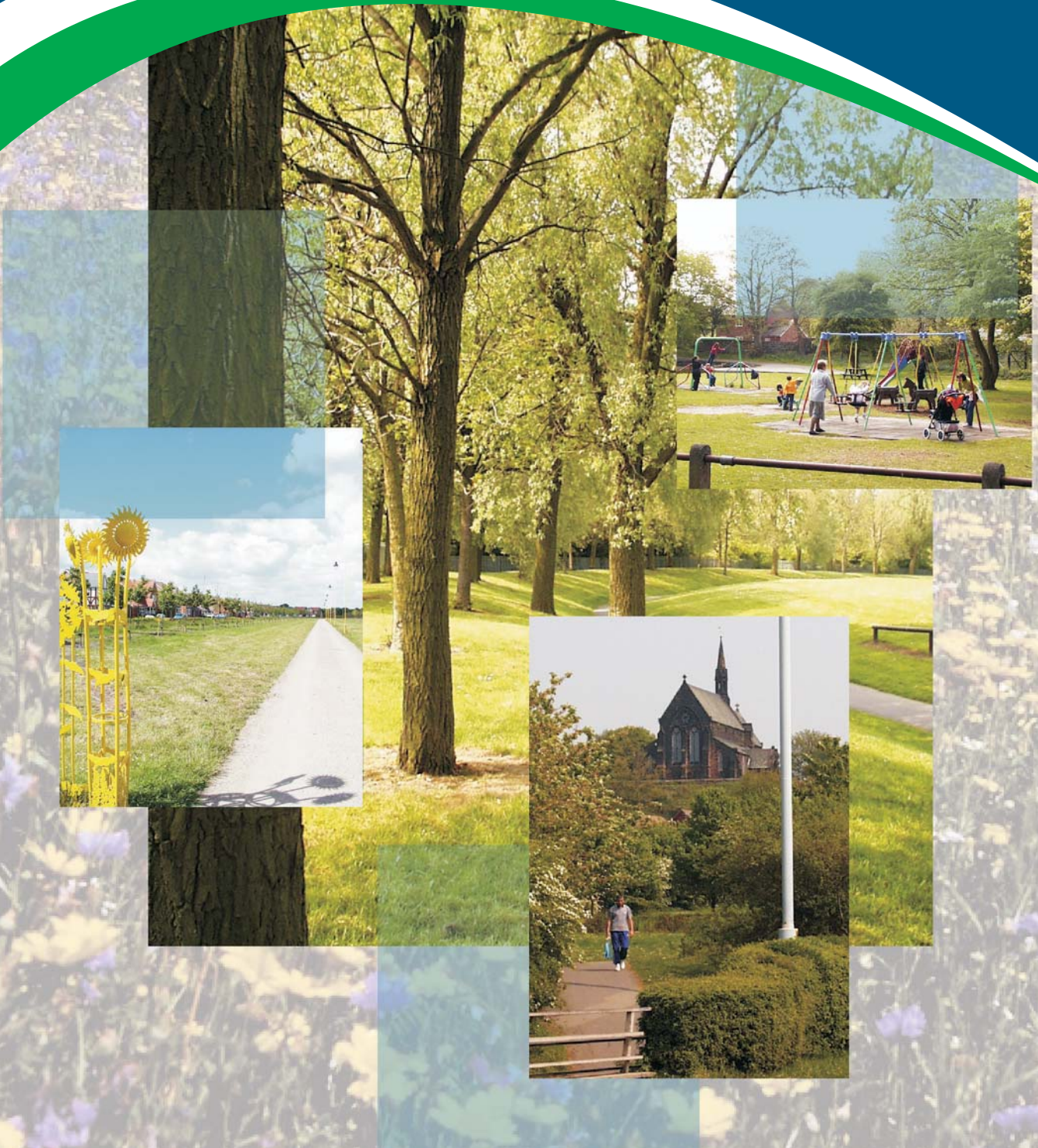


Provision of Open Space

Supplementary Planning Document
Consultation Draft
July 2006



SUPPLEMENTARY PLANNING DOCUMENT
PROVISION OF OPEN SPACE
Public Consultation Draft
August 2006

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1.0 PURPOSE

1.1 The purpose of this Supplementary Planning Document (SPD) is to complement those policies of the Halton Unitary Development Plan (UDP) that recognise the importance of open space within the borough. Added to this it will provide a stimulus for the enhancement in quality, quantity and accessibility of all types of open space within the borough. Specifically, it will help provide;

- a) Networks of high quality open spaces and sport and recreation facilities in both urban and rural areas, which meet the needs of residents and visitors, are fit for purpose and economically and environmentally sustainable;
- b) An appropriate balance between new provision and the enhancement of existing provision;
- c) Clarity and reasonable certainty for developers and land owners in relation to the financial requirements and expectations of the Local Planning Authority in respect of open space, sport and recreation provision to serve new residential developments.

1.2 By stating this purpose, the Council will seek to improve, through its function as Local Planning Authority, any development proposal that does not provide for, or meet the principles encouraged and required within this SPD and the Halton UDP.

2.0 POLICY BACKGROUND

- 2.1 As a means of ensuring the Council performs its duties as Local Planning Authority, this SPD should complement the framework set by national and regional planning guidance. This will ensure that open space in Halton is provided at suitable standards of quality, quantity and accessibility.
- 2.2 The most relevant national documents are outlined below.

2.3 NATIONAL POLICY

- 2.4 **Planning Policy Statement 1 (PPSI): Creating Sustainable Communities.** Under the heading of “The Governments Objectives for the Planning System”, PPS1 outlines several aims for facilitating and promoting sustainable and inclusive patterns of urban and rural development.



- 2.5 There are two objectives that have particular relevance to open space.
- 2.6 Firstly, protecting and enhancing the natural and historic environment, the quality and character of the countryside and existing communities and secondly ensuring high quality development through good and inclusive design, and the efficient use of resources.

- 2.7 The document then goes on to state that “the condition of our surroundings has a direct impact on the quality of life and that a high quality environment brings social and economic benefits for local communities. Planning should seek to maintain and improve the environment to help mitigate the effects of declining environmental quality through positive policies on design, conservation and provision of public space.”

- 2.8 **Planning Policy Guidance Note 3: Housing**, outlines the requirement for both a sequential and sustainable approach to residential development and places particular importance on the greening of residential environments. The provision of adequate levels of well designed open spaces can enhance quality, assist in the permeability of land for storm drainage and contribute to biodiversity as well as contributing to recreational requirements of the local population.

- 2.9 **Planning Policy Statement 9: Biodiversity and Geological Conservation.** The key principles of this document are that planning decisions should be based upon up to date information & statistics. Policies and decisions should aim to maintain, enhance restore or add to biodiversity and ensure the proper weight is attached to sites of particular environmental importance. Plan policies should promote opportunities for incorporating biodiversity and geological features within the design of development. Finally planning decisions should prevent harm to biodiversity and geological conservation interests.



2.10 **Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation** states that Local Planning Authorities should undertake robust assessments of the existing and future needs of their communities for open space, sports and recreation facilities. This will enable the setting of local standards to guide future provision. In addition, planning authorities will be justified in seeking either on-site provision or contributions towards new off-site provision, or the enhancement of existing off-site provision, for the full range of open space or sport and recreation facilities for which they have adopted provision standards.

2.11 The main policy objectives that underpin PPG17 are:

- Supporting urban renaissance
- Supporting rural renewal
- Promotion of social inclusion and community cohesion
- Health and well being
- Promoting sustainable development

2.12 In his foreword to **Living Places. Cleaner, Safer, Greener, 2002**, the Deputy Prime minister states that successful, thriving and prosperous communities are characterised by streets, parks and open spaces that are clean, safe, attractive areas that local people are proud of and want to spend their time. This indicates the importance central government

attaches to open space and the public realm and its desire that this attitude is reflected at a local authority level.



2.13 **The Value of Public Space**, produced by CABE Space (March 2004) details the benefits successful open spaces can have on their surrounding environments. The document has been written around 7 principles which are as follows:

- The economic value of public space
- The impact on physical and mental health
- The benefits for children and young people
- Reducing crime and fear of crime
- The social dimension of public space
- Movement in and between spaces
- Value from biodiversity and nature.

2.14 REGIONAL POLICY

2.15 **Regional Spatial Strategy** . The two most relevant of the RSS's seven key objectives are;

- To ensure active management of the regions environmental and cultural assets;
- To secure a better image for the region and high environmental and design quality.

2.16 Policy DP2 states that local authorities should, in writing policy, set out clearly the means, including planning obligations and conditions and the phasing of programming of development

by which any necessary compensation, mitigation or substitution is to be achieved.

2.17 LOCAL POLICY

2.18 This SPD supplements UDP policies **S25** Planning Obligations, **GE5** Outdoor Sport and Recreation Facilities in the Urban Fringe and Open Countryside, **GE6** Protection of Designated Greenspace, **GE11** Protection of Incidental Greenspace, **GE12** Protection of Outdoor Playing Space for Formal Sport and Recreation, **H3** Provision of Recreational Greenspace and **TP9** The Greenway Network.

- Policy S25 states that adequate mitigation measures should be provided for developments that would markedly exacerbate significant deficiencies in infrastructure or social, recreational or community facilities and environmental, social or economic capital.
- Policy GE6 requires development within a designated or proposed greenspace to be ancillary to the enjoyment of that green space and compensation can be made in exceptional circumstances where development results in the loss of green space.
- Policy H3 requires that development ensures there would be sufficient recreational greenspace to meet the needs of the people living on or near new residential developments.
- Policy TP9 states the requirement for developments that adjoin greenway networks. Specifically improvements to that network will be sought.

2.19 As with all Council documents, this SPD is intended to contribute to the objectives of both the Community

Strategy and the Corporate Plan. Both documents contain the same five strategic priorities, of which, A Healthy Halton, Halton's Urban Renewal and A Safer Halton are the three most relevant.

2.20 Under the headings of the strategic priorities there are a series of aims and objectives, those particularly relevant to this SPD are;

- To promote a healthy living environment and lifestyles to protect the health of the public, sustain individual good health and well-being, and help prevent and efficiently manage illness;
- To create and sustain better neighbourhoods that are well designed, well built, well maintained, safe and valued by the people who live in them, reflecting the priorities of residents;
- To support and sustain thriving neighbourhoods and open spaces that meet people's expectations and add to their enjoyment of life.

2.21 The priorities of the Community Strategy and the Corporate Plan are based on priorities set by the people of Halton. They were identified through community involvement via area panels, focus groups, and a telephone questionnaire to develop the Community Strategy. The Corporate Plan was based on the same community involvement and statistical information compiled in the State of the Borough Report.

2.22 Halton's **Biodiversity Action Plan** identifies habitats and species which are of particular importance for the borough. The plan also recognises the benefits of access to open space for local residents – in particular local nature reserves.

fairer determination of the requirement for each new residential development.

2.23 THE OPEN SPACE AND PLAYING PITCH ASSESSMENT 2005.



2.24 In April 2004 the Council commissioned consultants to undertake an assessment of playing pitches and open space within the Borough. This study updated and enhanced a previous assessment, undertaken in 2000, in line with newly revised government guidance contained in PPG 17.

2.25 Local standards were set for the three most important indicators of open space - quality, quantity and accessibility. These standards were set by surveying the opinions of the public of Halton via a household survey, an onsite user survey and using population and land use statistics.

2.26 Over 600 individual sites were visited to form the basis of a qualitative assessment.

2.27 Through the use of the Council's Spatial Survey & Monitoring team, there is now the ability to accurately map open space within the borough. In addition, catchment boundaries for existing open spaces can also be mapped to show relationships to new or proposed developments.

2.28 It is anticipated the open space assessment will be updated every two years to allow for any changes in each type of open space. This will allow for a

3.0 UNDERSTANDING THE ISSUES



- 3.1 Research undertaken by CABI has shown that 85% of people surveyed felt the quality of open space and the built environment has a direct impact on their lives.
- 3.2 Redevelopment containing high quality open spaces aids the regeneration of an area. There is also evidence that well planned, well-managed public open space has had a positive impact on residential property prices.
- 3.3 For retailers too, a good quality open space can improve trading by attracting more people into an area.
- 3.4 Growing concern about the health of the nation, especially children and young people, can be addressed by making use of the country's open spaces. Access to good quality, well maintained public spaces can help to improve our physical and mental health by encouraging us to walk more, to play sport or simply to enjoy a stress free green and natural environment.
- 3.5 Increasing urbanisation & car use has left our children with far fewer opportunities than previous generations to play freely outdoors and experience the natural environment. Good quality public spaces – including well designed school grounds – can help to fill this gap, providing children with opportunities for fun, exercise and learning. For example, spaces with trees and grass offer better play opportunities for children than those without.
- 3.6 Crime and fear of crime can be a major deterrent from people using even the highest quality open spaces. Parents fears of crime can also lead to children and young people being prevented from using parks and play spaces. Physical changes to, and the better management of public space can help allay these fears and therefore make the most of our open spaces.
- 3.7 One of the fundamental functions of open space is that it allows movement between areas – on foot, bicycle, car, motorcycle or public transport. A key objective of public open space is therefore to reconcile these different needs. Well designed streets and public spaces help reduce vehicle speeds and overall usage by encouraging walking and cycling.
- 3.8 Finally, value in biodiversity and nature can be gained to combat the significant increase in hard impermeable surfaces leading to higher temperatures in towns and cities than the surrounding rural areas – 'the heat island effect'. Vegetation and open spaces in urban areas can help to redress this imbalance by bringing environmental benefits such as the cooling of air and the absorption of atmospheric pollutants. Furthermore there are benefits for nature conservation and the provision of wildlife habitats and the reduction in surface water runoff through additional permeable surfaces.

4.0 GUIDING PRINCIPLES

4.1 OPEN SPACE DEFINITION

4.2 Planning Policy Guidance Note 17 defines open space under the following typologies;

- Parks & Gardens
- Natural & Semi Natural Open Space
- Amenity Greenspace
- Provision for Children & Young People
- Allotments & Community Gardens
- Playing Pitches
- Outdoor Sports Facilities
- Green Corridors

(further definitions are given in Table 2)

4.3 The companion guide to PPG17 highlights Guiding Principles which are relevant to the content of this SPD. These are:

- a) Local needs are likely to vary from place to place even within a single local authority, according to socio-demographic make up, cultural characteristics and numbers and types of visitors.
- b) The delivery of networks of high quality, sustainable open spaces depends not only on quality planning but also on creative design and effective management.
- c) In certain cases it will be preferable to improve existing open space rather than seek new provision.
- d) The value of open spaces depends primarily upon the extent to which they meet clearly identified local needs and the wider benefits they generate for people, wildlife and the surrounding environment.

4.4 For open spaces in rural areas the four guiding principles above will still apply, however it should be recognised that circumstances in rural areas will alter

standards at which open space is able to be provided.

4.5 Rural areas should not expect to have the same level of access to open spaces and certain typologies of open space will almost always be found exclusively in rural or urban areas. For example, recreational activities like water sports or climbing largely depend upon access to rural open space.

4.6 Supporting the guiding principles there are five important features which distinguish open space and which are used in its assessment:

4.7 **Accessibility & Quantity** – Which relate to land use and so are delivered primarily through the planning system.

4.8 **Quality, Multi – Functionality & Primary purpose** - Delivered through good design assisted through planning conditions or planning agreements.

4.9 OPEN SPACE PROVISION

4.10 Each new residential development places an increased pressure on existing open spaces both within the borough and in the locality of the development.

4.11 Therefore, as open space contributes so heavily to the successful creation of place and space, for the reasons outlined above, **all new residential developments will be required to provide one or all of the following:**

- open space on site, where this is not possible;
- contributions for new provision;
- enhancement of existing spaces.

4.12 Each of these options should reduce pressure on existing public spaces and contribute to the proposed development.

- 4.13 **Where a proposed development is of sufficient size (50 persons or greater) it will be necessary to incorporate all, or as much as possible of the open space requirement on or adjacent to the site.** The type of open space may include children's play space (LAP), or amenity type recreational greenspace.
- 4.14 **For residential developments of less than 50 persons developers will be required to pay a commuted sum for the enhancement of existing open space within the local area, or provision of new facilities.**
- 4.15 For further detail on how to calculate the total number of people generated as a result of residential development see the following chapter and Halton UDP policy H3.
- 4.16 Whilst the primary objective of any new residential development should be to provide open space on site, to enhance the development, it is of course accepted that open space cannot always be provided on or adjacent to a proposal site. Where there is no practical solution to this, Section 106 of the 1990 Town & Country Planning Act allows individuals to enter freely into obligations with the Council to provide open space off site through contributions, or to improve and or expand an existing facility. **Where this is the case it will be up to the developer to demonstrate why they are unable to provide open space provision on site.**
- 4.17 As directed in planning circular 05/2005 *Planning Obligations* any off site provision should be fairly and reasonably related in scale and kind to the development proposal and be in a location where it will be of direct benefit to the occupiers of said development. Provided authorities have undertaken assessments of need and audits of existing facilities, compliant with PPG17, locally determined provision standards will meet the tests of reasonableness. This means that authorities will be justified in using them as the basis for planning conditions or obligations in appropriate circumstances.
- 4.18 Continuing this theme, Paragraphs 23 and 33 of PPG17 clearly state that obligations can be used to reduce or prevent both quantitative and qualitative deficiencies in provision.
- 4.19 A one off commuted sum will be required to cover initial maintenance costs where the responsibility for the new open space will be transferred to the local authority upon completion of the development.
- 4.20 It will also be appropriate to impose commuted establishment sums to cover the off site costs of establishing new areas of open space such as recreational facilities, play space, woodland or landscaping.
- 4.21 Where a proposal involves the loss of existing open space, **new open spaces of equal or improved quality, such as sports pitches, should be in place well in advance of the loss of any existing pitches,** to ensure that users are able to move from one to the other without delay. In any instance where development is sought on existing open space, the proposal will be required to meet the tests of those policies in the adopted UDP that afford protection to existing open space. These policies can be found in chapter 3 - The Green Environment and are as follows.
- GE6 Protection of Designated Greenspace
 - GE7 Proposed Greenspace Designations
 - GE8 Development within Designated Greenspace

- GE10 Protection of Linkages in Greenspace Systems
- GE11 Protection of Incidental Greenspace
- GE12 Protection of Outdoor Playing Space for Formal Sport And Recreation
- GE15 Protection of Outdoor Playing Space for Children
- GE16 Protection of Allotments
- GE17 Protection of Sites of International Importance for Nature Conservation
- GE18 Protection of Sites of National Importance for Nature Conservation
- GE19 Protection of Sites of Importance for Nature Conservation
- GE20 Protection and Creation of Local Nature Reserves
- GE21 Species Protection
- GE22 Protection of Ancient Woodlands
- GE23 Protection of Areas of Special Landscape Value
- GE24 Protection of Important Landscape Features
- GE27 Protection of Trees and Woodland
- GE29 Canals and Rivers

5.0 CALCULATING THE REQUIREMENT

5.1 All new residential development requires provision of open space as stated in UDP policy H3, this includes:

- Flats and maisonettes
- Additional dwellings gained through the redevelopment of an existing housing area
- Conversions of existing buildings
- Independent dwellings for students or the elderly.
- Permanent permissions for mobile homes.

5.2 Residential development that will not require open space contributions are defined as:

- Replacement of existing dwellings on a one for one basis
- Extensions and annexes within the curtilage of a main property for a dependent relative.
- Sheltered / special needs housing
- Temporary permissions for mobile homes.

5.3 To further clarify the above, there are three instances where it will be necessary to vary or waive a requirement for open space.

- Where the need for effective place-making, or a particular approach to urban design dictates the approach to provision. An example of this may be where it would be necessary or beneficial to provide a very high quality design to make the proposal more successful as opposed to an open space requirement.
- Where a residential development is so minimal as the costs of drawing up the Section 106 agreement would be higher than the commuted sum itself. The Council does however recognise that the aggregate impacts of many

small developments will have an impact upon open space requirements and so therefore retains discretion over whether to seek open space contributions. The current costs of drawing up a S.106 agreement are £200 + VAT (this may be subject to change).

- Where the developer can prove that any residential development will not result in an increased population to the local area because the occupants of new developments are migrants from within that same local area and the accommodation they vacate will not be used for residential purposes.

5.4 The Council also recognises that the costs of providing open space can impinge on the overall costs of a development. Usually this requirement will not overly affect a proposal, however, where a proposal involves the development of a brownfield site where land remediation is necessary, for example, the additional costs associated with providing open space can, in some instances reduce the quality of the end product. In instances such as this the Council may waive the requirement for open space in favour of improvements to the overall design of the development. In all cases it will be up to the developer to demonstrate, in broad financial terms, that the provision of open space is unsuitable for the case in question. The Council will then be able to make assessments on a case-by-case basis.

5.5 Where on site provision of open space is not possible, then financial contributions will be used to mitigate against a lack of on site provision. The scale of the contribution will be calculated using a formula that takes into account the size of the development, the type of dwellings and the cost of providing (or enhancing) and maintaining open space.

5.6 Any financial contribution paid by the developer towards the provision or enhancement of open space will be the subject of a legal agreement specifying the amount of contribution, when it should be paid and how it will be spent.

5.7 OUTLINE APPLICATIONS

5.8 Where an application is received in outline and the size and type of the proposed development is not known, the Council's position on the requirement of open space will be reserved through a planning condition, so it can be resolved when a detailed application is made and the estimated population of the development can be determined. In this instance an outline permission will state the maximum number of dwellings, and the planning condition will state all the other known variables.

5.9 Financial contributions paid by developers will be based upon a legal agreement between the developer and the Council. This will specify the amount of the contribution, when it should be paid and how it will be spent. The agreement will also detail implications for repayment should capital works not begin within 5 years of completion of the final dwelling in the scheme.

5.10 For larger developments the Council will be able to indicate exactly where any contributions made by developers will be spent. For smaller developments financial contributions will be insufficient to provide new open space or enhance existing open space on their own. In cases such as this contributions will be paid into a special ring fenced account based upon area forum boundaries from which aggregate contributions will be used to make improvements within that area.

5.11 It may be appropriate to direct developer contributions to improve

pedestrian and cycle access, instead of using contributions towards open space specifically. This is mentioned with particular reference to town centre developments where provision cannot be made on site and improvements to sustainable forms of transport will achieve other environmental targets.

5.12 MAKING THE CALCULATION

5.13 All planning applications for residential development must have their open space requirement assessed in terms of Quantity, Accessibility and Quality.

5.14 With reference to appendix B, each residential planning application will fall into one of the seven area forums that cover the borough. Each typology of open space has been quantified within each area forum.

5.15 QUANTITY

5.16 Assessments of quantity are made using area forum boundaries (shown in appendix B). A comparison is made between the current level of provision within the area forum the development falls in, and the local standards set in the Halton Open Space Assessment 2005. Where existing provision for any typology falls below the local standard, a deficiency exists.

5.17 ACCESSIBILITY

5.18 With reference to table 2 below, each typology of open space has been set an accessibility standard. It is now possible to identify any development sites within the borough which fall outside the existing accessibility standards for open space. Major obstacles such as roads or waterways will be considered at this time.

5.19 By using the quantity and accessibility standards together it is possible to determine the priorities for open space provision. The basic principle is that

those typologies deficient in quantity and outside accessibility standards take the highest priority for new provision.

5.20 Table 1.0 below highlights the priorities for each scenario that may arise.

Accessibility (Catchment) <small>(Relates to areas in or out of catchment of sites)</small>	Quantity (Sur / Def) <small>(Relates to Analysis Area)</small>	Action
OUT	Deficiency	<ul style="list-style-type: none"> Highest priority for NEW provision of open space typology PROTECT existing sites ENHANCE accessibility to existing open space sites where possible
OUT	Surplus <small>(this type of open space)</small>	<ul style="list-style-type: none"> ENHANCE accessibility to existing open space sites where possible Consider PRO-ACTIVE approach of disposal of surplus areas to acquire resources to provide NEW provision in areas outside effective catchment of existing sites
	Surplus <small>(other types of open space)</small>	<ul style="list-style-type: none"> Consider RE-DESIGNATION of other open space typology sites in areas <u>outside</u> effective catchment particularly where surpluses are indicated of these other open space typologies. If other typologies are in <u>surplus</u> within the area <u>and</u> re-designation is not appropriate consider PRO-ACTIVE approach of disposal to acquire resources to provide NEW provision in areas outside effective catchment of existing sites
IN	Deficiency	<ul style="list-style-type: none"> ENHANCE accessibility to existing open space sites where possible Possible need for NEW provision – through provision of new sites or extended provision of existing sites <p><small>Note: further analysis maybe required to determine where the quantity deficiency is concentrated within the analysis area</small></p>
IN	Surplus	<ul style="list-style-type: none"> Lowest Priority for additional provision Consider RE-DESIGNATION of sites to other open space types which are deficient in quantity terms in this catchment area If other typologies are deficient within the catchment <u>and</u> re-designation is not appropriate consider PRO-ACTIVE approach of disposal to acquire resources to provide NEW provision <p><small>Note: further analysis maybe required to determine where the quantity surplus is concentrated within the analysis area</small></p>

Table 1.0 Priorities for Action. Source: Open Space & Playing Pitch Assessment (2005)

5.21 The Council may undertake further analysis to determine where surplus is concentrated within the analysis area to focus priorities. Alternatively the Council may seek contributions towards the qualitative improvement of existing open space.

5.22 Having established which typologies take the highest priority, it is possible to calculate how much off site provision will cost. Each stage of this calculation is explained below.

TABLE 2 ASSESSMENT OF PROVISION & COSTS

TYOLOGY	DESCRIPTION	LOCAL STANDARD (m2/Person)	COST (£ m2)	ACCESSIBILITY STANDARD	Maintenance Cost (£ m2)
PARKS & GARDENS	Accessible, high quality opportunities for informal recreation and community events	12.5	£7.20	1.2 Km	£23.30
NATURAL & SEMI NATURAL	Wildlife conservation, biodiversity & environmental education & awareness	27.5	£4.60	1.2 Km	£3.70
AMENITY GREENSPACE	Opportunities for informal activities close to home or work or the enhancement of residential areas.	10	£5.75	0.8 Km	£6
PROVISION FOR CHILDREN & YOUNG PEOPLE	Areas designed for play and social interaction involving children / young people. eg equipped play areas, skateboard areas / teenage shelters	2	£82	0.8 Km	£24
ALLOTMENTS & COMMUNITY GARDENS	Opportunities for people to grow their own produce as part of sustainable, healthy and socially inclusive living.	0.9	£17.25	1.6 Km	£3.70
PLAYING PITCHES	Classed as Football, Rugby Union, Rugby League, Hockey, Cricket pitches for Junior and adult uses.	9.5	N/A	N/A	£2.85
OUTDOOR SPORTS FACILITIES	Participation in outdoor sports such as pitch sports, tennis, bowls, athletics or countryside and water sports.	27.5	N/A	1.2 Km	£23.30
GREEN CORRIDORS	Walking, cycling or horse riding, whether for leisure or travel, and opportunities for wildlife migration	See Appendix A			
CEMETARIES & CHURCHYARDS	Quiet contemplation and burial. Often linked to promotion of wildlife and biodiversity.	N/A	N/A	N/A	N/A
CIVIC SPACES	Mainly in urban centres, providing an attractive setting for civic buildings.	N/A	N/A	N/A	N/A

Where assessments of local conditions indicate new provision is needed, for one or more open space typologies, then the following calculations will apply:

OPEN SPACE REQUIREMENTS

Capital open space calculations are made in scale with the proposed development and based upon the anticipated population of that development. It is therefore necessary to find out the total number of people generated by the proposal. UDP policy H3 sets out a simple and consistent population assumption for different sized dwellings, thus;

	Persons
(A) 1 Bedroom Dwelling	2
2 Bedroom Dwelling	3
3 Bedroom Dwelling	4
4+ Bedroom Dwelling	5

For each open space typology where there is a deficiency, it is necessary to establish how much space is required as a result of the new development. This is done by multiplying the number of people from (A) by the local standard for each typology where a deficiency has been identified. The following example assumes there are two open space typologies that are identified as deficient in quantity.

(B) Typology 1 Requirement = No persons x Local Standard (m²/person)

(C) Typology 2 Requirement = No Persons x Local Standard (m²/person)

Possible additions of other typologies if showing a Deficiency (D), (E), (F).....

OFF SITE PROVISION – FINANCIAL CONTRIBUTION

Having established the quantity of open space required, it is then necessary to multiply this quantity by the cost of provision. Adding together the cost of providing each typology of open space gives the total financial requirement for provision.

Typology 1 = (B) x Cost (£ /m²)

Typology 2 = (C) x Cost (£ /m²)

MAINTENANCE & COMMUTED ESTABLISHMENT SUMS

Maintenance costs are a one off fee required where the Council is to assume responsibility for new sites of open space. It is calculated by multiplying the total amount of open space required for each typology by the maintenance cost of that typology. These costs are shown in Table 2. For example the cost of maintaining Amenity Greenspace is £6 per Square Metre.

Commuted Establishment Sums are calculated the same way as above but need to be spent within 5 years of receipt.

The total commuted sum is calculated by adding the cost of providing each typology to the cost of providing maintenance.

WORKED EXAMPLE

The following worked example uses the principles outlined above to show how open space requirements are calculated. Please refer to Table 2 for specific details regarding each open space typology.

A developer wishes to build 10 – 3 bedroom houses on a suitable site within the borough.

The open space assessment indicates there is a deficiency of **Amenity Greenspace** and **Allotments** within the locality of the proposed development. therefore a commuted sum for off site provision of open space is required to address the deficiency.

It is first necessary to calculate the total number of people generated by the development.

$$10 \text{ (dwellings)} \times 4 \text{ (persons)} = 40 \text{ (people)}$$

It is now possible to calculate the requirement for each typology identified with a deficiency.

Amenity Greenspace

$$40 \text{ (people)} \times 10 \text{ m}^2 \text{ (local Standard)} = 400 \text{ m}^2 \text{ (requirement)}$$

Then calculating the cost of that provision;

$$400 \text{ m}^2 \text{ (requirement)} \times \text{£ } 4.60 \text{ (£ / m}^2 \text{ cost of provision)} = \text{£1840}$$

Allotments

$$40 \text{ (people)} \times 0.9 \text{ m}^2 \text{ (local Standard)} = 36 \text{ m}^2 \text{ (requirement)}$$

Then calculating the cost of that provision;

$$36 \text{ m}^2 \text{ (requirement)} \times \text{£ } 17.25 \text{ (£ / m}^2 \text{ cost of provision)} = \text{£621}$$

The total cost of new provision is therefore $(\text{£}1840 + \text{£ } 621) = \text{£2461}$

Commuted Establishment Sums

$$400 \text{ m}^2 \text{ (requirement)} \times \text{£ } 6 \text{ (£ / m}^2 \text{ cost of maintenance)} = \text{£2400}$$

$$36 \text{ m}^2 \text{ (requirement)} \times \text{£ } 3.70 \text{ (£ / m}^2 \text{ cost of maintenance)} = \text{£133.20}$$

$$\text{Total} = \text{£2533.20}$$

Adding the maintenance fee to the provision fee produces an overall commuted sum of **£4994.20**

6.0 DESIGN OF OPEN SPACE

6.1 In accordance with UDP policy BE2 design statements should be produced by the developer where substantial open spaces are to be provided on site.

6.2 These design proposals should highlight how the development and the proposed open space will relate to the surrounding environment and also how the open space contributes to the proposed development. In particular the Council will be looking to see how the applicant has incorporated open space with regard to **safety and security, improving green links, biodiversity, increasing sustainability** and overall **aesthetics**. Reference should also be made to the adopted Designing for Community Safety SPD which provides further guidance on safety issues within developments.

6.3 Developers are encouraged to employ innovative approaches to the provision of on site open space such as using existing on site features in the design of open space. The following text provides some guidance.

Character

6.4 Open Spaces should have a defined character reinforced by key landmarks and features linked back to a historic context or regeneration theme. The use of features both at the edges of sites and centrally can draw people in, however consideration should be given to avoiding obstruction of light into the space, increased wind patterns and the creation of shade.

Security and Safety

6.5 Building frontages play a large part in achieving an initial level of security particularly the more active the frontage. Open spaces should be designed in a way

that optimises active frontages with an awareness shown of after hours use. This will help to ensure the open space becomes part of the development and not a nuisance.

6.6 Lighting, sightlines and visibility can play a large role in influencing perceptions of a space – designs should avoid high walls and planting that is likely to conceal potentially insecure areas.



A Sense of Place

6.7 By linking designs or themes of a place to its surroundings it is possible to encourage a sense of ownership or pride. Influences can come from who funds, protects or maintains the open space.

6.8 It is particularly important to encourage a connection with the surrounding communities who may use the space.

Materials

6.9 As mentioned above it is important that a continuation of themes from existing urban areas is present within the open space, specifically in the use of walkways, boundaries, walls, seating, lighting and other street furniture.

Linkages

6.10 Core routes in and around the open space should be utilised as much as possible. New open space can be provided to intersect these routes or be a convergence point.

- 6.11 Open spaces can be adapted to blend into the access and vistas of existing street networks.



Guidance On Play Provision.

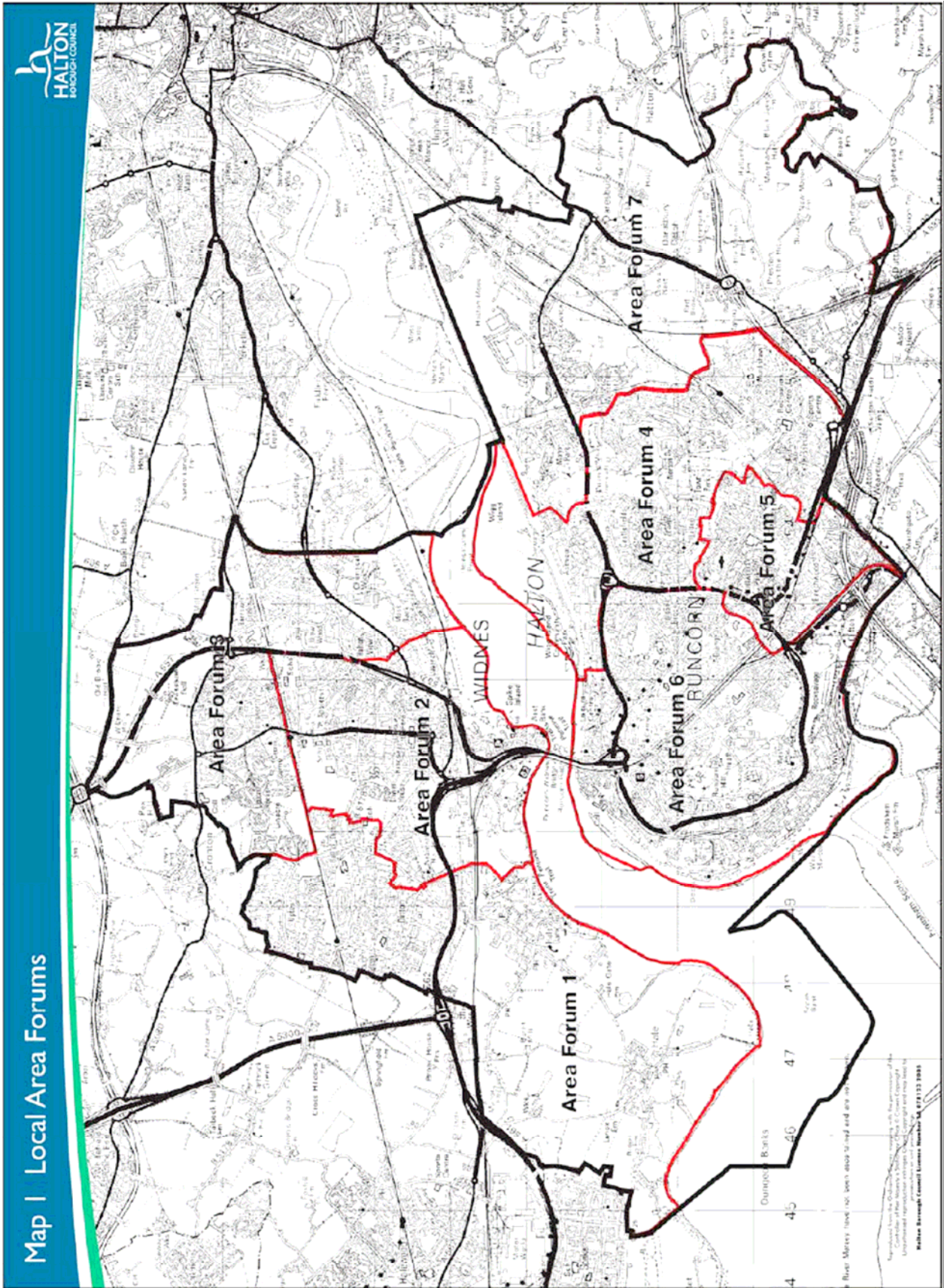
- 6.12 All play areas should comply with the recommendations set out in the National Playing Fields Association Standards and all equipment should comply with European Standard EN1176 & EN1177. In addition, the Disability Discrimination Act 1995 should be used to achieve access standards for the disabled. Further guidance is available from ROSPA (Royal Society for the Prevention of Accidents).
- 6.13 Before the Council agree to adopt any play space, an independent inspection will be undertaken to ensure the facilities meet necessary standards.
- 6.14 Design emphasis should be placed on providing an area for children to meet, which provides play for all levels, ability and age. Play equipment provided for 2-6 years and 6-12 years should be separated. Teenage play should also be catered for on larger developments.
- 6.15 A variety of play equipment should be provided for, along with seating for adults.



- 6.16 Play areas should not just be a collection of play equipment. Design should also consider the use of innovative boundary treatments and landform to create stimulating environments. The Council will also welcome creative solutions, developed alongside the residential proposal which add play value rather than providing facilities.
- 6.17 Providing buffer zones around play space ensures they do not cause noise problems to nearby dwellings. This demonstrates the importance of developing the open space along with the other elements of the proposal, not simply as an afterthought.
- 6.18 Surfacing around play facilities should be wet pour rubber for safety purposes and seating for accompanying adults should be provided in most cases.
- 6.19 Dog proof fencing, 1 metre high, with self closing gates is suitable for play areas. Generally galvanised steel powder coated fencing is appropriate however this will depend on the features of the local area.
- 6.20 Grass, associated paths and planting is encouraged around the perimeter of the play space, avoiding thorny or poisonous species.
- 6.21 Developers should contact the Council's Landscape Services Division early in the planning process if they intend to include a proportion of open space on site. All schemes will need approval prior to work starting on site. Contact details are given in the appendices.



APPENDIX B – AREA FORUM BOUNDARIES



APPENDIX C: CONTACTS AND USEFUL INFORMATION

GENERAL INFORMATION

Further information relating to the purpose of the intended SPD:

To access a downloadable copy of the Planning Policy Guidance notes or Planning Policy Statements detailed in Section 2, or for further general planning information visit the Office of the Deputy Prime Minister website at www.odpm.gov.uk or for a hard copy contact the Department for Communities and Local Government by telephone on 0870 1226 236.

To access a downloadable copy of 'By Design, Urban Design in the planning system: Towards Better Practice' and 'Safer Places', and also Living Places. Cleaner, Safer, Greener. And documents relating to urban renewal, urban design and creating sustainable communities, and general planning information visit The Department for Communities and Local Government website at www.odpm.gov.uk.

For further information regarding open space & biodiversity and creating and enhancing open spaces is available from the Commission of Architecture and the Built Environment and all their publications can be downloaded free of charge from <http://www.cabe.org.uk> or for a hard copy contact English Heritage at: Customer Services Department, PO Box 569, Swindon, Wiltshire, SN2 2YP, Tel: 0870 333 1181, Fax: 01793 414 926

Further information regarding ROSPA providing safe play environments can be found at www.rospa.com/playsafety

Further information on the Halton UDP and LDF can be found online at www.halton.gov.uk or by phone on 0151 907 8300, email at forward.planning@halton.gov.uk or by post to Planning and Policy Department, Environmental & Regulatory Services, Halton Borough Council, Rutland House, Halton Lea, Runcorn, WA7 2GW.

Further details regarding the Halton Open Space Assessment 2005 can be found by contacting the Council at the address above.

You can find out about the planning system and how it works at www.planningportal.gov.uk.

LOCAL INFORMATION

For advice relating to submitting a planning application, for pre-application discussion or to purchase a copy of this SPD or any other SPD contact:

Planning and Policy Division
Environmental & Regulatory Services
Environment & Development Directorate
Halton Borough Council
Rutland House
Halton Lea
Runcorn
WA7 2GW

Tel: 0151 907 8300

Fax: 0151 471 7314

Email: forward.planning@halton.gov.uk

Website: www.halton.gov.uk

If further highways or transport information is required, please contact the:

Highways & Transportation Division
Environmental & Regulatory Services
Environment & Development Directorate
Halton Borough Council
Rutland House
Halton Lea
Runcorn
WA7 2GW

Tel: 0151 907 8300

Fax: 0151 471 7521

Website: www.halton.gov.uk

If further access information is required, or information relating to Landscape Services please contact the;

Landscape Services
Environment & Regulatory Services
Environment & Development Directorate
Halton Borough Council
Picow Farm Road
Runcorn
WA7 4NB

Tel: 0151 907 8300

Website: www.halton.gov.uk