standing areas shall be evenly graded and free from surface water, free from trip hazards and at a level to allow mowing without damage to the kerb or machinery.

6. Equipped Play Areas

- i. All play equipment shall be approved by this Council.
- ii. Installation shall be carried out by an approved contractor.
- iii. Before adoption of the play area an independent post installation inspection report shall be provided to the Council.
- iv. Dog proof fencing shall be provided to include two pedestrian self-closing gates and access for maintenance machinery.
- v. Access to the play area shall allow for use by disabled persons.
- vi. Fencing should allow for the strimming under the fence line.

7. Furniture

- i. All timber furniture shall be from managed, sustainable sources.
- ii. All furniture shall be to the approval of the Council
- iii. Seats and benches shall be placed on a hard surfaced pad and include

an area for a wheelchair to stand alongside it.

8. Biodiversity

Depending on the nature of the site the Council may require an ecological report the results of which will need to be acted upon.

CONCLUSION

This document is for guidance and should not be considered exhaustive. For example, special consideration would have to be given to the treatment of ponds and watercourses at the site.

The Council would welcome and encourage consultation and discussion with developers on any or all of the above matters during the planning stages of the schemes.

OSSR Deficiencies by Catchment Area

Appendix 3

Cluster Name	Parish	Built Facilities	Open Space for Sport			Children's Play Space	Informal Open Space
			Football	Rugby	Cricket		
Kingsbridge	Kingsbridge		2 AF 2 JF 2-3 Mini Soccer	0	0	tbc	Cycle path to Malborough
	Buckland – Tout -Saints		0	0	0	0	0
	Charleton		0	0	0	0	0
	Churchstow					0	Improvement to existing
	East Allington		0	0	0	1 LEAP	
	Frogmore and Sherford		0	0	0	0	0
	Loddiswell		0	0	0	0	0
	South Milton		0	0	0	0	Improvement to existing
	Thurlestone		0	0	0	1 LEAP	Playing field
	West Alvington		0	0	0	0	Public open space
Woodleigh		0	0	0	0	0	
Stokenham	Stokenham and Chillington		0	0	0	Chillington – new open space/play area	Footpath and cycleway to link villages Stokenham-Improvement to existing open space
	Chivelstone		0	0	0	0	Improvement to existing
	East-Portlemouth		0	0	0	1 LEAP	0
	Slapton		0	0	0	-	Access required to existing open space
	South Pool		0	0	0	-	0
Salcombe	Salcombe		0	1 AR	0	-	Cycle path to Kingsbridge
	Malborough		0	0	0	-	Cycle path to Kingsbridge and Salcombe

Cluster Name	Parish	Built Facilities	Open Space for Sport			Children's Play Space	Informal Open Space
			Football	Rugby	Cricket		
	South Huish		0	0	0	-	Hope Cove – improvement to existing
Totnes	Totnes		1 AF 1 JF 2-3 MS 1 ATP (already located at KEVICC but in urgent need of refurbishment)	1 AR		1 LEAP	<ul style="list-style-type: none"> Smithfields and collapark enhance open grassed areas for children's play Parker's Way and Steamer Quay Road – landscaped open space link Bridgetown – further work to open space corridor Lack of space in town
	Ashprington		0	0	0	-	-
	Berry Pomeroy		0	0	0	-	-
	Cornworthy		0	0	0	1 LEAP	New outdoor recreation area
	Dartington		0	0	0	-	-
	Diptford		0	0	0	-	-
	Halwell		0	0	0	-	-
	Harberton		0	0	0	Harbertonford - 1 LEAP	Harbeton – natural green area - improved playing field provision Harbertonford – improved outdoor sports/recreation facilities - natural green area
	Littlehempston		0	0	0	-	Cycleway link to Totnes and Newton Abbot
	Marldon		1 AF	0	0	-	-
	Staverton		0	0	0	-	Improvement to area around village hall
	Stoke Gabriel		0	0	0	1 LEAP	-
South Brent	<i>South Brent</i>		0	0	0		
	<i>Dean Prior</i>		0	0	0		

Cluster Name	Parish	Built Facilities	Open Space for Sport			Children's Play Space	Informal Open Space
			Football	Rugby	Cricket		
	<i>Holne</i>		0	0	0		
	Rattery		0	0	0	-	-
	North Huish		0	0	0	1 LEAP	Improved outdoor recreational facilities
	<i>West Buckfastleigh</i>		0	0	0		
Ivybridge	Ivybridge		2 AF 2 JF	0	0	tbc	Extension to River Erme park
	Cornwood		0	0	0	-	-
	Ermington		0	0	0	-	-
	<i>Harford</i>		0	0	0		
	Shaugh Prior		0	0	0	-	Footpath link between Lee Moor and Wotter
	Sparkwell		1 AF	0	0	-	-
	Ugborough		1 AF	0	0	1 LEAP	Improved outdoor recreation facilities
Woolwell							
	Woolwell		1 AF 1 JF 2 MS	0	0	-	Cycleway
Modbury							
	Modbury		0	0	0	-	Palm Cross Green – landscaping Poundwell Street area - enhancement
	Aveton Gifford		0	0	0	-	-
	Bigbury		0	0	0	-	-
	Kingston		0	0	0	-	-
	Ringmore		0	0	0	-	-
Yealmpton							
	Yealmpton		0	0	0	-	Youth facilities
	Brixton		1 AF	0	0	-	Enhancement of existing

Cluster Name	Parish	Built Facilities	Open Space for Sport			Children's Play Space	Informal Open Space
			Football	Rugby	Cricket		
	Holbeton		0	0	0	-	-
	Newton & Noss		0	0	0	-	Environmental improvement scheme
	Wembury		0	0	0	-	Open space improvement scheme
Dartmouth (pitch requirements in the area will be reviewed once the Norton pitches are established)							
	Dartmouth		0	0	0	tbc	Enhancement to existing – Coronation Park
	Blackawton		0	0	0	-	-
	Dittisham		0	0	0	-	-
	Kingswear		0	0	0	-	-
	Strete		0	0	1 (local assessment)	-	Village green
	Stoke Fleming		0	0	0	-	-

Note: parishes in italics fall within the Dartmoor National Park planning authority

Note: contributions to built facilities will be assessed against emerging cost details

Worked Example: Developers Off-Site Contribution

The following table provides the detail of the amount of contribution required per person for each type of off site provision.

	Minimum Number of Bedspaces Required to Provide Facility	Estimated Cost of Facility	Contribution per Person
Outdoor Sports Areas	1500 sports pitch	£363,000	£242
	150 training/kickabout area (MUGA)	£52,950	£353
Equipped Children's Play Areas (LEAP)	133	£47,747	£359
Casual Playspace (100 sq.m)	25	£525	£21
Informal open space /Woodland / Parks and Gardens	Site level negotiation		
Total			£975

Prices are as at 2006 and will be updated annually. The above does not include VAT, fees or external works or costs for Informal Open Space, Parks and Gardens and Built Facilities.

Example of sports pitch cost build up

Outdoor Sports Pitch x 2

Prepare and set out 2 football sports pitches to NPFA standards (Includes land cost at rate for recreational use)	£92,800
Changing Facilities	£233,000
Car Parking Facilities	£23,800
Goal posts, nets etc	£2,400
Landscaping	£6,000
Total cost of provision	£363,000

Worked calculation for a housing scheme requiring offsite provision

For a development containing 20 bedspaces where all provision is to be provided off site, the offsite contribution will be as follows;

<i>Provision</i>	Bedspaces to be provided	Min. bedspaces required for on site provision	Cost per bedspace £	Contribution from development to off site provision or enhancement £
Sports pitch	20	1,500	242	4,850
Kickabout training area (MUGA)	20	150	353	7,060
Equipped children's play area (LEAP)	20	133	359	7,180
Casual play space	20	25	21	420
Informal open space	20	Site level negotiation		
<i>Total</i>				19,500

Maintenance of OSSR

The table below sets out indicative commuted sums required for the upkeep of facilities where the Council has been requested to adopt the facilities. The commuted sum will be required to meet the costs of 20 years maintenance of the facility at the average cost to South Hams District Council. The last column gives the overall cost the council will expect at the outset to cover the anticipated 20 year maintenance period.

	Maintenance Contribution / £ per sq. m.	Maintenance costs per annum at 2006 prices £	Commuted payment required for 20 year period £
Sports Pitch Maintenance (per pitch)	£1.52	2,649	98,013
Tennis court	£3.78	2247	83,136
Training/ kickabout /multi sports / court area (MUGA)	£1.03	740	27,380
Equipped Play Area*	£1.85	740	27,380
Casual Play Space	£0.95	95	3,330
Informal Open Space / Woodland / Parks and Gardens	£0.95	Priced Individually **	Priced Individually**

* This refers to the provision of a LEAP Standard Play area and the figure will be adjusted accordingly where provision is for a NEAP standard play area. In rural areas where provision may be of less than LEAP standard the amount will be also be adjusted accordingly.

** Informal open space, parks and gardens and buffer zones are likely to vary greatly in composition depending on the characteristics of the site and it is therefore not possible to provide an actual cost. These areas will need to be priced individually.

Note: Commuted sums are discounted over the 20 year life of the maintenance at the council's current discount rate of 6%. The rate will be reviewed annually and amended accordingly.

Indicative costs are as at 2006 and will be updated annually.

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