

OPEN SPACE PROVISION POLICY RLF2

THE PROVISION OF PUBLIC OPEN SPACE IN CONNECTION WITH NEW RESIDENTIAL DEVELOPMENT:

- 1. WILL NOT BE REQUIRED WITHIN DEVELOPMENTS OF LESS THAN 20 DWELLINGS, SO LONG AS THE APPLICATION DOES NOT FORM PART OF A LARGER AREA OF COMPREHENSIVE DEVELOPMENT;**
- 2. WILL BE REQUIRED WITHIN DEVELOPMENTS OF 20 OR MORE DWELLINGS ON THE BASIS THAT ABOUT FIFTEEN PERCENT OF THE TOTAL SITE AREA IS TO BE PUBLIC OPEN SPACE, IN ADDITION TO ANY OTHER OPEN AREAS OF LANDSCAPING AND VERGES ASSOCIATED WITH ROADS AND FOOTPATHS;**
- 3. SHOULD BE OF A STANDARD AND IN A LOCATION SO AS TO ENSURE A HIGH LEVEL OF USE, INCLUDING BEING REASONABLY ACCESSIBLE AND CONVENIENT TO THE OCCUPIERS FOR WHOM IT IS INTENDED; AND**
- 4. SHOULD ALSO INCLUDE AREAS FOR CHILDREN'S PLAYSPACE WHERE SUITABLE SITES CAN BE IDENTIFIED THAT WILL BE VIEWED WITH EASE FROM OTHER PUBLIC AREAS AND WILL AVOID DEMONSTRABLE HARM BEING CAUSED TO THE AMENITIES OF THE AREA.**

WHERE A PLANNING APPLICATION FOR A SMALL DEVELOPMENT IS PART OF A LARGER PROPOSED HOUSING ESTATE THAT AMOUNTS IN TOTAL TO 20 OR MORE DWELLINGS, ABOUT FIFTEEN PERCENT OF THE TOTAL AREA WILL BE REQUIRED FOR PUBLIC OPEN SPACE IN ACCORDANCE WITH PARAGRAPH 2 ABOVE.

6.3 Outdoor Playing Space: The National Playing Fields Association (N.P.F.A.) Six-Acre Standard was published in 1989 and recommends a minimum standard for outdoor playing space of 2.43 hectares per 1,000 population (commonly referred to as the six-acre standard). Various types of open space are excluded from the NPFA definition of playing space such as verges, woodlands, commons, ornamental parks and gardens, full-length 9 and 18 hole golf courses, and the grounds of schools, colleges and HM Services which are not as a matter of regular practice available for public use. The standard can be broken down into the following components:-

A. Children's Use

A1. 0.2 to 0.3 hectares (0.5 to 0.75 acres) per 1,000 population. This category includes outdoor equipped playgrounds for children of whatever age and other play facilities for children, which offer specific opportunity for outdoor play, such as adventure playgrounds.
--

A2. 0.4 to 0.5 hectares (1.0 to 1.25 acres) per 1,000 population. This category includes casual or informal play space within housing areas:
--

B. Youth and Adult Use

1.6 to 1.8 hectares (4 to 4.5 acres) per 1,000 population. This category includes facilities such as pitches, greens, courts and miscellaneous items such as athletics tracks, putting greens and training areas in the ownership of local government whether at County, District or Parish level; facilities as described above within the educational sector which are, as a matter of practice and policy, available for public use; and facilities as described above within the voluntary, private, industrial and commercial sectors, which serve the outdoor recreation needs of their members or the public.
--

In the Sports Council, N.P.F.A., and Central Council of Physical Recreation report "The Playing Pitch Strategy" of April 1991, the sponsoring bodies recommend that the minimum standard for playing pitches (i.e. excluding athletics tracks, tennis courts and bowling greens, etc.) should be 1.2 hectares per 1,000 population.

6.4 Small Scale Housing Development: A useful size of local open space can be relatively small and the NPFA recommend a minimum size of 100 square metres for pre-school play spaces. However, a proliferation of very small spaces are expensive to maintain, can lead to requests from householders to include them in their private curtilages, and do not provide an appropriate size of area to meet a wide range of needs. For this reason, the plan does not require provision of public open space below a certain number of dwellings, although some amenity landscaping is likely to be required. The threshold

of twenty dwellings has been derived from what would be needed to provide a useful area of open space. If the 15% standard (as explained in para 6.5 below) is applied to a group of 20 average sized dwellings, a useful open space of between 600 and 700 square metres could be provided. Where planning applications for small developments are part of a larger housing estate, the 15% level of provision will apply.

6.5 Open Space on Housing Sites: PPG17 advises local planning authorities to draw up their own recreational space standards. In response to this, a comprehensive Open Space Survey was carried out in the District in 1995. This survey found that, overall, North Wiltshire failed to meet the NPFA standards. A figure of 'about 15%' has been included in the policy as it has been calculated that this would provide about 1.3 hectares of open space provision per 1,000 population, given a housing density of about 32 dwellings per hectare net and an average occupancy rate of about 2.5 persons per dwelling. Whilst the NPFA standards should be aimed for, 1.3 hectares per 1,000 population is the proportion required by this Authority to be provided by planning obligations to serve the needs of the housing development and the Open Space Survey should be used to identify what form the open space should take. The table below shows the general guidelines on the provision of open space in residential development and should be read in conjunction with the latest version of the Open Space Survey. Incidental landscaping and verges associated with roads and footpaths that do not provide useful or convenient areas for open space activities will not form part of the calculation on the area of open space to be provided.

6.6 The Form of the Open Space: A proliferation of small and unattractive amenity areas will not generally be acceptable and provision will need to be made on larger developments for at least a large single open space area of sufficient size so as to be useful. Attractive features on a site, such as existing trees, water features and viewpoints, might usefully be incorporated into areas of open space, and a buffer between industrial and residential areas would be an important consideration. Children's playspace provision should be located on sites that will be viewed with ease from other public areas, such as being located close to public footpaths and cycleways. Playspaces should also be located on sites that will avoid demonstrable harm to surrounding amenities, such as avoiding giving rise to complaints about disturbance to nearby houses from noise generated in and around playspace. The following table sets out guidelines on the form and type of open space that might reasonably be sought for different sizes of housing development:

GUIDELINES ON THE PROVISION OF OPEN SPACE IN RESIDENTIAL DEVELOPMENT

SIZE OF HOUSING DEVELOPMENT	RECREATIONAL OPEN SPACE		VISUAL OR AMENITY OPEN SPACE	PERCENTAGE OF SITE AREA
	FOR CHILDREN	FOR YOUTHS AND ADULTS		
Up to 20 houses	Not Required	Not required	Possible	-
20 to 50 houses	Likely	Not required	Likely	about 15%
50 to 250 houses	Required	Not required	Required	about 15%
Over 250 houses	Required	Required	Required	about 15%