

Outdoor | Playing | Space

Supplementary Planning Guidance Consultation Draft

DRAFT

February 2003



Wealden
District Council

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1. INTRODUCTION AND PURPOSE

Introduction

- 1.1 Participation in sport and recreation has increased significantly in the last twenty years, largely as a result of rising disposable incomes, increasing leisure time and the growth of public interest in health and fitness. Most people now take part in some form of active recreation and this trend is likely to continue, with subsequent demands for additional recreational facilities.
- 1.2 The Council attaches great importance to the provision of good quality outdoor playing space in connection with new housing developments. Not only does it provide a valuable formal and informal recreation facility, it can also add character and interest to a housing development thereby enhancing its quality. The Wealden Local Plan's strategy and policies therefore give emphasis to retaining and improving existing open spaces, and making new provision where this is consistent with sustainability considerations.

Purpose of the SPG

- 1.3 This document is Supplementary Planning Guidance (SPG) based on Policy LR2 of the Wealden Local Plan Review First Deposit Draft (January 2003). The Policy aims to ensure that new residential developments provide the required level of outdoor playing space to meet their needs. It is considered reasonable to expect that new developments will be required to meet the outdoor playing space needs generated by their development, with space provided or paid for by the developer rather than the burden falling on the local community. This SPG amplifies Policy LR2 and explains how the Council proposes to implement it. The document is primarily intended for use by developers and by the Town and Parish Councils, as the bodies who are generally responsible for the implementation and management of outdoor playing spaces.

Status of the Guidance

- 1.4 The publication of this draft supplementary planning guidance was authorised for public consultation by Wealden District Council's Cabinet on the 8th January 2003.
- 1.5 Subsequently, the Council's Review Board met on the 21st January to give consideration to a request from five Wealden District Councillors to call-in this authorisation by Cabinet. The Review Board decided not to accept this call-in but to call for a report requesting early consideration of the points raised by the call-in to the next appropriate and available scheduled Review Committee in order that they can be considered as part of the consultation process. This will be on the 18th February 2003 at

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the meeting of the Social and Cultural Review Committee to which all Members of the Environmental Review Committee have been invited. The outcome of the Review Committee will form part of the consultation process.

- 1.6 The points raised by the call-in are contained in a letter dated 9th January 2003, a copy of which is available from the District Planning Officer.
- 1.7 The Council will carefully consider all comments received prior to 11th April 2003 and will decide whether future amendments are necessary. Changes may also need to be made if Government guidance is changed or Policy LR2 in the draft plan is amended at the second deposit draft stage. Consequently, this guidance itself cannot be finalised until the second deposit stage.
- 1.8 Once the guidance is approved it will be a material consideration in the Council's determination of planning applications. The Council proposes to keep this guidance under regular review to reflect changing circumstances.
- 1.9 If you wish to make comments on any aspect of this guidance, please send them in writing to:

The District Planning Officer - Wealden District Council
Council Offices
Pine Grove
Crowborough
East Sussex
TN6 1DH

Definition of Outdoor Playing Space

- 1.10 This SPG only deals with outdoor playing space. The definition used by the National Playing Fields Association (NPFA) has been adopted. That is, "space which is available for sport, active recreation or children's play, which is of suitable size and nature for its intended purpose, and safely accessible and available to the general public".
- 1.11 The NPFA's definition of outdoor playing space includes:
 - facilities such as pitches, greens, courts, athletic tracks and miscellaneous sites such as croquet lawns and training areas in the ownership of local government;
 - facilities (as above) within the educational sector which are used, as a matter of practice or policy, available for public use;
 - facilities as described above within the voluntary, private, industrial and commercial sectors which serve the leisure time needs for outdoor sport of their members or the public;

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- casual or informal playing space for children within housing estates including safe, shared space such as play streets;
- outdoor equipped playgrounds for children of whatever age; and
- play facilities for children which offer specific opportunities for outdoor play, such as adventure playgrounds

1.12 The NPFA's definition of outdoor playing space excludes:

- outdoor sports facilities which are not used as a matter of practice or policy available for public use;
- verges, woodlands, commons, ornamental parks and gardens, except defined sports, games, practice and play areas;
- golf facilities;
- water used for recreation, except where it forms a play feature of an outdoor play area;
- indoor sports facilities or leisure centres;
- commercial entertainment complexes and theme parks; and
- car parks for non recreational use.

2 POLICY CONTEXT

Government Guidance

- 2.1 Government guidance generally emphasises the importance of providing and protecting recreation facilities and open space in contributing to the quality of life in urban and rural areas.
- 2.2 Planning Policy Guidance Note 17: Sport and Recreation (PPG17) states that: “open spaces, sport and recreation all underpin people’s quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives.”
- 2.3 The revised PPG17 (July 2002) and its companion guide “Assessing Needs and Opportunities” (September 2002) no longer refers to the National Playing Fields Association’s (NPFA) Six Acres Standard, which has for many years been advocated as the means of assessing the adequacy of outdoor playing space provision. Local Authorities are now encouraged to carry out a local assessment of need and an audit of open space/facilities which should: address local circumstances; cover existing space/ facilities and the use made of them, accessibility for new space/facilities; and consider quantitative and qualitative issues. Local standards should then be set to reflect the findings of the assessment.
- 2.4 The PPG also states that planning obligations should be used to remedy local deficiencies where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs. Planning obligations cannot however be justified without the local authority having carried out a detailed assessment of needs, an audit of existing facilities, and set appropriate local standards.
- 2.5 In Planning Policy Guidance Note 3 (Housing) local planning authorities are required to have clear policies for the protection and creation of open space and playing fields and new housing developments should incorporate sufficient provision where such spaces are not already adequately provided within easy reach of new housing.
- 2.6 In addition, Circular 1/97 (Planning Obligations) states that planning obligations are required to meet the following tests: they should be 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. As such developers cannot be expected to pay for facilities, which are needed solely to resolve existing deficiencies, but only for the demand created by the development itself.

- 2.7 In addition Sport England's document entitled 'Planning Policies for Sport' (1999) seeks the inclusion of policies within development plans which promote the use of planning obligations as a way of securing the provision of new or enhanced places for sport and a contribution towards their future maintenance, to meet the needs arising from new development'

East Sussex And Brighton & Hove Structure Plan

- 2.8 The District Council's approach of providing appropriate provision of outdoor playing facilities is in accordance with three policies in the East Sussex and Brighton & Hove Structure Plan 1999 – 2011.
- 2.9 Policy S1 (21 Criteria for the 21st Century) seeks to protect and enhance of open and green spaces which are important for environmental and/or community purposes; Policy LT1 (Leisure and Tourism) seeks to strengthen and develop leisure activities; and Policy LT11 (Sporting Facilities and Activities) supports proposals for new sports facilities where they would help to meet local needs.

Wealden District Council Strategies

- 2.10 The Community Strategy, which helps to set and steer priorities for local services and expenditure by the Council and its partners, includes a key vision of providing access to a broad range of opportunities including sport, leisure, recreation and the arts, to improve their quality of life, health and well-being.
- 2.11 The Council's Leisure Strategy (2000) recognises that all provision of outdoor formal sport and recreation in Wealden is in considerable need of enhancement, either through improving access to, and quality of, existing facilities or providing additional ones.
- 2.12 The Leisure Strategy also states that many of the grass pitches are overused and poorly drained adding to the scale of statistical deficiency, and that associated changing and pavilion accommodation is often not up to modern standards. Whilst recognising that many of the villages meet the NPFA's standards for playing space, the Strategy identifies that ancillary facilities are in need of refurbishment, upgrading or replacement. The Strategy also recognises that there is an expressed demand from children of all ages for casual/informal play space, particularly in the major towns. It is stated that some towns and parishes have been able to upgrade playgrounds over recent years, but that many have found difficulty as costs prove prohibitive.

First Deposit Draft Wealden Local Plan (January 2003)

- 2.13 Policy LR1 (Protection of existing recreational open space) of the First Deposit Draft Wealden Local Plan Review (January 2003) generally resists the loss of existing public or private playing fields.
- 2.14 In addition, Policy CS1 (General Infrastructure Provision) seeks to ensure that development does not proceed in advance of the necessary infrastructure. Where appropriate planning condition or a legal agreement will be used to secure the direct provision, or an appropriate contribution towards, the necessary infrastructure
- 2.15 As stated in paragraph 1.3, this SPG amplifies Policy LR2 of First Deposit Draft Wealden Local Plan Review (January 2003). This Policy sets out that all new housing developments should either physically provide or financially contribute to the full rate of provision of 2.4 hectares per 1000 population (24 sq.m per person). This reflects the minimum standard for the provision of open space recommended by the National Playing Fields Association (see paragraphs 5.1 – 5.2). The full policy is as follows:

Policy LR2

Planning permission will be granted for new residential development only where public open space for play is provided on-site at a minimum of 2.4 hectares per 1000 population, as follows: -

Children's play space in developments of 15 or more dwellings, proportional to the standard of 0.6 – 0.8 ha per 1000 population, including an equipped area at 0.2 – 0.3 ha per 1000 population and a casual or informal play space at 0.4 – 0.5 ha per 1000 population.

Playing fields in development of 200 or more dwellings, proportional to the standard of 1.6 – 1.8 ha per 1000 population, including playing pitch provision of 1.21 ha per 1000 population.

This space should: -

(1) in the case of children's play spaces, be integral to the overall design layout and evenly distributed around estates, in open and welcoming locations which are overlooked by dwellings and well used footways.

(2) be properly drained, laid out, levelled, equipped and landscaped, and in the case of playing fields, with car parking and changing facilities where appropriate; and

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(3) be additional to any incidental amenity or other open space.

A capital sum or other satisfactory arrangement will be sought for future maintenance.

Where the housing development is below the thresholds stated above

(i) in the case of playing fields, where the resultant play space would be too small to be practicable or to meet an identified local need, a junior size pitch or informal kick-about area shall be provided, or alternatively, a commuted payment shall be made to the District Council towards the provision of open space elsewhere within the same Parish;

(ii) in the case of children's play space, where the resultant play space would be too small to be practicable, a commuted payment shall be made to the District Council towards the provision of open space elsewhere within the same Parish;

In either case, the requirement for a commuted payment applies to sites of six dwellings or more. The above standards will be used in order to calculate the appropriate commuted payment for off-site provision.

3 SUMMARY OF THE EXISTING LEVEL OF PROVISION IN WEALDEN DISTRICT

- 3.1 As stated in paragraph 2.3 the revised PPG17 no longer refers to the NPFA's Standard and instead Local Authorities are encouraged to carry out a local assessment of need and an audit of open space/facilities and then to set local standards.
- 3.2 Such an assessment has partially been completed for the towns and those parishes within which land is allocated for residential development in the Wealden Local Plan Review First Deposit Draft. Pending a completion of a district-wide assessment in compliance with the revised PPG17, it is considered to be appropriate to continue to use the NPFA's Standard, which is a longstanding nationally proven tool for assessing the adequacy of outdoor playing space.
- 3.3 This approach is fully supported by the NPFA in a recently published paper, which states that, "...until there has been a robust assessment of needs, an audit of existing facilities local standard adopted, the NPFA's recommended standard should continue to be applied by local planning authorities...."
- 3.4 Prior to the publication of the 2nd Deposit Draft, the District Council intends to extend the scope of the existing assessment in order to address the requirements of the revised PPG17, subject to the availability of the adequate resources.
- 3.5 To date a comprehensive assessment has been undertaken to determine the statistical adequacy of the existing level of provision in comparison to the NPFA Standards, and to identify any qualitative deficiencies. As stated above, the assessment has focussed on all of the towns, and those parishes within which land is allocated for residential development in the Wealden Local Plan Review First Deposit Draft.
- 3.6 The information contained within the assessment has been derived from a number of sources, including consultations with the relevant Town and Parish Councils, local sports organisations and on-site survey work.
- 3.7 An overview of the quantitative assessment together with qualitative problems, which have been identified by the Town and Parish Councils, can be found in paragraphs 3.10 – 3.33. The full results of the quantitative assessment can be found in Appendix 1.

Areas of Outdoor Playing Space Deficiency

- 3.8 In summary the assessment, which has been carried out, demonstrates that almost without exception the towns and parishes subject to

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assessment have a level of provision, which falls below the NPFA recommended standard, in either one or all of the following categories:

- Youth and adult play space
- Casual/informal children's play space
- Equipped children's play space

3.9 In terms of adult and youth provision the existing situation is markedly worse in the towns. In the parishes there is, with the exception of Forest Row, a relatively good level of adult and youth provision. In terms of children's play space, both informal and equipped, there is a shortfall in all of the towns and parishes assessed with the exception of Framfield.

3.10 It should be noted that the Council intends to work closely with the Town and Parish Councils in order to further refine the findings of the assessment.

3.11 The following paragraphs briefly summarise the existing situation in each of the towns and parishes which have been assessed:

Crowborough

3.12 The town of Crowborough appears to be well provided for in terms of youth and adult outdoor playing space and there is no statistical shortfall in terms of the NPFA Standard. Local sports clubs and the Town Council have however identified a significant demand for additional facilities. In seeking to address this problem, 5 hectares of land to the east of the existing Goldsmiths Recreation Ground has been allocated in the Wealden Local Plan First Deposit Draft. Developer contributions will be required from the three Local Plan housing allocations towards provision of additional playing pitches primarily at Goldsmiths.

3.13 There is a considerable shortfall of children's play space, both informal and equipped. The existing facilities cumulatively account for only 30% of the NPFA requirement. This emphasises the need for on-site play areas within the three Local Plan allocation sites: namely Alderbrook, Heatherview Farm and Steel Cross.

Hailsham

3.14 The town of Hailsham is very poorly provided for in terms of youth and adult provision. The existing facilities cumulatively account for less than 40% of the NPFA requirement. There is also a considerable shortfall of children's play space, both informal and equipped, with less than 45% of the NPFA requirement.

3.15 The Town Council and local sports association have confirmed that there is a need for further playing pitches. In order to meet the requirements associated with new housing allocations in the Local Plan, 2 hectares of

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land at North Hailsham have been allocated for a full size playing pitch, a junior playing pitch and children's play area in the grounds of Hellingly Hospital, within Hellingly Parish

- 3.16 The balance of open space requirements required from housing development at North Hailsham of some 3 hectares will be met by way of commuted payments towards the provision of playing pitches on allocated land to the north of the new business park proposed at Welbury Farm.
- 3.17 Developer contributions will also be required from the smaller housing allocations towards provision of these playing pitches. In addition 1 hectare of land adjacent to Grovelands School is proposed as a public playing pitch in order to help meet deficiencies in that part of the town.

Heathfield & Waldron

- 3.18 Heathfield and Waldron are also poorly provided for in terms of youth and adult provision. The existing facilities cumulatively account for around 70% of the NPFA requirement. A large proportion of this provision is however located in the relatively small settlements of Waldron and Cross-in-Hand, thereby masking the shortfall of youth and adult provision in the town of Heathfield itself.
- 3.19 There is also a considerable shortfall of children's play space, both informal and equipped. There is only one equipped children's play area in the town of Heathfield. Conversely the rural settlements of Waldron, Cross in Hand, Broad Oak and Punnetts Town each have their own equipped children's play areas. It is particularly notable that a large proportion of equipped provision is located within the recreation ground at Waldron.
- 3.20 In addition to the above statistical shortfalls the Parish Council have identified the need for the following upgrades to the existing facilities:
- Cade Street Memorial Ground - due for an upgrade;
 - Hardy Roberts Playing Fields - additional rugby pitches are required, but there is no scope for expansion;
 - Sheepsetting Lane Recreation Ground - additional football pitches are required, but there is insufficient space. In addition a new children's play area is planned;
 - Tower Street Recreation Ground – the existing playing pitches do not meet the minimum requirements. New play equipment is required;
 - Waldron Recreation Ground – funding is being sought for a new pavilion and tennis court;

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Polegate, Willingdon and Jevington

- 3.21 The settlements of Polegate, Willingdon and Jevington are poorly provided for in terms of youth and adult provision. The existing facilities cumulatively account for around 35% of the NPFA requirement. There is however adequate provision within the settlement of Jevington when viewed in isolation. There is also a shortfall of children's play space, both informal and equipped.
- 3.22 The housing allocations proposed in the Local Plan will generate a need for an additional 5 hectares in accordance with Policy LR2. As such, the playing fields fronting Eastbourne Road, known as Hindslands have been allocated for public open space. This site will provide enough land to meet the demands generated by the new residential developments as well as contributing towards addressing the current shortfall. Developer contributions from the Mornings Mill Farm and Shepham Lane housing allocations will be sought to secure the open space
- 3.23 Polegate Town Council have identified the need for additional playing space for football, tennis and bowls, an all-weather facility, children's play areas and informal play space for children of all ages
- 3.24 Willingdon and Jevington Parish Council have advised that Huggett's Lane Recreation Ground requires extensive work in order to bring it up to the necessary league standards. In addition an area of hardstanding is required for car parking.

Uckfield

- 3.25 The town of Uckfield is very poorly provided for in terms of youth and adult provision. The existing facilities cumulatively account for about 65% of the NPFA requirement. There is a similar shortfall of children's play space within the town. The Town Council have identified the need for upgrading several of the existing playing pitches. Problems with poor drainage often mean that pitches are unable to cope with more than one match per week. The Town Council have also identified the need for an all-weather facility.
- 3.26 The housing allocations proposed in the Local Plan will generate a need for an additional play space in accordance with Policy LR2. As such, the longstanding allocation of land to the south of Victoria Pleasure Ground has been retained in the Local Plan. Additional outdoor playing space, including both a playing pitch and equipped children's play areas, will be required to be provided in association with the housing allocations at Bird in Eye Hill.

Buxted

- 3.27 Buxted Parish is well provided for in terms of youth and adult provision, with there being three recreation grounds: in Buxted, High Hurstwood and at Buxted Park. The same cannot be said of children's play space, either informal or equipped. Throughout the whole of the Parish there is no informal playspace and only one equipped play area. This emphasises the need for on-site play areas within the Local Plan allocation sites at Five Ash Down and Buxted. The District Council also is aware that the Parish Council are considering proposals for providing an equipped children's play area on part of the Ionides Recreation Ground in Buxted

East Hoathly

- 3.28 East Hoathly is well provided for in terms of youth and adult provision, with there being a sizeable recreation ground within the village. There is however only one equipped play area and this is in need of modernisation and is fairly remote from the southern part of the village. This emphasises the need for an on-site play area within the Local Plan allocation site at Church Marks Lane.

Forest Row

- 3.29 Forest Row is very poorly provided for in terms of youth and adult provision. There is only one recreation ground, which is located on the southern edge of the village. The existing facilities cumulatively account for only 35% of the NPFA requirement. The shortfall of children's play space, both informal and equipped, is even more marked with there being only one modern equipped play area. The Parish Council have identified the need for a new pavilion to replace the one which was damaged in a fire.

Framfield

- 3.30 Framfield Parish is well provided for in terms of youth/adult provision and children's playspace, with there being three recreation grounds, all with equipped play areas: in Framfield, Blackboys and Palehouse Common. The same cannot be said of informal children's play space. Throughout the whole of the Parish there is no informal playspace and only one equipped play area. Additional outdoor playing space, including both a playing pitch and equipped children's play areas, will be required to be provided in association with the housing allocations at Bird in Eye Hill, which partially fall within Framfield Parish.
- 3.31 The District Council has also been made aware by the Parish Council that there are insufficient facilities for teenagers or very young children.

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Hellingly

- 3.32 Hellingly is well provided for in terms of youth and adult provision, with there being a sizeable recreation ground in Lower Horsebridge. There is significant shortfall of children's play space, both informal and equipped. There is only one modern equipped play area, again at Lower Horsebridge.
- 3.33 In order to meet the requirements associated with new housing allocations in the Local Plan, 2 hectares of land at North Hailsham have been allocated for a full size playing pitch, a junior playing pitch and children's play area in the grounds of Hellingly Hospital.

Isfield

- 3.34 Isfield Parish is well provided for in terms of youth and adult provision, with there being a sizeable recreation ground within the village. There is however only one equipped play area and this is fairly remote from the southern part of the village. This emphasises the need for an on-site play area within the Local Plan allocation site at Isfield Camp. The District Council has also been made aware of a demand for a tennis court and a surfacing for skateboarding, roller-blading and/or hockey.

Maresfield

- 3.35 Maresfield Parish is well provided for in terms of youth and adult provision, with there being three recreation grounds: in Maresfield, Nutley and Fairwarp. The same cannot be said of children's play space, both informal and equipped. Throughout the whole of the Parish there are only three relatively small equipped play areas, which cumulatively account for only 25% of the NPFA requirement. This emphasises the need for an on-site play area within the Local Plan allocation site at Park Farm, Maresfield.

4 IMPLEMENTATION AND APPLICATION OF POLICY LR2

- 4.1 Policy LR2 of the Local Plan seeks to ensure that all residential development, of six or more dwellings, provides its equitable and proper share of outdoor playing space, where quantitative shortfalls exist. Developers of residential development will therefore be required to provide for the outdoor playing space to meet the needs of the occupants of these dwellings.
- 4.2 Wherever possible the provision of outdoor playing space should be on-site. This is particularly the case for adult/youth provision in developments of 200 or more dwellings and for children's playspace in developments of 15 or more dwellings. Below these thresholds it is recognised that it may be appropriate for more useful areas of outdoor playing space to be provided off-site, possibly cumulatively, elsewhere in the locality. In appropriate cases this may mean utilising land in an adjoining Parish.
- 4.3 Paragraphs 5.1 - 5.11 outline the methodology for calculating the level and cost of outdoor playing space, whether it is to be provided on or off-site, that would be generated by any given development.
- 4.4 The provision of outdoor playing space will be sought in all cases where proposed additional dwellings (with a threshold of 6 or more) will result in a net increase in the demand for recreational facilities.
- 4.5 There will however be some circumstances where a development of 6 or more dwellings would not be required to provide outdoor playing space. Such a case would be where the type of residential use proposed, would not normally generate any significant demand for recreational facilities, for example nursing homes and sheltered accommodation. Neither of these types of accommodation would be expected to make provision for children's playspace.
- 4.6 In addition, if it can be demonstrated that existing provision in the vicinity already exceeds the minimum requirement in terms of the quantity and quality of facilities, and that the population generated by the new development will not result in a deficiency, exceptions will be made and the requirements under the Guidance will either be waived or reduced.
- 4.7 The Council will take account of the economics of outdoor playing space provision and the particular costs associated with the development of the site, having regard to other infrastructure and development costs. The requirement for outdoor playing space on any site will be known from the outset and where the developer claims that the level of provision set out in this document cannot be provided the reason why will need to be demonstrated to the Council.

The Open Space Requirement Per Dwelling

- 4.8 The scale of provision should relate to the demand generated by the development and this is calculated from the number of people likely to occupy each dwelling. Using a single occupancy rate for all developments would fail to distinguish between sizes of dwellings. The adopted approach therefore breaks the standard down to account for different sizes of property. As properties increase in size it is reasonable to expect that the occupancy of properties will also increase, although it is recognised that in larger properties (5 or more bedrooms) a greater proportion of rooms will be “spare”.
- 4.9 The Council has also taken into account the occupancy rates of existing properties within the District, as established through the 1991 Census and more up-to-date local studies. Subsequent versions of the SPG may be revised to take into account the most up-to-date available information. The occupancy rates shown in Table 1 are therefore considered to be appropriate.

Table 1: Occupancy Rates And Open Space Requirements Per Dwelling		
<u>Size of Dwelling</u>	<u>Assumed Average Occupancy</u>	<u>Requirement</u> (Based on 2.4 ha/ 1000 population or 24 sq.m/person)
1 bedroom dwellings	1 person	24 sq.m
2 bedroom dwellings	2 persons	48 sq.m
3 bedroom dwellings	3 “	72 sq.m
4 bedroom dwellings	4 “	96 sq.m
5 + bedroom dwellings	5 “	120 sq.m

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- 4.10 With these assumed occupancy rates it is possible to calculate the level of outdoor playing space needs for any given development, based on the standard of 2.4 hectares per 1000 population (or 24 sq.m. per person).

Worked example:

15 x 1-bed dwellings would require = 360sqm (15 x 24sq.m)
10 x 3-bed dwellings would require = 720sqm (10 x 72sq.m)
10 x 2-bed and 10 x 3-bed dwellings would require = 1200sq.m (10 x 48sq.m + 10 x 72sq.m)

- 4.11 In the case of outline planning applications where the actual number of bedrooms is not known, the Council will use the following method to give an approximate figure for the potential population of the development and thereby the amount of outdoor playing space required.
- 4.12 The assumed density of the site will be taken as being a minimum of 30 dwellings per hectare. From the number of dwellings that can be accommodated on the site based on this density, it will be assumed that there will be the following mixture of dwelling sizes:
- 20% - 1-2 bedrooms
30% - 2-3 bedrooms
50% - 3-5 bedrooms
- 4.13 This breakdown is based upon two policies in Wealden Local Plan Review First Deposit Draft; namely Policy HG3 (Affordable Housing), which requires 30% of dwellings to be in the affordable category (2-3 bedrooms) and Policy HG5 (Dwelling Types and Sizes), which requires a further 20% of dwellings to be small market properties (mainly 1-2 bedrooms). The remaining 50% are assumed to be larger dwellings (3–5 bedrooms).
- 4.14 From this the same assumed average occupancy rates included in Table 1 are then used to provide an approximate figure for the potential population of the development.
- 4.15 The approximated open space requirement that will be generated by this population will be reserved for agreement by means of a planning obligation, so that it can be refined when a detailed application is received, and a more accurate assessment of the potential population of the development can be determined.
- 4.16 The Council will be careful to ensure that mechanisms are in place to make certain that the necessary open space is delivered in circumstances where sites granted outline planning permission are subsequently divided into smaller plots at the detailed application stage.

The Type Of Open Space Provision Required

- 4.17 As stated in paragraph 2.15, Policy LR2 of the Local Plan breaks down the total of 2.4 hectares of outdoor playing space per 1000 population into three categories: youth and adult, casual/informal children's play space and equipped children's play space.
- 4.18 Table 2 shows that requirement per person for each of these categories, based on the overall requirement of 24sq.m of outdoor playing space per person. It should be noted that in each case the mid-point in the specified range has been adopted.

Table 2 – Outdoor Playing Space: Requirements per person		
<u>Type of Play Space</u>	<u>Standard of Provision per 1000 population</u>	<u>Requirement per person</u>
Outdoor Playing Space	2.4 hectares	24 sq.m
Youth/Adult Play Space	1.6 - 1.8 hectares	17 sq.m
Casual/Informal Children's Play Space	0.4 - 0.5 hectares	4.5 sq.m
Equipped Children's Play Space	0.2 - 0.3 hectares	2.5 sq.m

- 4.19 Wealden District Council's approach to the provision of outdoor playing space for both youth/adult and children's play space (both casual and equipped) is set out below.

Youth and Adult Outdoor Sport

- 4.20 Formal outdoor playing space for youth and adult use provided under Policy LR2 will principally comprise sports pitches within new residential development, but may also include bowling greens, tennis courts, athletics tracks, putting greens and training areas provided primarily off-site through the collection of commuted payments.

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- 4.21 Amenity spaces (e.g. verges and incidental landscaping areas) within new housing, which are too small to make any contribution to recreational use, do not contribute to the open space requirements of Policy LR2. Larger areas of amenity open space such as wildlife habitats, woodlands, ornamental gardens or ponds, which are specifically landscaped or safeguarded from development for their environmental importance similarly do not contribute.
- 4.22 The on-site provision of sports pitches will be required on major development sites, comprising more than 200 dwellings. It is considered that the population generated by 200 houses (of the size and mix which has been typical of previous developments in the District) would justify the provision of one full size football field and its margins. Planning applications proposals of less than 200 dwellings will not justify a full size pitch.
- 4.23 It is acknowledged that there may also be circumstances where the mix and size of houses in proposals of 200 or more dwellings may not justify a full size pitch. In either case the Council may require a junior size pitch or informal kick-about area to be provided on-site or, alternatively, a commuted payment may be required in order to assist with the provision of a full size pitch elsewhere in the town/parish, provided this is supported by an established local need.
- 4.24 It should be noted that where youth/adult play space is required to be made on-site, it will have to be provided within the boundary of the allocated site or within the site subject of the planning application.
- 4.25 In circumstances where no meaningful on-site youth/adult provision can be made, contributions will be sought from developers in order to assist with the provision of a full size pitch elsewhere in the same town/parish.
- 4.26 It is acknowledged that there may be exceptional circumstances where off-site provision may be more appropriate in an adjoining parish. For example, where a development lies adjacent to a parish boundary and there are no suitable opportunities for off-site provision to be made in the same parish. The off-site provision will still need to be in a location, which is accessible to the population of the development.
- 4.27 The number of major residential developments (200 or more dwellings) expected to come forward in the District is likely to be limited to the following four sites which are allocated with the Wealden Local Plan Review First Deposit Draft. These are as follows:

North of Hailsham/Hellingly Hospital	900 – 1000
Mornings Mill Farm, Polegate/Willingdon	750
East of Shepham Lane, Polegate/Willingdon	200
Land at Bird-In-Eye Hill, Uckfield	500

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- 4.28 As such, on the smaller Local Plan allocation sites and on windfall sites (with 6 or more dwellings) it will generally be more appropriate for either on-site provision of a junior pitch/informal kickabout area and/or a financial contribution to be made towards either the provision and future maintenance of an off-site outdoor sports area or the enhancement of existing areas to allow for an intensification of use.
- 4.29 A number of the villages, within those parishes that have been assessed, have no adult/youth sports provision and are unlikely to in the future. Sharing provision with nearby larger villages is a common occurrence. Such arrangements maximize availability, and the District Council considers it sensible, and sustainable, to build upon these arrangements. It will therefore be particularly applicable for new residential development in such small villages to make a financial contribution to the provision of off-site facilities in a nearby larger village, preferably within the same parish.
- 4.30 Playing fields should be properly levelled and drained to provide sports pitches, greens or courts of a good standard, properly marked out, with the provision of goal posts or other equipment necessary for the intended use. Pavilions and parking facilities may need to be provided depending upon local circumstances, principally where there are 2 or more playing pitches. Development Briefs are to be prepared for the large Local Plan housing allocation sites, prior to the publication of the Second Deposit Draft, and these will provide more detailed guidance regarding the type of outdoor playing space and facilities required.
- 4.31 If required, pavilions and parking facilities should be located so as to minimise disturbance to surrounding residents and designed to a good standard. Appendix 3 gives further advice on the specification and layout of playing fields.

Children's' Playspace

- 4.32 Children's play space will comprise equipped playgrounds and other informal playspace within housing areas.
- 4.33 Within a new residential development of 15 or more dwellings the on-site provision of an equipped children's play area will be required. Such a facility needs to be within easy reach of dwellings in the development. It is considered that the population generated by 15 dwellings or more (of the size and mix which has been typical of previous developments in the District) would justify the on-site provision of children's play space.
- 4.34 Exceptions to the requirement for on-site provision for the development of 15 or more dwellings may be made where satisfactory opportunities exist for a developer to make a contribution to the improvement of an existing facility, which is readily accessible to the new development.

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- 4.35 It should be noted that where children's play space is required to be made on-site, it will have to be provided within the boundary of the allocated site or within the site subject of the planning application.
- 4.36 In developments involving between 6 and 14 dwellings it is considered to be more appropriate to seek a contribution from developers towards an off-site play area. Alternatively an existing play area could be enhanced to allow for an intensification of use or links to an existing play area could be enhance in order to make them more accessible.
- 4.37 It should be emphasised that the overriding factor in the location and number of play facilities required from a development is accessibility. Children's play space to be of value must be provided within the immediate catchment of the development it is to serve. Further guidance on the locational requirements of children's play areas in given in paragraphs 5.13 – 5.16.
- 4.38 If provided, the children's playing spaces should include, depending on size and type of development, suitable ratios of local areas for play (LAPS), local equipped play areas (LEAPS) and neighbourhood equipped play areas (NEAPS).
- 4.39 LAPs are small areas of open space specifically designated for young children for play activities close to where they live. LAPs should be appropriate for low-key games catering mainly for 4-6 year olds, and also suitable for children with disabilities. One LAP will generally be required for every 15 dwellings.
- 4.40 LEAPs are play areas equipped for accompanied children aged from 4 to 8, although consideration should be given to the needs of supervised children from birth to 4 years, unaccompanied children slightly older than 8, and children with special needs. One LEAP will generally be required for every 50 dwellings.
- 4.41 NEAPs are play areas servicing a substantial residential area, equipped mainly for unaccompanied older children between 8 and 14, but with opportunities for play for younger children, older children and those with special needs. One NEAP will generally be required for every 100 dwellings.
- 4.42 Appendix 4 provides further details regarding these three different scales of children's play provision.
- 4.43 It is important that the design of children's play areas carefully considers the age of intended users and the amenities of nearby properties. Appendix 3 gives advice on the design of children's play areas.

Provision

- 4.44 All on-site outdoor playing space should be implemented and maintained by the developer (normally for a period of twelve months, to allow any defects in landscaping or equipment to become apparent).
- 4.45 The outdoor playing space will only be transferred to the Town/Parish Council when the Council is satisfied that it has been provided at the appropriate standard.

Maintenance

- 4.46 The District Council will need to be satisfied that proper provision is made for the maintenance of all on-site outdoor playing space, whether it is retained and managed by the developer or transferred to the Town/Parish Council.
- 4.47 Where the open space is to be transferred to the town/parish council, a commuted payment will be required to cover the cost of maintenance for 20 years. The commuted sum for maintenance will be initially assessed prior to the determination of the planning application and dealt with by legal agreement. The commuted payment may need to be refined after the agreed layout of open space has been implemented.
- 4.48 The amount of the commuted sum for on-site maintenance will be calculated on the same basis as per the maintenance element of the off-site commuted sum as shown below and in Appendix 2.

Youth and adult play space	£8.60 per sq.m.
Casual/informal children's play space	£75.00 per sq.m.
Equipped children's play space	£80.00 per sq.m.

- 4.49 The costings are derived from recent maintenance costs incurred by the Town and Parish Councils. The costs of maintenance will be reviewed every April for the following 12-month period. It should be noted that the figures are not presently index linked.
- 4.50 Where developers choose to retain the management and maintenance of open space provided within their site, future maintenance would also be dealt with by legal agreement in the determination of the planning application.
- 4.51 In either case the District Council will need to be assured that:
- the facility remains attractive to its intended use and is not allowed to deteriorate over the years;
 - Replacement play equipment should be provided for as appropriate; and
 - Supervision/monitoring is carried out by a responsible body.

Developer Requirements for On and Off-site Provision

4.52 In the light of the above paragraphs the following summarises the responsibilities of developers for the provision of on- and off-site outdoor playing space provision:

Summary of Developer Requirements for On-site Provision

Developers will be expected to:

1. Provide the appropriate amount of land for outdoor playing space within the development site free of charge;
2. Implement properly levelled and drained outdoor playing space, together the equipment necessary for the intended use;
3. Maintain the outdoor playing space, normally for a period of twelve months, to an appropriate standard;
4. Transfer the outdoor playing space to the appropriate Town/Parish Council; and
5. Make a commuted payment to cover the cost of maintenance for a period of 20 years.

Summary of Developer Requirements for Off-site Provision

Developers will be expected to:

1. Provide the appropriate amount of land off-site, in lieu of on-site provision, in a levelled/bare earth condition;
2. Transfer the land free of charge to the appropriate Council; and
3. Make a commuted payment to cover the cost of laying out outdoor playing space in lieu on on-site provision and maintenance for a period of 20 years.

5. CALCULATING THE COMMUTED PAYMENT FOR OFF-SITE PROVISION

- 5.1 As stated in Section 4 it is considered appropriate, in developments falling below the identified thresholds in Policy LR2, for outdoor playing space to be provided off-site, possibly cumulatively, elsewhere within the locality. In such cases, the developer will be required to make a financial contribution for such off-site provision in lieu of on-site.
- 5.2 Such contributions will be used, normally by Town/Parish Councils, to layout new playing space, or to undertake improvements to existing recreational areas. These areas would need to be in readily accessible locations for the residents of the new development and existing residents in the area (see paragraphs 5.13 – 5.16).
- 5.3 The level of the contribution will be calculated on the basis of 24 square metres per person (2.4 hectares per 1000 population), in accordance with Tables 3 and 4 and having regard to the individual characteristics of each site.
- 5.4 The charges approved by the Council in 2003 are based on the estimated standard costs of facilities. In addition, the District Council will need to be satisfied that proper provision is made for the maintenance of all off-site outdoor playing space. As such, the commuted payment will also cover the cost of maintenance for 20 years.
- 5.5 Table 3 gives a summary of the costs per person for each of the different areas of outdoor playing space addressed by this SPG. In all cases it is assumed that the land is passed to the Council free of charge and in a levelled/bare earth condition.
- 5.6 The costings are derived from recent schemes implemented by the Town and Parish Councils. The figures are as realistic as possible for a reasonable standard of facilities. The elements included in the costings calculations can be found in Appendix 2. It should be noted that the figures are not presently index linked.

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Table 4 - Open Space Cost Per Person (Per 24 Square Metres Requirement)			
<u>Type of Outdoor Playing Space</u>	<u>Requirement/ person (a)</u>	<u>Costs per sq.m (b)</u>	<u>Total Cost (a x b)</u>
Youth and adult	17 sq.m	£15.20	£258.40
Casual/informal Children's Play Space	4.5 sq.m	£82.50	£371.25
Equipped Children's Play Space	2.5 sq.m	£180.00	£450.00
TOTAL PROVISION	24 sq.m.	£44.96	£1079.65

- 5.7 Based on the above, the full commuted cost of making provision for open space for a development, which includes no provision on site, is £1079.65 per person (which equates to £44.96 per sq. metre).
- 5.8 The costs of providing and maintaining new play areas, open spaces and sports areas, including any associated works, will be reviewed every April for the following 12 month period.
- 5.9 When a development includes no outdoor playing space provision, then the developer must make a commuted payment to meet the full cost of making provision elsewhere. When a development includes a proportion of the required outdoor playing space provision, the developer will be required to make a commuted payment to meet the remaining proportion of the provision elsewhere.
- 5.10 In accordance with the detailed open space costs per person (Table 3) and the open space requirements (Table 2), Table 4 set out below enables the calculation of the total commuted payment required per dwelling where a proposed development includes no provision of public open space.

Table 5 - Total Commuted Payment per Dwelling (Full Level of Provision of Outdoor Playing Space)		
<u>Size of Dwelling</u>	<u>Open Space Requirement</u>	<u>Commuted Sum</u>
1 bedroom	24 sq.m x £44.96	£1079
2 bedrooms	48 sq.m x £44.96	£2158
3 bedrooms	72 sq.m x £44.96	£3237
4 bedrooms	96 sq.m x £44.96	£4316
5 or more bedrooms	120 sq.m x £44.96	£5395

- 5.11 If a development includes some on-site provision the commuted sum will be determined by the level of shortfall in provision below the full requirement of 24 sq.m. per person. To clarify the approach and how it works, example calculations are considered for two developments below:

Example A: A development of 20 x three bed houses and 10 x two bed houses where 800sq.m of open space is provided within the development.

- (i) The full open space requirement (from Table 1) would be:

20	x	72 sq.m.	=	1440 sq. metres
10	x	48 sq.m.	=	480 sq. metres
		Total	=	1920 sq. metres

Less on-site provision	=	800 sq. metres
Shortfall	=	1120 sq. metres

- (ii) The required commuted payment for the provision of open space would be: 1120 x £44.96 = £50355

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Example B: A larger development of 60 x three bed houses and 30 x four bed houses where 6000m² of open space on site.

(i) The full open space requirement (from Table 1) would be:

60	x	72 sq.m.	= 4320 sq. metres
30	x	96 sq.m.	= 2880 sq. metres
		Total	= 7200 sq. metres

Less on-site provision	= 6000 sq. metres
Shortfall	= 1200 sq. metres

(ii) The required commuted payment for the provision of open space would be: 1200 x £44.96 = £53952

5.12 Clearly if a development includes the full on site provision of 24 sq. metres public open space per person in accordance with the Council's standards, then no commuted payment will be required for the provision of the open space.

Distance Thresholds for the Utilisation of Commuted Sums

5.13 Finance contributed by a particular development must be used to improve facilities in the area of that development. This is an important requirement of Circular 1/97 (see paragraphs 2.6). Any financial contributions will, therefore, be fully attributable to the development, and its corresponding resultant needs, and are not intended to confer any additional or unrelated benefit.

5.14 However a limited proportion of any contribution may be required by the Council to off set any administrative or legal expenses.

5.15 Funds collected in lieu of on site provision of youth/adult facilities may be used by the Town/Parish Council to provide or improve facilities elsewhere in the locality.

5.16 The use of commuted payments in lieu of on-site provision of children's play facilities will be more limited geographically to ensure that any children's play facilities created with those payments are conveniently within easy walking distance of the development. For the purpose of this document a straight-line distance of 400 metres has been adopted.

Qualitative Improvements

5.17 Where opportunities for the provision of either youth/adult or children's space are limited within the area to meet the needs of the development, the Council will alternatively further investigate, with the Town and Parish Councils, opportunities for the improvement of existing facilities (including

the dual use of education facilities). Within current physical and financial constraints, the need is to ensure optimum usage of funds coming forward to meet the recreational needs of a development. Where the most direct way such needs can be met is via improving facilities for wider community use, this will be a cost effective way of meeting the needs of new residential developments.

5.18 Types of improvements will include: -

- laying out new or improving existing sports grounds
- constructing or improving changing facilities
- laying out new, extending or improving casual/children's play areas
- provision of new play equipment
- additional seating
- planting and screening/landscaping to minimise impact on adjacent residential areas.
- creating better links between a development and existing areas of open space.

6. OPERATION OF THE COMMUTED PAYMENT SYSTEM

6.1 The principle of commuted payments should be implemented as follows:

Pre-application Discussions

6.2 Prospective developers or purchasers of sites for housing development will be given information at pre-application discussions regarding the requirements for outdoor playing space provision. This will ensure that developers are aware of all their responsibilities from the outset.

6.3 The open space requirements should ideally be assessed and addressed prior to the submission of the planning application.

Details required with Planning Applications

6.4 The developer should submit plans of any on-site provision at a scale of not less than 1:200 showing layout and landscaping. For full applications details must include: location, area, layout proposals and specifications, planting, intended future maintenance arrangements, phasing and programming proposals. This level of detail will not be expected for outline applications.

Options for the Payment of Commuted Sums

6.5 If planning permission is likely to be granted the applicant will be required to enter into a planning obligation with the Council (under Section 106 of the Town and Country Planning Act).

6.6 The financial contribution to be made into the open space account prior to commencement of the development (or specific phases). A standard format will be used to simplify procedures.

6.7 The terms of any S.106 Agreement will be discussed with the applicant. Draft Heads of Terms are shown in Appendix 5.

6.8 The decision notice will only be issued after the legal agreement has been completed.

Transfer of Outdoor Playing Space

6.9 The District Council's Legal Services will liaise with the appropriate Town/Parish Council to arrange the transfer of the playing space developed to the appropriate standard for a nominal consideration. The Council's Legal Services would not be acting on behalf of the Town/Parish Council in any transfer. The developer will pay the legal costs for both parties of the transfer. The developer will be responsible for the maintenance until such a time as the transfer takes place. At the

time of transfer, the developer will be required to pay a sum for future maintenance. The value of the payment will be calculated as being sufficient (with interest) to cover 20 years maintenance and will be ring fenced for use in upgrading and maintaining facilities. Beyond this, future maintenance and other recurrent expenditure will be borne by the Town/Parish Council in which the asset is vested.

Receipt of Commuted Sums

- 6.10 The payment of commuted sums in lieu of on-site provision will be made at the commencement of development (or such other time as agreed). A record will be maintained by Corporate Resources of sums received, coded to identify the application to which they apply, the Town/Parish Councils to which they refer and the year of expiry. Town/Parish Councils will be notified on an annual basis of the sums received and the interest accrued.

Release of Commuted Sums

- 6.11 Town/Parish Councils should apply to the District Council for release of commuted sums with details of projects for which the sums will be used. If the District Council is satisfied with the proposal, the sum will be released on the completion of an agreement to ensure that the money is used for the specified project and requiring any sums not used to be repaid to the District Council within twelve months. This is essential for the District Council to comply with its obligations to the developer.

Unspent Contributions

- 6.12 The provision of off-site facilities will be made within a timescale agreed between the District Council, the Town/Parish Council and the developer, as part of the S.106 agreement. Funds shall be held in an interest earning account. Any commuted sums collected will be returned to the developer with interest if they are not spent within 10 years of the commencement of the development.

Monitoring

- 6.13 The financial aspects of the open space funding mechanism will be monitored and reviewed on an annual basis to ensure that costs and the level of contributions required remain up to date. Payments will be index linked if the development has not commenced within 12 months from the date of the payment, using the General Index of Retail Prices (all items).

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APPENDICES

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APPENDIX 1

Outdoor Sport and Children's Play Space Assessments by Town/Parish at 1st December 2002

The following towns and parishes have been assessed against the NPFA Six Acre Standard and have an acknowledged deficiency in terms of quantity (in hectares) of their recreational provision:

TOWN/PARISH	Youth/Adult Playspace Shortfall (ha)	Casual / Informal Children's Play Space Shortfall (ha)	Equipped Children's Play Area Shortfall (ha)
Crowborough	-3.72 – 0.44	6.69 – 8.77	2.86 – 4.94
Hailsham	20.29 – 24.41	4.05 – 6.11	3.11 – 5.17
Heathfield & Waldron	5.82 – 8.12	3.36 – 4.51	1.81 – 2.96
Polegate, Willingdon and Jevington	14.61 – 17.45	2.72 – 4.14	1.87 – 3.29
Uckfield	7.18 – 9.92	2.93 – 4.30	1.78 – 3.15
Buxted	-0.27 – 0.39	1.32 – 1.65	0.49 – 0.82
East Hoathly	-1.77 - -1.51	0.52 – 0.65	0.21 – 0.34
Forest Row	6.47 – 7.56	2.18 – 2.73	1.03 – 1.58
Framfield	-0.92 - -0.56	0.72 – 0.90	-0.14 – 0.04
Hellingly	-0.35 - -0.02	0.66 – 0.83	0.26 – 0.43
Isfield	-1.29 - -1.17	0.24 – 0.30	0.07 – 0.13
Maresfield	-0.88 - -0.18	1.10 – 1.45	0.56 – 1.15

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CROWBOROUGH

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Wolfe Recreation Ground</u>				
3 tennis courts		0.16		
Cricket Nets			0.09	
Formal open children's play area			0.13	
Bowling Green		0.21		
Cricket Pitch (1.34) + 50% overspill	2.01			
Total	2.01	0.37	0.22	
<u>Alderbrook Recreation Ground</u>				
3 football pitches (3 x 0.91) + 25% overspill	3.41			
Equipped children's play area			0.67	
Total	3.41		0.67	
<u>Adam Close, Alderbrook</u>				
Informal play space				0.94
Basketball Net			0.02	
Equipped Children's Play Area			0.05	
Total			0.07	0.94
<u>Limekiln Recreation Ground</u>				
3 football pitches (3 x 0.91) + 50% overspill	4.10			
Total	4.10			
<u>Goldsmiths Recreation Ground</u>				
Athletics Track		1.90		
3 football pitches (3 x 0.91) + 50% overspill	4.10			
Piste for petanque		0.03		
Large modern children's play park			0.25	
Hard courts – netball & basketball		0.24		
Total	4.10	2.17	0.25	
<u>Jarvis Brook</u>				
Equipped children's play area			0.05	
Basketball net			0.02	
Skate ramp			0.02	
Informal kick-about area				0.56
Total			0.09	0.56

Supplementary Planning Guidance
Outdoor Playing Space

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children Playspace
<u>Crowborough Tennis Club</u>				
9 tennis courts		0.55		
<u>Silver Jubilee Ground</u>				
Children's play area				0.13
<u>Rugby Club</u>				
4 Rugby Union pitches (4 x 1.11)				
+ 20% overspill	5.33			
Mini pitch	0.59			
Total	5.92			
<u>Beacon School (Dual use)</u>				
Cricket square (1.34)				
+ 50% overspill	2.01			
4 tennis courts		0.21		
3 tennis courts		0.16		
Athletics track		1.90		
4 football pitches (3.64)				
+ 20% overspill	4.37			
Rugby pitch (1.11)				
+ 20% overspill	1.33			
Basketball court		0.05		
2 tennis courts		0.11		
3 Netball courts		0.16		
4 Tennis courts		0.21		
Unmarked Playing Field	2.06			
All weather Pitch (2 x 0.90)	1.80			
Total	11.57	2.80		
TOTALS	31.11	5.89	1.30	1.63

	A	B	C	D
NPFA Assessment Hectares per 1,000 popn (Popn 20,800)	Total existing provision	NPFA req. per 1,000 popn	Total NPFA req. (20,800 popn)	Shortfall (C – A)
Youth and Adult use	37.00	1.6 – 1.8 ha	33.28 – 37.44	-3.72 – 0.44
Casual/informal Children's playspace	1.63	0.4 – 0.5 ha	8.32 – 10.40	6.69 – 8.77
Equipped Children's Play areas	1.30	0.2 – 0.3 ha	4.16 – 6.24	2.86 – 4.94
Total	<u>39.93</u>	<u>2.43 ha</u>	<u>50.54</u>	<u>10.61</u>

Supplementary Planning Guidance
Outdoor Playing Space

HAILSHAM

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Western Road</u>				
Football Pitch/2 Hockey Pitches/ Stoolball/Cricket Square	3.12			
5 Tennis Courts		0.28		
Total	3.12	0.28		
<u>Marshfoot Lane</u>				
4 football pitches/stoolball	4.05			
<u>Vicarage Lane</u>				
Bowling Green		0.20		
<u>Hailsham School</u>				
All weather Pitch (0.90 x 2)	1.80			
Playing fields	2.83			
7 Tennis courts		0.36		
Total	4.63	0.36		
<u>Stroma Gardens</u>				
Equipped Children's Playground			0.16	
<u>Battle Road</u>				
Equipped Children's Playground			0.06	
<u>South Road</u>				
(Western Road)			0.12	
South Road – BMX/Skateboard/ Rollerblade			0.02	
Informal Playspace				0.30
Total			0.14	0.30
<u>Maurice Thornton</u>				
Equipped Children's Playground			0.06	
<u>Coopers Way (Blacksmiths Copse)</u>				
Equipped Children's Playground			0.02	
<u>Carpenters Way</u>				
Equipped Children's Playground			0.03	

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Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Grovelands Barn</u>				
Basketball Court		0.03		
<u>Hailsham Country Park</u>				
Informal Playspace				2.80
<u>Quinnell Drive</u>				
Fitness Trail and Infants Play Area			0.38	
<u>Diplocks Way</u>				
Ball Park			0.05	
Toddlers Area			0.03	
Total			0.08	
<u>Butts Field</u>				
Equipped Children's Playground			0.03	
<u>Kestrel Court</u>				
Skateboard Park			0.05	
<u>Arran Close</u>				
Informal Playspace				0.27
<u>Archery Walk</u>				
Informal Playspace				0.13
<u>The Gages</u>				
Informal Playspace				0.21
<u>Halley Park</u>				
Informal Playspace				0.19
<u>Sherwood Green</u>				
Informal Playspace				0.10
<u>Meadow Road</u>				
Informal Playspace				0.09

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Cameron Close

Informal Playspace **0.10**

TOTALS **11.80** **0.87** **1.01** **4.19**

	A	B	C	D
NPFA Assessment Hectares per 1,000 popn (Popn 20,600)	Total existing provision	NPFA req. Per 1,000 popn	Total NPFA req. (20,600 popn)	Shortfall (C – A)
Youth and Adult use	12.67	1.6 – 1.8 ha	32.96 – 37.08	20.29 – 24.41
Casual/informal Children's playspace	4.19	0.4 – 0.5 ha	8.24 – 10.30	4.05 – 6.11
Equipped Children's Play areas	1.01	0.2 – 0.3 ha	4.12 – 6.18	3.11 – 5.17
<u>Total</u>	<u>17.96</u>	<u>2.43 ha</u>	<u>50.06</u>	<u>32.10</u>

Supplementary Planning Guidance
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HEATHFIELD AND WALDRON

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Hardy Roberts Playing Fields, Cross-In-Hand</u>				
Formal children's play area			0.04	
Rugby Pitch (1.11) + 50% overspill	1.67			
Rugby training area	0.69			
Bowls Green		0.14		
4 Tennis Courts 0.21 + overspill		0.32		
Total	2.36	0.46	0.04	
<u>Sheepsetting Lane Rec, Sheepsetting Lane, Heathfield</u>				
Football pitch (0.91) + 50% overspill	1.37			
Petanque court				
1 junior football	0.82			
Total	2.19			
<u>Tower Street Rec, Tower Street, Heathfield</u>				
Large children's play area			0.05	
2 football pitches (1.64) + 14% overspill	1.87			
Total	1.87		0.05	
<u>Green Lane Estate, Heathfield</u>				
Informal play space				0.55
<u>Cade Street Memorial Ground, Cade Street, Old Heathfield</u>				
Informal Play space				0.38
<u>Leeves Way, Heathfield</u>				
Informal play space				0.31
<u>Waldron Recreation Ground, Waldron</u>				
Cricket Pitch				
Senior & Junior Rugby Pitches	4.15			
Equipped Children's Playground			0.25	
Total	4.15		0.25	

Supplementary Planning Guidance
Outdoor Playing Space

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Broad Oak Village Hall</u>				
Equipped Children's Playground			0.10	
<u>Punnetts Town Rec. Ground, Punnetts Town</u>				
Senior & Junior Football Pitches	1.55			
Equipped Children's Playground			0.05	
Total	1.55		0.05	
TOTALS	12.12	0.46	0.49	1.24

	A	B	C	D
NPFA Assessment Hectares per 1,000 popn (Popn 11500)	Total existing provision	NPFA req. per 1,000 popn	Total NPFA req. (11500 popn)	Shortfall (C – A)
Youth and Adult use	12.58	1.6 – 1.8 ha	18.40 – 20.70	5.82 – 8.12
Casual/informal Children's playspace	1.24	0.4 – 0.5 ha	4.60 – 5.75	3.36 – 4.51
Equipped Children's Play areas	0.49	0.2 – 0.3 ha	2.30 – 3.45	1.81 – 2.96
Total	<u>14.31</u>	<u>2.43 ha</u>	<u>27.95</u>	<u>13.64</u>

Supplementary Planning Guidance
Outdoor Playing Space

POLEGATE / WILLINGDON

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Wannock Road Recreation Ground</u>				
Equipped children's play area			0.07	
1 football pitch (0.91) + 50% overspill	1.37			
1 grass training/ junior football area	0.49			
1 cricket / stoolball square (1.34)				
Total	1.93		0.07	
<u>Brightling Road Recreation Ground</u>				
<u>Area C</u>				
Goalposts and basketball court (informal play area)				2.25
BMX track			0.45	
Skateboard Park			0.15	
Total			0.65	2.25
<u>Huggetts Lane Recreation Ground</u>				
1 football pitch (0.91) + 50% overspill (1.37)				
Cricket/ stoolball square (1.84) + 7% overspill	1.96			
Equipped children's play area			0.05	
Total	1.96		0.05	
<u>Jevington Recreation Ground</u>				
Cricket Square & football pitch	1.60			
<u>Tott Yew Road</u>				
1 goal post – informal playing field				0.71
Equipped Children's Play Area			0.08	
Total			0.08	0.71
<u>Willingdon School</u>				
Playing field with cricket wicket	2.32			
3 all weather nets			0.02	
4 Hard courts – tennis, basketball, netball		0.30		
Total	2.32	0.30	0.02	
<u>Oakleaf Road</u>				
Equipped Children's Playspace			0.10	
TOTALS	7.81	0.30	0.97	2.96

Supplementary Planning Guidance
Outdoor Playing Space

	A	B	C	D
NPFA Assessment	Total	NPFA req.	Total NPFA	Shortfall
Hectares per 1,000 popn (Popn 14,200)	existing	Per 1,000	req.	(C – A)
	provision	popn	(14,200	
			popn)	
Youth and Adult use	8.11	1.6 – 1.8 ha	22.72 – 25.56	14.61 – 17.54
Casual/informal Children's playspace	2.96	0.4 – 0.5 ha	5.68 – 7.10	2.72 – 4.14
Equipped Children's Play areas	0.97	0.2 – 0.3 ha	2.84 – 4.26	1.87 – 3.29
<u>Total</u>	<u>12.04</u>	<u>2.43 ha</u>	<u>34.51</u>	<u>22.47</u>

Supplementary Planning Guidance
Outdoor Playing Space

UCKFIELD

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Victoria Pleasure Ground</u>				
Cricket Square (2.01), 3 mini football pitches (0.735) 1 full size pitch (0.91) + 58% overspill	2.59			
2 tennis courts		0.12		
Equipped children's playspace			0.09	
Total	2.59	0.12	0.09	
<u>West Park</u>				
2 football pitches (1.82) + 54% overspill	2.80			
Equipped play area			0.12	
Total	2.80		0.12	
<u>Uckfield Rugby Club</u>				
2 rugby pitches (2.22) 1 football pitch (0.91) + 16% overspill	3.63			
Total	3.63			
<u>Ridgewood</u>				
1 football pitch (0.91) 1 cricket square (1.34) + 18% overspill	1.58			
Equipped play area			0.04	
Total	1.58		0.04	
<u>Harlands Farm</u>				
1 football pitch (0.91) 1 junior pitch (0.245) + 40% overspill	1.62			
Total	1.62			
<u>Bowling Club</u>				
Bowls green		0.14		
Total		0.14		
<u>New Barn Farm</u>				
1 football pitch (0.91) + 50% overspill	1.37			
Skateboard ramp			0.30	
Informal Play space				1.50
Total	1.37		0.30	1.50

Supplementary Planning Guidance
Outdoor Playing Space

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Luxford Field</u>				
1 football pitch	0.89			
Equipped Play area			0.12	
Informal play area				0.12
Total	0.89		0.12	0.12
<u>Nevill Road</u>				
Equipped Playground			0.12	
Informal play area				0.12
Total			0.12	0.12
<u>Oakwood Drive</u>				
Equipped Play area			0.09	
<u>Hempstead Lane</u>				
Equipped Play area			0.08	
Informal play area				0.73
Total			0.08	0.73
<u>Hughes Way</u>				
Informal play area				0.08
TOTALS	14.48	0.26	0.96	2.55

	A	B	C	D
NPFA Assessment	Total existing provision	NPFA req. Per 1,000 popn	Total NPFA req. (13,700 popn)	Shortfall (C – A)
Hectares per 1,000 popn (Popn 13,700)				
Youth and Adult use	14.74	1.6 – 1.8 ha	21.92 – 24.66	7.18 – 9.92
Casual/informal Children's playspace	2.55	0.4 – 0.5 ha	5.48 – 6.85	2.93 – 4.30
Equipped Children's Play areas	0.96	0.2 – 0.3 ha	2.74 – 4.11	1.78 – 3.15
<u>Total</u>	<u>18.25</u>	<u>2.43 ha</u>	<u>33.29</u>	<u>15.04</u>

Supplementary Planning Guidance
Outdoor Playing Space

BUXTED

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Ionides Recreation Ground</u>				
Senior Football Pitch	1.80			
<u>High Hurstwood Recreation Ground</u>				
Senior Football Pitch	1.20			
Equipped Children's Playground			0.17	
<u>Buxted Park Recreation Ground</u>				
Cricket Square/Hockey Pitch	2.30			
Bowling Green		0.25		
TOTALS	5.30	0.25	0.17	0.00

	A	B	C	D
NPFA Assessment Hectares per 1,000 popn (Popn 3300)	Total existing provision	NPFA req. per 1,000 popn	Total NPFA req. (3300 popn)	Shortfall (C – A)
Youth and Adult use	5.55	1.6 – 1.8 ha	5.28 – 5.94	-0.27 – 0.39
Casual/informal Children's playspace	0.00	0.4 – 0.5 ha	1.32 – 1.65	1.32 – 1.65
Equipped Children's Play areas	0.17	0.2 – 0.3 ha	0.66 – 0.99	0.49 – 0.82
<u>Total</u>	<u>5.72</u>	<u>2.43 ha</u>	<u>8.02</u>	<u>2.30</u>

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EAST HOATHLY

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>East Hoathly Recreation Ground</u>				
Senior & Junior Football Pitches				
Hockey Pitch				
Cricket Pitch	3.70			
Tennis Courts (x3)		0.15		
Equipped Children's Playground			0.05	
TOTALS	3.70	0.15	0.05	0.00

	A	B	C	D
NPFA Assessment Hectares per 1,000 popn (Popn 1300)	Total existing provision	NPFA req. per 1,000 popn	Total NPFA req. (1300 popn)	Shortfall (C – A)
Youth and Adult use	3.85	1.6 – 1.8 ha	2.08 – 2.34	-1.77 - -1.51
Casual/informal Children's playspace	0.00	0.4 – 0.5 ha	0.52 – 0.65	0.52 – 0.65
Equipped Children's Play areas	0.05	0.2 – 0.3 ha	0.26 – 0.39	0.21 – 0.34
<u>Total</u>	<u>3.90</u>	<u>2.43 ha</u>	<u>3.16</u>	<u>-0.74</u>

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Outdoor Playing Space

FOREST ROW

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Forest Row Sports Ground</u>				
Senior football pitch, junior football pitch, cricket square & nets 3 tennis courts	2.08	0.17		
<u>Rush Green</u>				
Equipped Children's Playground			0.04	
<u>Forester's Green</u>				
Equipped Children's Playground (Basic climbing frame and slide) Skateboard ramp			0.02	
TOTALS	2.08	0.17	0.06	0.00

	A	B	C	D
NPFA Assessment Hectares per 1,000 popn (Popn 5450)	Total existing provision	NPFA req. per 1,000 popn	Total NPFA req. (5450 popn)	Shortfall (C – A)
Youth and Adult use	2.25	1.6 – 1.8 ha	8.72 – 9.81	6.47 – 7.56
Casual/informal Children's playspace	0.00	0.4 – 0.5 ha	2.18 – 2.73	2.18 – 2.73
Equipped Children's Play areas	0.06	0.2 – 0.3 ha	1.09 – 1.64	1.03 – 1.58
<u>Total</u>	<u>2.31</u>	<u>2.43 ha</u>	<u>13.24</u>	<u>10.93</u>

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FRAMFIELD

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Framfield Recreation Ground</u>				
Football pitch and kickabout area	2.15			
Equipped Children's Playground			0.15	
Total	2.15		0.15	
<u>Blackboys Recreation Ground</u>				
Cricket pitch and kickabout area	1.45			
Equipped Children's Playground			0.15	
Total	1.45		0.15	
<u>Palehouse Common Recreation Ground</u>				
Kickabout area	0.20			
Equipped Children's Playground			0.20	
Total	0.20		0.20	
TOTALS	3.80	0.00	0.50	0.00

	A	B	C	D
NPFA Assessment Hectares per 1,000 popn (Popn 1800)	Total existing provision	NPFA req. per 1,000 popn	Total NPFA req. (1800 popn)	Shortfall (C – A)
Youth and Adult use	3.80	1.6 – 1.8 ha	2.88 – 3.24	-0.92 - -0.56
Casual/informal Children's playspace	0.00	0.4 – 0.5 ha	0.72 – 0.90	0.72 – 0.90
Equipped Children's Play areas	0.50	0.2 – 0.3 ha	0.36 – 0.54	-0.14 – 0.04
<u>Total</u>	<u>4.30</u>	<u>2.43 ha</u>	<u>4.37</u>	<u>-0.07</u>

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HELLINGLY

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Lower Horsebridge Rec. Ground, Lower Horsebridge</u>				
Rugby Pitch				
Cricket Pitch	2.45			
Tennis Court		0.06		
Bowling Green		0.19		
Equipped Children's Playground			0.06	
Total	2.45	0.25	0.06	
<u>Lower Dicker Recreation Ground</u>				
Cycle Track		0.29		
Equipped Children's Playground			0.01	
Total		0.29	0.01	
TOTALS	2.45	0.54	0.07	0.00

	A	B	C	D
NPFA Assessment Hectares per 1,000 popn (Popn 1650)	Total existing provision	NPFA req. per 1,000 popn	Total NPFA req. (1650 popn)	Shortfall (C – A)
Youth and Adult use	2.99	1.6 – 1.8 ha	2.64 – 2.97	-0.35 - -0.02
Casual/informal Children's playspace	0.00	0.4 – 0.5 ha	0.66 – 0.83	0.66 – 0.83
Equipped Children's Play areas	0.07	0.2 – 0.3 ha	0.33 – 0.50	0.26 – 0.43
<u>Total</u>	<u>3.06</u>	<u>2.43 ha</u>	<u>4.01</u>	<u>0.95</u>

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ISFIELD

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Isfield Recreation Ground</u>				
1 Football Pitch & Cricket Square Equipped Playground	2.25		0.05	
TOTALS	2.25	0.00	0.05	0.00

	A	B	C	D
NPFA Assessment Hectares per 1,000 popn (Popn 600)	Total existing provision	NPFA req. per 1,000 popn	Total NPFA req. (600 popn)	Shortfall (C – A)
Youth and Adult use	2.25	1.6 – 1.8 ha	0.96 – 1.08	-1.29 - -1.17
Casual/informal Children's playspace	0.00	0.4 – 0.5 ha	0.24 – 0.30	0.24 – 0.30
Equipped Children's Play areas	0.05	0.2 – 0.3 ha	0.12 – 0.18	0.07 – 0.13
<u>Total</u>	<u>2.30</u>	<u>2.43 ha</u>	<u>1.46</u>	<u>-0.84</u>

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MARESFIELD

Location / Space	Playing Pitches	Other Sporting Facilities	Equipped Children's Playspace	Informal Children's Playspace
<u>Maresfield Recreation Ground</u>				
Football Pitch				
Cricket Square	2.00			
Bowling Green		0.12		
Equipped Children's Playground			0.04	
Total	2.00	0.12	0.04	
<u>Maresfield Leisure Centre</u>				
Tennis Courts		0.22		
Bowling Green		0.20		
Total		0.42		
<u>Fords Green Recreation Ground, Nutley</u>				
Football Pitch				
Cricket Square	2.00			
Equipped Children's Playground			0.03	
Total	2.00		0.03	
<u>Fairwarp Recreation Ground, Fairwarp</u>				
Football Pitch				
Cricket Square	1.70			
<u>Fairwarp Village Green, Fairwarp</u>				
Informal Play Area				0.30
Equipped Children's Playground			0.07	
Totals			0.07	0.30
<u>Nutley Bowls Club, Nutley</u>				
Bowling Green		0.12		
<u>Nutley Tennis & Squash Club, Nutley</u>				
Tennis Courts		0.12		
TOTALS	5.70	0.78	0.14	0.30

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	A	B	C	D
NPFA Assessment Hectares per 1,000 popn (Popn 3500)	Total existing provision	NPFA req. per 1,000 popn	Total NPFA req. (3500 popn)	Shortfall (C – A)
Youth and Adult use	6.48	1.6 – 1.8 ha	5.60 – 6.30	-0.88 - -0.18
Casual/informal Children's playspace	0.30	0.4 – 0.5 ha	1.40 – 1.75	1.10 – 1.45
Equipped Children's Play areas	0.14	0.2 – 0.3 ha	0.70 – 1.05	0.56 – 1.15
<u>Total</u>	<u>6.92</u>	<u>2.43 ha</u>	<u>8.51</u>	<u>1.59</u>

APPENDIX 2

Cost of Providing New Outdoor Playing Space (2002/03 Prices)

In all cases it is assumed that land is passed to the council free of charge and in a levelled/bare earth condition.

Youth/Adult Outdoor Sports Facilities (Based on a 28,000sq.m site)

Supply and Installation

Goal posts, site drainage, clearance, levelling and turfing, litter bins, fencing, landscaping works (pathways, planting, seeding), car parking, and pavilion (changing rooms)

Total for 28,000 sq.m. site	£185,000
Cost per square metre	£6.60

Maintenance cost (per annum)

Cost for a 28,000 sq.m	£12000
Cost per sq.m	£0.43
Cost per sq.m for maintenance (20 years)	£8.60

Total off-site cost	15.20 per sq.m
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Casual / Informal Children's Play Space (Based on a 400sq.m site)

Supply and Installation

Litter bin, wet pour surfacing, fencing with self closing gates, landscaping works (pathways, planting, seeding)

Total for 400 sq.m. site	£3000
Cost per square metre	£7.50

Maintenance cost of casual/informal play area (per annum)

Cost for a 400 sq.m play area	£1500
Cost per sq.m	£3.75
Cost per sq.m for maintenance (20 years)	£75

Total off-site cost	£82.50 per sq.m
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Equipped Children's Play Area (Based on 400sq.m LEAP site)

Cost of laying out and equipping play area to meet required standard (BS5696 and BS7188)

Supply and Installation

Equipment (7 pieces), litterbin, wet pour surfacing, fencing with self closing gates, and landscaping works (pathways, planting, seeding)

Total for 400 sq.m. site	£25,000
Cost per square metre	£100

Maintenance cost of equipped play area (per annum)

Cost for a 400 sq.m play area	£1000
Cost per sq.m	£4
Cost per sq.m for maintenance (20 years)	£80

Total off-site cost	£180 per sq.m
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APPENDIX 3

Design Guidelines

These design guidelines are intended to assist the District Council in determining planning applications, where required, for the provision of new or extended outdoor playing space.

Youth/Adult Play Space

The minimum size for a youth and adult play space is dependent on the type of facility. Sport pitches should measure at least 0.81ha (based on minimum dimensions of a football pitch of 120m x 67m) plus clearance margins (9m on length and 6m on width).

Developers will be expected to provide a grass/artificial surface area of suitable size, gradient and condition to satisfy the regulations of the particular sports governing body. The size must allow adequate surrounding area for the safe play of the sport and the safety of the public and property adjacent to the playing surface. Fencing may be required to satisfy this requirement.

It should be properly levelled and drained to provide surfaces of a good standard, properly marked out, with the provision of goal posts or other equipment necessary for the intended use.

It is important that the gradient of the land is correct. If the land is too steep it can be tiring for players, particularly if it is in the direction of play instead of across the pitch. With new pitches the problem should ideally be dealt with during the site selection process. If a suitable level site cannot be acquired then the land should be regarded. Conversely too slight a slope, or no slope at all allows little or no surface water run-off, encouraging poor surface drainage, particularly on clay or silty soils.

In correct layouts, especially those of an east-west orientation, place significant restrictions upon pitch usage. However, good planning and selection can reduce the disadvantages and hazards presented by the setting sun. The best common orientation for pitches and courts is N.N.W. (345 degrees).

Changing rooms/pavilion may be required in associations with the sports area. This provision will vary depending on the size of the sports area and the sports provided for. Such buildings should be located so as to minimise disturbance to surrounding residents and designed to a good standard. Adequate changing accommodation encourages use of the ground while inadequate facilities quickly results in reduced use

Formal car parking provision may be required specifically to accommodate users of the facility so as not to inconvenience local residents/businesses.

Children's Play Areas

The following principles should be taken into consideration when designing play areas:

Location/Siting

All play areas should be:

- Within easy walking distance of homes, accessed by a safe network of footpaths/cycleways. Wherever possible they should be sited where they will be served by public transport.
- Integrated into a development. Play areas for children must not be secluded from view, but should be close to buildings in order to allow opportunities for natural and casual surveillance. A buffer zone should however be allowed between the edge of the activity zone and the nearest residential property to prevent undue disturbance.
- Incorporate appropriate design and safety measures where they are located near to spine roads, watercourses, railway lines etc, Overhead power lines should be avoided.
- Accessible for any of the emergency services.

Layout

An accurate plan of the proposed play area, including a detailed construction and a detailed landscape plan, should be drawn to a scale of 1:200 or greater (to be determined by the Council). The layout should consider the following:

- Ensure that equipment is laid out in accordance with EN 1176 and EN 1177, including the correct 'Minimum Use Zone' around each item of equipment;
- 'Desire lines' between equipment should be anticipated and equipment laid out to ensure that children will not pass close to swings or other moving items. This can also be resolved with the use of paths, fencing and planting;
- Equipment for different age groups should be segregated;
- Items such as swings should not be located next to busy entrances;
- Metal slides should not face south as they can become very hot during sunny weather.
- Creative landscape treatment should be provided to allow a rich environment conducive towards physical, social and physiological

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development. Existing natural features such as trees, hedgerows and changes in ground level should be retained wherever practicable;

- Shade should be provided in the play area to prevent sun burn;
- Providers are reminded of their obligation for appropriate access under the Disability Discrimination Act 1995

Equipment

It is important to reduce risk of accidents wherever possible. All equipment and surfacing should be purchased from and installed by suppliers which have test certificates indicating compliance with EN 1176 and EN 1177. The type and siting of equipment must be to the Council's approval. The following recommendations offer guidance:

- The selected equipment should cater for a range of physical experiences, reflecting the age group of its users, as follows:

Under the age of six – children should have the opportunity to carry out at least six of the following activities – climbing, crawling, rocking, rotating, sand play, sitting, swinging, springing, water play and rope play.

Between the ages of 7 and 11 – children prefer more adventurous play, stretching out and climbing. It is recommended that children should have the opportunity to carry out at least ten of the following activities – agility, balancing, bridges, climbing, games, gliding, gymnastics, hanging (static), hanging (moving), scrambling, sitting, sliding, springing, swinging (groups), swinging (single), rocking, rope play and rotating.

Young teenagers – large group swings, cable runways, roundabouts, places to sit and talk, places for skateboards and bicycles and flat areas for ball games. Wherever possible the prospective end users should be involved in the selection and decision-making process.

- Consideration needs to be given to the use of equipment by disabled children;
- Seating and litter bins should be provided in appropriate locations complying with local authority standards;
- Cycle stands should be considered within LEAPs and NEAPs;
- The colour of equipment should be stimulating, possibly indicating usage zones, but also sympathetic to surrounding areas.

Surfacing

A variety of surfacing materials are acceptable, depending on their intended use. EN 1177 standards should be met. The area should be well drained to minimise risk of corrosion of the bottom of any play equipment and to provide a good base.

An impact absorbing surface should be used for the minimum zone of any play equipment from which a fall is possible. Wet pour or tile type surfacing is preferable to bark as they offer greater shock absorbency and durability.

A smooth firm surface should be provided at all access points and routes leading to and round seating.

Fencing

- All play areas should be fenced and gated so as to exclude dogs and prevent young children from wandering
- Fencing should be robustly designed and normally constructed to a minimum height of 1200mm, but not too high as to prevent supervision and surveillance. Fencing should be sympathetic to its surroundings.
- Particular attention should be given to the means of access in order to exclude dogs, yet facilitate entry by children, buggies, wheelchairs and bicycles (where appropriate) e.g. through the use of some form of silently operating self-closing gate.
- If the entry gate is to be positioned near a road, a highway specification barrier will need to be installed in front of the gateway to prevent children from running out of the play area directly into the road.

Planting

- Tree and shrub planting should be used in association with ground modelling and fencing to provide a strong framework to the play area.
- Careful choice of indigenous plants will not only give year round aesthetic appeal to stimulate the senses, but can also attract wildlife to the area. Poisonous species should be avoided.

Management

Playground providers have a legal obligation to ensure that their equipment and sites are safe and that arrangements are in place for inspection and maintenance. Risk assessments must also be undertaken to identify 'significant risks'. It is therefore important that provision is made in revenue budgets for the ongoing maintenance of such equipment.

APPENDIX 4

The NPFA's Different Scales Of Children's Play Provision

Local Area for Play (LAP)

This is a small area of unsupervised open space specifically designated for young children for play activities close to where they live. LAPs should be appropriate for low-key games such as tag or hopscotch. Ideally, the LAP should be located within one minute's walking time of home, catering mainly for 4-6 year olds, and also suitable for children with disabilities. There should be a minimum activity area of 100 square metres, as well as a buffer zone sufficient to minimise audible and visual intrusion to adjacent residents. A minimum distance of 5 metres should exist between the edge of the activity area and ground floor windows in full view of the activity area. Gable ends or other exposed house walls should be protected from use for ball games, for example through a 1-metre strip of dense planting.

Local Equipped Area for Play (LEAP)

This is an unsupervised play area equipped for children of early school age. Ideally, it should be located within 5 minute's walking time of home, mainly catering for accompanied children aged from 4 to 8, although consideration should be given to the needs of supervised children from birth to 4 years, unaccompanied children slightly older than 8, and children with special needs. LEAPs should offer at least 5 types of play equipment, seating for accompanying adults, a minimum activity area of 400 square metres and a buffer zone to allow a minimum 20 metre distance between the edge of the activity area and the boundary of the nearest residential property, taking into account possible disturbance to nearby residents.

Neighbourhood Equipped Area for Play (NEAP)

This is an unsupervised site servicing a substantial residential area, equipped mainly for unaccompanied older children between 8 and 14, but with opportunities for play for younger children, older children and those with special needs. Ideally, it should be located within 15 minutes walking time of home. NEAPs should offer a minimum of 8 types of play equipment, a minimum activity area of 1,000 square metres, with a kickabout area, wheeled play opportunities, seating, and a minimum 30 metre buffer zone between the activity area and the boundary of the nearest residential property.

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APPENDIX 5

Legal Agreement

Heads of Terms

Context

Where developers do not or are unable to make provision for all or any of the outdoor playing space they are asked to make a payment to meet the costs of providing or improving provision within the particular parish.

The methods of assessing the amount of outdoor playing space or the amount payable by developers in lieu of thereof are set out in this Supplementary Planning Guidance.

Outdoor Playing Space Contributions by Planning Obligations

1. The covenant shall be binding on the land and be binding on and enforceable by the District Council against the developers and successors in title.
2. The covenant shall come into force upon issuing of planning permission for the development.
3. Payment should be made before any work on the development commences.
4. The sum payable shall be as follows:
 - a) On or before (financial year date) the sum calculated in accordance with the SPG
 - b) The sum calculated in (a) shall be adjusted for inflation on each succeeding 1st April until payment of the sum becomes due.
 - c) On each 1st April the sum shall be increased (or reduced) by the annual percentage change in the Retail Prices Index
 - d) The annual percentage increase (reduction) shall be applied to the sum as previously adjusted at any preceding 1st April.
5. The Council shall pay the sum when received into a Parish Reserve Fund which shall be used exclusively to implement proposals within that Parish.

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6. The developer covenants not to commence the development before paying the sum to the Council and it is agreed that on commencement of the development the sum shall be payable.
7. if the sum is not paid after it is due the developer shall pay interest from the date when sum became due until final payment made.

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