

Adopted Local Plan - Appendix IV

Standards for the Provision of Public Open Space in Association with New Residential Development.

1

Introduction

This appendix elaborates on policies R2 and R3 of the Local Plan.

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Provision of Public Open Space

Policy R2 requires recreation open space at a standard of 2.43 hectares per 1000 population to be provided in connection with any residential development. The Council has adopted the recreation standard promoted by the National Playing Fields Association (NPFA) which comprises:

Youth and Adult Use:	1.6-1.8 hectares per 1000 population
Children's Use:	0.2 - 0.3 hectares per 1000 population of equipped children's playgrounds, adventure playgrounds and other specific opportunity play facilities; and 0.4 - 0.5 hectares per 1000 population of casual or informal play space within housing areas

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Youth and adult sport and recreation space includes facilities such as pitches, courts and other miscellaneous items which, as a matter of policy and practice, are available for public use.

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Within new developments children's play areas should be provided within a safe walking distance from home, no further than 200 metres for pre-school children and 400 metres for older children, be clearly visible from a number of dwellings, and easily accessible from the development.

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New children's play areas within developments should consist of a minimum of the following:

- a suitable safety surface which conforms to the current BSI safety recommendations;
- secure fencing with self-closing gates to prevent animals gaining access;
- a range of play activities from toddler provision through to facilities for children of 12 years of age, subject to specific circumstances of the locality, and any other considerations.

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Standards Adopted within Salisbury District

Salisbury District is deficient in the provision of both children's and adults' facilities throughout the District, when assessed against the NPFA

minimum standards and, in addition, the existing provision is often of poor quality. The Local Planning Authority has therefore adopted the upper target figures for the provision of both children's equipped play facilities (0.3 hectares per 1000 population) and youth and adult facilities (1.8 hectares per 1000 population).

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The population of any new residential development will be calculated on the following basis:

Number of Bedrooms	Number of Occupants per Dwelling
1	2
2	3
3	4
4	5

NB. The provision of open space for dwellings with more than 4 bedrooms will be assessed on a pro rata basis

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In the case of outline planning applications, where the types of dwellings are unknown, the Local Planning Authority will, for guidance purposes only, assess the likely open space requirements using the average occupancy rate for the District based on the 1991 Census.

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Developers are recommended to enter into early discussions with the Local Planning Authority regarding the provision of recreational facilities in association with new residential development. The Local Planning Authority will liaise with the Parks Manager on all proposals.

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Open Space Provision and Sizes of Development

On sites of less than ten dwellings, it may be impracticable to provide recreation facilities on-site. In such instances, the Local Planning Authority will expect developers to make a contribution, in accordance with the scale of payments operating by the Local Planning Authority, towards the provision of new or improved facilities within the local area. The scale of payments is calculated according to the number of bedrooms in each dwelling. These will be updated annually and full details are available from the Planning Office on request.

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Where ten or more dwellings are proposed, an equipped children's play area at least should be provided on-site, unless the Local Planning Authority is satisfied that for specific reasons, for example, the topography of the site, provision off-site would be more beneficial.

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Where an equipped children's play area cannot be provided on-site, the developer will be expected to make a commuted payment towards a nearby facility (existing or proposed) in accordance with the scale of contributions operated by the Local Planning Authority.

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On larger sites, where the developer wishes to make a financial contribution to the Local Planning Authority for the purchase of new equipment for children's play facilities on-site and youth and adult facilities, the Authority will operate a scale of payments according to the number of bedrooms in each dwelling.

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Where a developer is to provide the play equipment, the formal agreement of the Local Planning Authority with regard to the type and safety of the proposed equipment must be secured before installation on-site.

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Youth and Adult Facilities

The Local Planning Authority will expect developers to make provision for youth and adult facilities. Except on large development sites, the Local Planning Authority anticipates this provision will be off the development site, and the developer will be expected to make a commuted payment towards the provision of new or the improvement of existing facilities within the local area, in accordance with the scale of contributions operated by the Local Planning Authority.

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Standards for Open Space in Sheltered Developments

The Local Planning Authority recognises in Policy R3 that nursing home developments generate limited demand from residents for recreational open space and it will waive this requirement in proposals of this nature. The provision of adequate amenity space on-site is important in producing a pleasant and attractive living environment within the site and the Local Planning Authority will therefore seek appropriate amenity space within the development.

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n development proposals to provide other "retirement homes", residents are often still active and there is demand, although limited, for recreation facilities. The open space requirement may be reduced to 0.81 hectares per 1000 population. Appropriate amenity space within the development will be sought also.

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In both instances, developers will be required to enter into a Section 106 legal agreement with the Local Planning Authority regarding the future occupancy of the dwellings.

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The Maintenance of Open Space in New Residential Development

Developers will be expected to demonstrate to the Local Planning Authority that adequate arrangements for the ongoing maintenance of recreational and amenity space associated with the development have been made. This could involve the setting up of a residents' association or the developer committing himself to carry out the maintenance. In Salisbury, a commuted sum may be paid to the City Committee of the District Council, or elsewhere, the town or parish council may agree to carry out the work, again subject to a commuted sum being paid. The open space should be fully laid out, equipped and ready for use before either the District Council, town or parish council accepts responsibility.

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Commuted Payments

Payments will be held by the District Council on behalf of the developer. If the contribution has not been used after five years of the commencement of the development, and an ongoing project on which the contribution is to be used, for example a new recreation ground, has not been identified, the contribution will be returned to the developer.