



Recreational Provision in Residential Development Supplementary Planning Document (SPD)

April (2016)

Preface

The Recreational Provision in Residential Development Supplementary Planning Document (SPD) has been produced in accordance with the Regulations of the Town and Country Planning, (Local Planning) (England) Regulations 2012.

Table of contents

1. Introduction	Page 1
2. Standards	Page 3
3. Meeting the requirements	Page 5
4. Worked example	Page 11
5. Glossary	Page 14
Appendix A: Play Spaces and Buffer Zones	Page 16

List of Tables

Table 1	Assumption for average occupancy rates	Page 4
Table 2	Formal recreation provision requirements	Page 4
Table 3	Informal recreation & allotment provision requirements	Page 4
Table 4	Indicative thresholds for provision	Page 6
Table 5	Cost per dwelling for land	Page 8
Table 6	Cost per dwelling for equipping formal recreation	Page 8
Table 7	Cost per dwelling for equipping informal recreation & allotments	Page 8
Table 8	Cost per dwelling for formal recreation maintenance	Page 9
Table 9	Cost per dwelling for informal recreation maintenance	Page 9
Table 10	Acquisition of land cost for worked example	Page 11
Table 11	Formal recreation equipping cost for worked example	Page 11
Table 12	Informal recreation equipping cost for worked example	Page 12
Table 13	Allotments equipping cost for worked example	Page 12
Table 14	Formal recreation maintenance cost for worked example	Page 12
Table 15	Informal recreation maintenance cost for worked example	Page 12
Table 16	Total costs for worked example if all provision is offsite	Page 13

1. Introduction

- 1.1 The purpose of this document is to provide guidance on how the requirements set out within Policies EN1 Biodiversity and Habitats, EN3 Green Infrastructure and RL1 Provision of Formal Recreation Space, of the Development Management DPD (DMDPD) will be applied in practice. It will enable landowners, developers and applicants to calculate the requirements for making provision for recreational space in new developments. This will assist them in assessing development capacity and the value of land and in making planning applications.
- 1.2 The District Council considers that new residential developments generate a requirement to protect and enhance biodiversity as well as provide green infrastructure (including contributing towards a well-managed network of habitats, informal recreation and allotments) and formal recreational space (including formal recreation and children's play space). Provision to the required standards is necessary to mitigate the impacts associated with the additional population arising from a particular development and to encourage healthy lifestyles.
- 1.3 Green areas within recreational space provide many functions which are not necessarily mutually exclusive. The shared use of space which is designed to fulfil a variety of functions simultaneously will be encouraged, provided the use of any area is not compromised. For example, where appropriate, formal recreation may be incorporated within an area of green infrastructure provided the uses are compatible and the constraints of the site allow. Such an approach will help to ensure the efficient use of land and keep the overall area required to a minimum. The recreational areas may also be appropriate places to include public art, such as sculptures or art activities, to enhance the enjoyment of these areas.

Policy Background

- 1.4 In terms of national planning policy, the National Planning Policy Framework (NPPF), states in paragraph 153 that Supplementary Planning Documents (SPDs) 'should be used where they can help applicants [to] make successful applications or aid infrastructure delivery'. Paragraphs 69-78 of the NPPF set out the Government's view on promoting healthy communities.
- 1.5 Strategically, the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (adopted 2011, 2014), seeks to manage and enhance the environment, minimising contributors to climate change and encouraging the development of healthy and active lifestyles. Of particular relevance, Policy 1 protects environmental assets through the promotion of a green infrastructure network. In order to achieve this, Policy 20: Implementation, sets out that provision will be achieved

through contributions towards strategic infrastructure, including future maintenance.

- 1.6 As per the Community Infrastructure Levy (CIL) Regulation 123 list, strategic green infrastructure will be funded through CIL. This strategic green infrastructure will include some of the priorities identified in the Greater Norwich Green Infrastructure Study, the Greater Norwich Green Infrastructure Delivery Plan, and the Greater Norwich Infrastructure Plan (GNIP). Policies EN3 Green Infrastructure and RL1 Provision of Formal Recreation Space, of the DMDPD require specific infrastructure necessary to make a development acceptable in planning terms.
- 1.7 Meanwhile green infrastructure required to mitigate the specific impacts arising from a particular development will be provided or funded through s106 agreements or other means. The recreational provision will be provided on-site by a developer, or if the provision is off-site, then an s106 or other legal agreement will be necessary.

2. Standards

- 2.1 Formal recreational provision is required under Policy RL1 of the DMDPD. The requirement is based on maintaining the average recreational provision in the district.
- 2.2 Similarly, informal recreation is required under Policy EN3, also based on maintaining the average provision in the district. Such informal provision also relates to the requirement for adequate green infrastructure to be provided.
- 2.3 The Habitat Regulations Assessments undertaken for the Joint Core Strategy, the Site Allocations DPD and the DMDPD conclude that any impact upon the Natura 2000 (N2K) sites is considered unlikely. However, because the possibility of any potential impact cannot be ruled out entirely, green infrastructure is required in order to mitigate the impacts of development.
- 2.4 The JCS establishes this principle and states that the delivery of green infrastructure will be taken forward through subsidiary documents. Policies EN1 and EN3 of the DMDPD therefore seek to expand upon JCS Policy 1.
- 2.5 Policy EN1 of the DMDPD requires development proposals to protect and enhance biodiversity and habitats. It states that measures should be incorporated to ensure that any adverse impacts arising are adequately mitigated.
- 2.6 The 2.02 ha per 1000 population standard set out in Policy RL1 requires 20.2 m² of formal recreation space for every person. Under the terms of the policy this 20.2 m² is nominally broken down into two elements: 3.4 m² children's playing space and 16.8 m² for sports provision. However, this requirement will be applied flexibly.
- 2.7 The 4 ha per 1000 population standard in respect of informal recreational provision requires 40 m² for every person as set out in Policy EN3. Policy EN3 also sets out the 0.16 ha per 1000 population standard in respect of allotments which equates to 1.6 m² for every person.
- 2.8 In applying these standards the council has assumed the following average occupancy rates.

Table 1 – Assumption for average occupancy rates

Number of bedrooms	Number of persons
1 bed	1.5
2 bed	2
3 bed	2.5
4 bed	3
5 bed + dwelling	3.5

- 2.9 In accordance with the Council's policy the occupancy rates set out above will give rise to the following requirement for formal recreational provision.

Table 2 – Formal recreation provision requirements

Number of bedrooms	Children's play spaces m ²				Sports facilities m ²		Total m ²
	NEAP activity zone	NEAP buffer zone	LEAP activity zone	LEAP buffer zone	Sports pitch / court	Sports runoff	
1 bed	0.3	2.4	0.6	1.8	17.1	8.1	30.3
2 bed	0.4	3.2	0.8	2.4	22.8	10.8	40.4
3 bed	0.5	4.0	1.0	3.0	28.5	13.5	50.5
4 bed	0.6	4.8	1.2	3.6	34.2	16.2	60.6
5 bed + dwelling	0.7	5.6	1.4	4.2	39.9	18.9	70.7

- 2.10 In accordance with the Council's policy the occupancy rates set out above will give rise to the following land requirement for informal recreational provision and allotments:

Table 3 – Informal recreation & allotment provision requirements

Number of bedrooms	Informal recreation m ²	Allotments m ²	Total m ²
1 bed	60	2.4	62.4
2 bed	80	3.2	83.2
3 bed	100	4	104
4 bed	120	4.8	124.8
5 bed + dwelling	140	5.6	145.6

3 Meeting the requirements

Informal recreational space

- 3.1 Policy EN3 of the DMDPD requires 4 ha of informal recreation per 1,000 population and 0.16 ha of allotments. The requirement will be applied flexibly depending upon the circumstances. For example, in some circumstances, such as on small residential developments, it may be more beneficial to formalise and/or enhance public access and/or achieve a qualitative improvement of existing areas rather than provide the requisite area of land. In addition, where there is not a defined need for allotments locally this requirement may be forsaken. To meet the aims of Policies EN1 and EN3, the emphasis is very much upon achieving Suitable Alternative Natural Greenspace (SANG) sufficient to mitigate the potential recreational impacts of visitor pressure upon N2K sites.
- 3.2 Informal open space areas created will need to be to a sufficiently high standard and quality to provide a viable alternative to visiting N2K sites or contribute to the provision of a viable alternative as part of a wider green infrastructure network. Regard should be had to the Green Infrastructure Study and Green Infrastructure Delivery Plan underpinning the JCS. This may include some of the priorities identified in the Greater Norwich Green Infrastructure Study, the Greater Norwich Green Infrastructure Delivery Plan (GIDP) and the Greater Norwich Infrastructure Plan (GNIP). Regard should also be had to priorities identified within the emerging Norfolk Green Infrastructure Strategy.
- 3.3 Where appropriate the green infrastructure requirement might act as a buffer surrounding a formal recreation activity zone provided that the site constraints allow and the use of any area is not compromised in any way.

Formal recreational space

- 3.4 Policy RL1 sets out the requirement of 2.02 ha per 1,000 population of formal recreational space for developments consisting of 5 dwellings or more. Nominally, this should comprise at least 1.68 ha of sports provision and at least 0.34 ha of childrens play space per 1,000 population. However, this requirement will be applied flexibly taking into account the local circumstances. For example, in some cases it may be appropriate to provide the childrens play space requirement on-site and the remainder of the formal recreation requirement off-site. There may be situations arising where it is more beneficial to facilitate a qualitative improvement to existing facilities rather than provide a quantitative improvement. In other cases there may be a deficiency in a particular type of provision, e.g. play space for older children/teenagers and adequate provision of other formal recreation. In these circumstances

the total amount of provision would be secured to help address the identified deficiency.

- 3.5 In considering the type of provision, the Council will apply the standards flexibly, having regard to the PPG17 Open Spaces Indoor Sports and Community Recreation Assessment undertaken by Strategic Leisure Limited in September 2007, along with any updated information related to this such as the Greater Norwich Indoor Sports Facilities Strategy and the Playing Pitch Strategy & Action Plan for Greater Norwich, and the Council's up to date information on current and proposed facilities.

Provision

- 3.6 Indicative thresholds for provision are set out in Table 4. The on-site provision for each type of open space will clearly be based upon whether the population arising from a development will generate a sufficient area for a particular type of open space to be provided on site and whether the site characteristics allow.

Table 4 – Indicative thresholds for provision

No. of dwellings	Informal open space	Allotments	Formal
5 - 24	Off-site	Off-site	Off-site
25 - 149	Off-site	Off-site	Childrens play space on-site, remainder off-site
150 - 399	On-site	Off-site	Childrens play space on-site, remainder on/off-site
400 - 999	On-site	On-site	Childrens play space on-site, remainder on/off-site
1,000+	On-site	On-site	On-site where characteristics allow

- 3.7 Typically in the case of smaller developments, all of the recreation requirements are generally more likely to be commuted off-site. However, it is important to ensure the accessibility of childrens play space. It is considered likely that the minimum number of dwellings that could facilitate a LEAP on-site is approximately 25. However, there may be specific circumstances, e.g. where there is a demonstrable need, where a lesser number of dwellings may justify the on-site provision of childrens play space.

- 3.8 The design, construction and installation of facilities should be done to an appropriate professional recognised standard e.g. Fields in Trust (FiT).
- 3.9 Where on-site provision is to be made a developer will be expected to enter a legal agreement that secures the appropriate provision (land, equipment and maintenance). In order to ensure any deficiencies are resolved before being adopted by the Council or another appointee, the recreation provision will normally be required to have been established and maintained for a period of at least one calendar year at the expense of the developer prior to handover, and be at an appropriate standard at handover.
- 3.10 There may be some instances where it is not practicable to meet the requirements on-site due to site characteristics or the scale of development. In such circumstances a developer may be able to meet the policy by way of a commuted payment in lieu of on-site provision. Commuted payments are based on the cost of purchasing land, establishing and equipping the provision as well as ongoing maintenance of the facility for a 10 year period.
- 3.11 It is considered that the acquisition of land for recreational use will generate a requirement for recreational land value. However in order to apply a “Threshold Land Value” (TLV), the value at which a landowner would willingly sell, the Council is assuming 4x agricultural value (which equals £100,000 per hectare). This value is above recreational land use value to incentivise a landowner to sell their land where they would only usually be able to receive agricultural land value (£25,000 per hectare). The land cost is an assumption. If a developer can provide a suitable alternative site at a lower cost, this could be considered in order to meet the requirements.
- 3.12 This cost of £100,000 per hectare can be calculated per dwelling by dividing the TLV by 10,000 to convert it to a value per square metre, and multiplying it by the recreation land requirements in square metres per dwelling shown in Tables 2 and 3. The resulting land cost per dwelling is shown in Table 5 below.

Table 5 – Cost per dwelling for land

Number of bedrooms	Recreation costs for land								Total (£)
	NEAP activity zone	NEAP buffer zone	LEAP activity zone	LEAP buffer zone	Sports pitch / court	Sports runoff	Informal	Allotments	
1 bed	£3	£24	£6	£18	£171	£81	£600	£24	£927
2 bed	£4	£32	£8	£24	£228	£108	£800	£32	£1,236
3 bed	£5	£40	£10	£30	£285	£135	£1,000	£40	£1,545
4 bed	£6	£48	£12	£36	£342	£162	£1,200	£48	£1,854
5 bed + dwelling	£7	£56	£14	£42	£399	£189	£1,400	£56	£2,163

3.13 The following paragraphs and figures set out the costs for the equipping of formal and informal recreation areas and allotments.

Table 6 – Cost per dwelling for equipping formal recreation

Equipping formal recreation							
Property	Children's play spaces				Sports facilities		Total
	NEAP activity zone	NEAP buffer zone	LEAP activity zone	LEAP buffer zone	Sports pitch / court	Sports runoff	
1 bed	£17	£7	£59	£6	£263	£25	£377
2 bed	£23	£10	£79	£7	£351	£34	£504
3 bed	£28	£12	£99	£9	£439	£42	£629
4 bed	£34	£15	£118	£11	£527	£50	£755
5 bed + dwelling	£39	£17	£138	£13	£615	£59	£881

Table 7 – Cost per dwelling for equipping informal recreation & allotments

Equipping informal recreation			
Property	informal	allotments	Total
1 bed	£429	£15	£444
2 bed	£572	£19	£591
3 bed	£715	£24	£739
4 bed	£858	£29	£887
5+ bed	£1001	£34	£1035

- 3.14 The breakdown and justification for the equipping of formal and informal recreation figures and allotments is set out the Technical Appendix.
- 3.15 Where it is agreed that the District Council or a Parish Council will accept responsibility for new recreational facilities, Policies EN3 and RL1 require a financial contribution to cover the cost of future management and maintenance. The council considers that 10 years is a reasonable time period for a developer to contribute to maintaining an area of recreational open space, before the cost falls to the local community.
- 3.16 The following figures will be applied to the maintenance of formal and informal recreation areas for the 10 year maintenance period:

Table 8 – Cost per dwelling for formal recreation maintenance

Maintaining formal recreation							
Property	Children's play spaces				Sports facilities		Total
	NEAP activity zone	NEAP buffer zone	LEAP activity zone	LEAP buffer zone	Sports pitch / court	Sports runoff	
1 bed	£2	£10	£11	£7	£271	£32	£333
2 bed	£3	£13	£15	£10	£361	£43	£445
3 bed	£4	£16	£19	£12	£451	£53	£555
4 bed	£5	£19	£23	£14	£541	£64	£666
5 bed + dwelling	£6	£22	£27	£17	£632	£75	£779

Table 9 – Cost per dwelling for informal recreation maintenance

Maintaining informal recreation	
Property	informal
1 bed	£253
2 bed	£338
3 bed	£422
4 bed	£506
5 bed + dwelling	£591

- 3.17 A breakdown and justification for the maintenance of formal and informal recreation is set out in the Technical Appendix. The figures used will be applied according to the dwelling mix proposed on each development. In some cases, recreation space may be provided on-site, and in terms of costing, it may only require the maintenance charge, or a combination of the equipping charge and the maintenance charge. Consequently, the exact cost for a residential development, of the recreation provision will depend on the combination of the cost elements. The costings will be updated in line with inflation in accordance with the Royal Institute of Chartered Surveyors (RICS)

Build Cost Information Service (BCIS): All Construction TPI: All New Construction.

- 3.18 Devolved management may be encouraged in appropriate circumstances for community groups, allotment associations or residents groups to take over the management of an open space facility from a developer. A developer can also transfer responsibility for the maintenance of an open space facility to a private management entity which will be responsible for long term maintenance as well as maintaining public access to the open space facility, provided that the Council is satisfied that the entity is sufficiently well resourced, or will be so, to ensure that the facilities are capable of being managed and maintained to the appropriate standard in perpetuity (which the District Council considers to be for this purpose at least 99 years). Unless the District or Parish/Town Council adopts an open space facility, a management plan must be submitted to and agreed in writing by the District Council to ensure that appropriate maintenance and safety inspections regimes are carried out so the facility remains safe for members of the public to use. The developer will be expected to provide a nominated contact for members of the public to contact in case of queries regarding the site. In order to ensure the appropriate maintenance of recreation sites, the Council will also expect to receive an agreed management plan.
- 3.19 If the Council decides to accept a commuted payment from a developer then this will be calculated and index linked to the date of payment rather than when the permission is given, as there may be several years between them. This will be based upon the Royal Institute of Chartered Surveyors Build Cost Information Service (BCIS): All Construction TPI: All New Construction.
- 3.20 The money collected from the financial contributions in lieu of on-site provision will be ring-fenced according to the terms of the s106 agreement. This money will be spent on quantitative or qualitative recreational provision or green infrastructure.
- 3.21 The Council will monitor green infrastructure and formal recreation provision and potential improvements and work with Parish/Town Councils when considering improvements or new provision of open spaces within their areas.

4 Worked example

- 4.1 For the purpose of this example, it is assumed that all of the recreational provision is commuted off-site. Consequently, the cost of recreational provision will include all of the cost elements, which includes cost of land, the cost for equipping and maintenance of formal recreation, the cost for equipping and maintenance of informal recreation, and the cost for equipping of allotments.
- 4.2 In a development of 100 dwellings, with a dwelling mix of 20 x 2 bed, 50 x 3 bed, 20 x 4 bed and 10 x 5 bed, applying the occupancy assumption (provided in Table 1 of this document) would equate to a development comprising 260 people.
- 4.3 A site for 260 people would require 1.04 hectares of informal open space, 0.042 hectares of allotments and 0.53 hectares of formal provision. Nominally the formal provision would comprise 0.44 hectares of sports provision and 0.09 hectares of childrens play space. These figures can be worked out by applying the requirements set out in Tables 2 and 3 with the occupancy of the site. However, the nature of provision will be negotiated in each case dependent upon circumstances.
- 4.4 The following figures will be applied to the acquisition of land.

Table 10 – Acquisition of land cost for worked example

Cost (£/Ha)	Area (Ha)	Land cost (£)
100,000	1.612	161,200

- 4.5 The following figures will be applied to the equipping of formal recreation areas.

Table 11 – Formal recreation equipping cost for worked example

Property	Sport cost (£)	Play cost (£)	No. properties	Total cost (£)
2-bed	385	119	20	10,080
3-bed	481	148	50	31,450
4-bed	577	178	20	15,100
5-bed+	674	207	10	8,810
Total				65,440

- 4.6 The following figures will be applied to the equipping of informal recreation areas.

Table 12 – Informal recreation equipping cost for worked example

Property	cost (£)	No. properties	Total cost (£)
2-bed	572	20	11,440
3-bed	715	50	35,750
4-bed	858	20	17,160
5-bed+	1001	10	10,010
Total			74,360

4.7 The following figures will be applied to the equipping of allotments.

Table 13 – Allotments equipping cost for worked example

Property	cost (£)	No. properties	Total cost (£)
2-bed	19	20	380
3-bed	24	50	1,200
4-bed	29	20	580
5-bed+	34	10	340
Total			2,500

4.8 The following figures will be applied to the maintenance of formal recreation areas:

Table 14 – Formal recreation maintenance cost for worked example

Property	Sport cost (£)	Play cost (£)	No. properties	Total cost (£)
2-bed	404	41	20	8,900
3-bed	504	51	50	27,750
4-bed	605	61	20	13,320
5-bed+	707	72	10	7,790
Total				57,760

4.9 The following figures will be applied to the maintenance of informal recreation areas:

Table 15 – Informal recreation maintenance cost for worked example

Property	cost (£)	No. properties	Total cost (£)
2-bed	338	20	6,760
3-bed	422	50	21,100
4-bed	506	20	10,120
5-bed+	591	10	5,910
Total			43,890

- 4.10 The total recreational provision requirement can be calculated by adding the costs set in Tables 10 to 14. The following Table sets out this calculation.

Table 16 – Total costs for worked example if all provision is offsite

	Costs
Land cost	£161,200
Equipping formal recreation	£65,440
Equipping informal recreation	£74,360
Equipping allotments	£2,500
Maintenance of formal recreation	£57,760
Maintenance of informal recreation	£43,890
Total recreational requirement cost for development	£405,150

5 Glossary

Activity zones are those set out in the Fields in Trust (FiT) Standards.

Buffer zones are areas of space surrounding activity zones to maintain a distance from residential properties and/or provide runoff area. See Appendix A.

Childrens play space is a designated public space or facility that children might legitimately use for play and informal recreation. This might include LEAP (Local Equipped Area for Play) and NEAP (Neighbourhood Equipped Area for Play) play areas as defined in the FiT Standards.

Fields in Trust (FiT) is the National Playing Fields Association, who recommend benchmark standards for the quantity, quality and accessibility for open space, sport and recreation including outdoor facilities for sport and play.

Formal recreational space means any facility that is accessible and available to the general public, and laid out or used for the purposes of sporting recreational activity or play.

Greater Norwich Infrastructure Plan helps co-ordinate and manage the delivery of strategic infrastructure to support growth, a high quality of life and enhanced natural environment. This includes enhancements to public transport corridors to move them towards fully fledged bus rapid transit, elements of the green infrastructure network and extensions to cycle routes.

<http://www.greaternorwichgrowth.org.uk/dmsdocument/1066>

Green infrastructure refers to green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. It may include natural green spaces colonised by plants and animals and dominated by natural processes and man-made managed green spaces such as areas used for Sustainable (Urban) Drainage System (SUDS) areas, allotments, parks and designed historic landscapes as well as their many interconnections like footpaths, cycleways, green corridors and waterways.

Green Infrastructure Delivery Plan was produced for the Greater Norwich Growth Board (GNGB) (formerly known as the Greater Norwich Development Partnership) to build on the work of the Green Infrastructure Study, by focussing the delivery of green infrastructure South West and North East of Norwich, where the majority of the proposed housing growth is identified.

<http://www.greaternorwichgrowth.org.uk/dmsdocument/979>

Green Infrastructure Strategy (Study) was produced for the Greater Norwich Growth Board (GNGB) (formerly known as the Greater Norwich Development Partnership) to bring together the existing work progressed at all scales contributing towards green infrastructure and management into a single vision and recommendations.

<http://www.greaternorwichgrowth.org.uk/dmsdocument/201>

Habitats Regulation Assessment provides an analysis of the impact of plans and strategies on areas of designated European environmental importance such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites.

Informal recreational space means an area that is accessible and available to the general public, and suitable for informal recreational pursuits such as walking, cycling, running etc. This includes natural and semi-natural greenspaces e.g. woodlands, commons/meadows, wetlands, open and running water etc.

Natura 2000 (N2K) sites network is an EU wide network of nature protection areas established under the 1992 Habitats Directive. The aim of the network is to assure the long-term survival of Europe's most valuable and threatened species and habitats. It is comprised of Special Areas of Conservation (SAC) designated by Member States under the Habitats Directive, and also incorporates Special Protection Areas (SPAs) which they designate under the 1979 Birds Directive.

Norwich Fringe parishes are identified through the Joint Core Strategy, for the Broadland area these include: Drayton, Hellesdon, Old Catton, Sprowston, Taverham, and Thorpe St Andrew.

Norwich Policy Area parishes are identified through the Joint Core Strategy, for the Broadland area these include: Beeston, Blofield, Brundall, Gt/Lt Plumstead, Hemblington, Horsford, Horsham St Faith & Newton St Faith, Postwick, Rackheath, Salhouse, and Spixworth. The Norwich Fringe parishes are also within the Norwich Policy Area, with the remaining parishes considered as the rural area.

PPG17 Open Spaces Indoor Sports and Community Recreation Assessment assesses open space, sport and recreation facilities to identify local needs for provision, and opportunities for enhancement, development or replacement of current facilities.

Suitable Alternative Natural Greenspace (SANG) is the name given to greenspace that is of a quality and type suitable to be used as mitigation to offset the potential recreational impacts of new development on the N2K sites.

Appendix A: PLAY SPACES and BUFFER ZONES

Our requirement for play space is 0.34ha per 1000 population.

Play spaces are usually made up of two elements, an 'Activity Zone' this normally contains the play equipment and or a space for ball games and an area for informal recreational use / buffer zone. The play space will vary in size depending on the type of play space provided.

In the district we will generally look to provide two types of new play spaces.

1. LEAPS Local Equipped Area for Play
2. NEAPS Neighbourhood Equipped Area for Play

In applying this policy, it is also important that consideration and equal weight is given to the following factors which could be particularly important in rural areas, where scope to improve and access to play spaces maybe limited:

- a) The quality of any existing play space(s) in the parish.
- b) The quantity of any existing play space(s) in the parish.
- c) Accessibility to alternative play spaces.

Size of new play space types

Type of play space	Indicative age ranges	Size of equipped play space (Activity zone)	Informal area / buffer zone
LEAP	5 – 10 years	400 sq. metres	10m to the boundary of the nearest property / 20m to the nearest habitable living space.
NEAP	10 +	1,000 sq. metres	30m to the boundary of the nearest property. At least 50m if a skatepark or ballcourt is included.

1. A LEAP (Local Equipped Area for Play). These play areas are intended to meet the needs of children attending primary education, ideally they should be within 5 minutes walking distance from home. The area should be landscaped and contain an activity zone of at least 400sq metres. The activity zone should have a buffer of at least 10 metres to the boundary of the nearest property and a minimum of 20 metres to the closest habitable living space. The area should be stimulating for children providing at least 5 activity types.

Please see design principles listed below.

2. A NEAP (Neighbourhood Equipped Area for Play). These play areas are intended to meet the needs of older children but can provide opportunities for play by young children, ideally they should be located within 15 minutes walking distance from home. The area should contain an activity zone of at least 1,000 sq. metres. The activity zone should have a buffer zone of at least 30 metres to the boundary of the nearest dwelling if a skate park or ball court is included the distance should be at least 50 metres to the nearest boundary and be appropriately landscaped to re-inforce the buffer zone. The area should be stimulating for older children providing at least 8 activity types.

Please see design principles listed below.

Design Principles: From guidance provided by Fields in Trust

1. Appropriate to the needs of the local community
2. Accessible for every child within the appropriate walking time.
3. Accessible without having to cross main roads, railways or waterways
4. Sited in open, welcoming locations
5. Separated from areas of major vehicle movements and accessible directly from pedestrian routes
6. Sited on land of natural topography or land capable of being landscaped
7. Designed in accordance with the requirements of the DDA Act 1995
8. Designed so that high climbing structures are as far away from nearby dwellings as possible
9. Integrated as far as possible with other open spaces and areas of amenity planting to provide separation from nearby dwellings
10. Visible from nearby dwellings and if possible near well used pedestrian routes
11. Accessible by footpath with a firm surface including a hard surface pad inside the main gate(s)
12. Safer surfaced as appropriate and in a manner fitting to the intensity of use
13. Provide seating on a hard surface for accompanying adults
14. Provide appropriate signage including age recommendations, contact details and other relevant information useful to users.
15. Provide litter bins as appropriate
16. If fencing is required ensure the site has two pedestrian entrances and a maintenance entrance with hard standing paths up to and inside the pedestrian gates.
17. Designed , manufactured, installed and maintained in accordance with European Standards EN1176 & EN 1177
18. * Designed to provide stimulating and challenging play experience that may include equipment and other features providing the following opportunities (activities) for balancing, rocking, climbing, overhead activities, sliding, swinging, jumping, crawling, rotating, imaginative play, social play and natural materials such as sand and water should be considered. On larger developments formal ball games areas should be included.

* Should provide a minimum of 8 activities in each play area type.

BUFFER ZONES

It is recommended when looking at the layout of any proposed play space that a 'Buffer Zone' is provided between the dwellings and any proposed 'Activity Zone'. Buffer zones are intended to reduce possible noise or disturbance to nearby dwellings. The size of the buffer zone will be dependent on the type of activity zone, as a guide.

- A LEAP (Local Equipped Area for Play)
The activity zone should have a buffer zone of at least 10 metres in depth which should be measured to the boundary of the nearest dwelling.
- A NEAP (Neighbourhood Equipped Area for Play)
The activity zone should have a buffer zone of at least 30 metres in depth which should be measured to the boundary of the nearest dwelling.

NB. The Buffer zone can include (but not necessarily) all or part of the informal play space, surrounding paths, roads, etc.

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