

SUPPLEMENTARY PLANNING GUIDANCE OUTDOOR PLAY SPACE PROVISION



Belle Vue Park, Newport

Newport City Council
Adopted February 2007



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I. INTRODUCTION

- I.1. This guidance contains supplementary planning guidance (SPG) on the provision of public outdoor play space in new residential developments in Newport. It provides additional planning guidance on Policy CF4 of the Newport Unitary Development Plan (UDP) and is intended to explain, in detail, the Council's approach to public recreation space provision for new residential development and how Policy CF4 will be implemented.
- I.2. During September 2006 the Supplementary Planning Guidance was the subject of a six week consultation period. The results of which have been assessed and amendments made where considered relevant. The Guidance was formally adopted by the Council in February 2007 and its contents will now be taken into account as a material consideration in the determination of relevant planning applications.



2. POLICY CONTEXT

National Guidance

- 2.1. The Welsh Assembly Government recognises that sport and recreation contribute to our quality of life and support the development of sport and recreation and the wide range of leisure pursuits which encourage physical activity. Planning Policy Wales (March 2002) outlines the role of the planning system in ensuring that adequate provision is made for recreational space to meet the community's need for both organised sport and informal activities. More specifically, paragraphs 11.1.9 of the guidance states:

"The planning system should ensure that adequate land and water resources are allocated for formal and informal sport and recreation, taking full account of the need for recreational space and current levels of provision and deficiencies, and the impact on the location."

- 2.2. Planning authorities are also encouraged to resist the loss of existing open spaces especially where there is an identified deficiency. Paragraph 11.1.10 of Planning Policy Wales states:

"Formal and informal open spaces, including parks, with significant recreational or amenity value should be protected from development, particularly in urban areas where they fulfil multiple purposes, not only enhancing the quality of life, but contributing to biodiversity, the conservation of nature and landscape, air quality and the protection of groundwater."

- 2.3. The guidance goes on to state that Local Planning Authorities may be justified in seeking Section 106 Planning Agreements to contribute to the maintenance of safe and attractive facilities and open space, and to meet the needs of new communities. Such agreements may also need to be used to help ensure that standards of provision set out in UDPs are met.
- 2.4. Welsh Office Circular 13/97 'Planning Obligations' endorses the use of planning obligations by stating that they can have a positive role to play in the planning system and can help enhance the quality of development. The circular advises that if a proposed development would generate a need for particular facilities, then it is appropriate to expect developers to contribute to the cost of their provision. The extent of what is sought or offered should be fairly and reasonably related in scale and kind to the proposed development, as well as being reasonable in all other respects.

Technical Advice Note (Wales) 16: Sport & Recreation and Draft TAN 16: Sport, Recreation and Open Space

- 2.5. Technical Advice Note (TAN) 16: Sport and Recreation offers additional advice on planning for sports and recreation uses and appropriate levels of provision. While there are no statutory national standards for the provision of public recreational and open space, TAN 16 uses the NPFA's minimum 'SIX Acre Standard' as an illustrative guide. This standard recommends a minimum level of outdoor space of 2.4 hectares (6 acres) per 1000 population. This standard has now become widely adopted in the UK as a suitable assessment of outdoor play space provision.

- 2.6. In July 2006, the Welsh Assembly Government issued draft TAN 16: Sport, Recreation and Open Space for consultation. While the document is still in draft form at the time of writing, it does however, indicate emerging sport, recreation and open space policy considerations. This SPG is considered to be consistent with the general thrust of the emerging TAN and its main aims and objectives, in ensuring a sufficient level of open space and play provision is provided to meet the needs of the community.
- 2.7. The Draft TAN requires that local authorities undertake an Open Space Assessment covering all forms of open space provision, to inform the preparation of open space policies. It is acknowledged that the Outdoor Play Space SPG is more focused in its scope than the emerging required Open Space Assessment, however, this is considered to be the most appropriate way forward until such time that a broader assessment can be undertaken. This approach is consistent with Draft TAN 16 advice, which states "*LPA's should not delay work on the preparation of LDPs where they have not prepared an Open Space Assessment. Instead they should make use of information which is to hand, and in which they have confidence*" (para. 1.40).

Newport Unitary Development Plan

- 2.8. Policy CF4 - Open Space of the Adopted Newport UDP (May 2006) reflects the above guidance on public open space provision in connection with the recreational needs of all new residential developments. The UDP adopts the NPFA standards for the provision of new spaces needed for active play and sport purposes developers are required to provide. Policy CF4 - Open Space states:

"Provision of open space at a minimum standard of 2.4 hectares per 1000 population will be sought on all new housing developments with the developer making a requisite commuted sum towards future maintenance."

Other Related Policies

- 2.9. This SPG deals specifically with Policy CF4 of the UDP, focusing upon the requirement for open space provision within new residential developments based on the NPFA standards and definitions of open spaces. In this context, areas of woodland, allotments, ornamental gardens and public rights of way are not considered suitable for active sports and recreation and are therefore not included within the six acre standard. However, such amenity open spaces can provide an important informal open space resource for local people and accommodate passive activities such as walking, dog exercise and nature studies.
- 2.10. The Council recognises the value of these spaces and safeguards against development of such sites through a number of policies in the Newport UDP. These include Policy CE33 - Environmental Spaces, CF2 - Facilities for Sport & Recreation, and CF3 - Development of Playing Fields. Developers are therefore encouraged to seek advice at any early stage in the application process to establish all the policy implications and restrictions associated with a particular site.



Newport Children & Young People's Partnerships - Play Policy & Play Strategy

2.11. Newport's Play Policy recognises the significance of play in children's development and sets out the Council's vision for play opportunities in the Newport area. The Play Strategy complements the Play Policy and sets out a framework and action plan for meeting the Council's vision of adequate play opportunities for all. Central to both documents is the necessity to ensure a strategic approach is adopted to delivering play opportunities in the Newport area. Considerable work has been done in recent years in striving to achieve this goal and to also raise the profile of the importance of play. However, the Play Policy also recognises that there is an inconsistency in levels of provision and how services are made available to Newport's communities, indicating a need for a more co-ordinated approach to play provision and development. The SPG aims to play a significant role in achieving this goal.



3. PUBLIC RECREATION & OPEN SPACE - DEFINITIONS AND STANDARDS

The Adopted Standard

- 3.1. The Council's adopted minimum standard of 2.4 hectares per 1000 population for public recreational and open space is derived from the NPFA's minimum 'Six Acre Standard' recommendations for outdoor playing space. This standard represents only a minimum level of provision and this will be sought as such throughout Newport in both urban and rural areas. Outdoor playing space refers to land for sport, recreation and children's play and comprises the following:

OUTDOOR SPORT - 1.6 HECTARES (4 ACRES)

Land for inclusion under this part of the standard comprises:

- (i) Facilities such as pitches, greens, courts, athletics tracks and miscellaneous sites such as croquet lawns and training areas owned by local authorities, at all tiers;
- (ii) Facilities described in (i) within the education sector which are available for public use by written agreement;
- (iii) Facilities described in (i) within the voluntary, private, industrial and commercial sectors, which serve the leisure time needs for outdoor recreation of their members, or the public.

CHILDREN'S PLAYING SPACE

EQUIPPED/DESIGNATED CHILDREN'S PLAY SPACE **0.3 HA (0.75 ACRES) PER 1000 POPULATION**

CASUAL/INFORMAL CHILDREN'S PLAY SPACE **0.5 HA (1.25 ACRES) PER 1000 POPULATION**

Land for inclusion under this part of standard comprises:

- (i) Designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play;
- (ii) Casual or informal playing space within housing areas.

4. ASSESSMENT OF OUTDOOR PLAY SPACE PROVISION ON NEWPORT

- 4.1. A review of outdoor play space in Newport has been undertaken by the Council to assess the level of provision against the NPFA standard of 2.4 hectares per 1000 population. The survey has been carried out on a ward basis and demonstrates how the current provision for each of the three NPFA categories of play, and the ward as a whole, performs against the standards i.e. whether there is a shortfall or surplus of play provision.
- 4.2. The findings of the outdoor play space survey are summarised in Appendix I. The results illustrate that overall Newport has a deficiency of open space provision when assessed against NPFA standards. When broken down to ward level, 13 out of Newport's 20 wards have an overall shortfall in provision. Where a surplus of provision exists this is primarily as a result of a citywide facility being situated in the ward, for example Spytty Park in Liswerry and Tredegar Park Sports Ground in the Gaer ward. Such wards may, however, experience deficiencies in other categories of play provision i.e. equipped play areas. A full breakdown of provision and location maps have been recorded in a separate document titled, Assessment of Outdoor Play Space Provision in Newport - July 2006.
- 4.3. In addition, the Council's Leisure Service Area undertakes an assessment of play provision on a regular basis to meet relevant safety standards and requirements. The results of these assessments will help inform and outline improvement and maintenance priorities for the Council, which in turn will help define the needs and requirements of play provision in the locality of a particular development. Given the detailed nature of the assessments, relevant and up-to-date information should be obtained from the Leisure Service Area as required.
- 4.4. Reference to the findings of the most recent assessment of condition will be made when assessing the impact of a proposed residential development on public open space in Newport. Where a ward has sufficient provision to meet the requirements of the NPFA standards, developers may still be required to contribute to outdoor play space if it can be demonstrated that the quality and condition of play area fails to meet current quality standards which would be exacerbated by an increase in population. However, developer contributions sought will relate to the scale and impact of the proposed development and will not be expected to offset existing deficiencies in provision.
- 4.5. Consideration will also be given to the accessibility of existing facilities within the locality of the proposed residential development. Important considerations in providing adequate and usable facilities for children are the walking time involved and physical barriers such as main roads. Children do not restrict their play habits to ward boundaries, so when assessing the impact of a proposed residential development, a number of wards within the vicinity of a proposed scheme could form part of the assessment of existing provision.
- 4.6. The assessment of outdoor play space is an ongoing exercise for the Leisure Service Area. In this respect, more up-to-date information relating to usage and quality of existing provision could be taken into consideration in determining outdoor play space requirements when it becomes available. Discussions with the Leisure Service Area early on in the planning process to highlight play provision issues relating to the locality of a proposed residential development are strongly advised.

5. CALCULATING THE REQUIREMENT

- 5.1. Provision of a satisfactory level and standard of outdoor play space will be sought on new housing developments where it can be demonstrated that a new housing development would exert additional pressure on existing facilities. Outdoor play space will be sought on all residential developments of 5 units and over, as a collective number of small sites would place the same level of pressure on resources as a large individual site. The lowest amount of useable outdoor play space generated from a development is that of a Local Area for Play (100m²), which would be generated from a development of 15 dwellings. A financial contribution in lieu of on site provision will therefore be sought for developments between 5 and 15 dwellings. For developments of 15 or more dwellings, on site provision or a financial contribution will be considered, however, preference is for provision to be situated on site. Where sites are sub-divided, the Council will seek to secure an appropriate amount of open space as if the whole site were to be developed. Where part of the site has previously been developed, subsequent developers may be expected to make provision to reflect the numbers on the combined parts of the site.

Development Size	Requirement
5 - 14 dwellings	Financial contribution in lieu of on site provision
15+ dwellings	Either on site provision or financial contribution in lieu of on site provision

Table 1: Requirement Thresholds

- 5.2. The total outdoor play requirement for a development will be calculated by multiplying the number of dwellings by a given occupancy rate relevant to each dwelling. The number of bedrooms a dwelling has will determine the most appropriate occupancy rate. The average occupancy levels used by the Council for the purposes of the SPG are outlined in Table 2.

Household Type	Average Occupancy
1 bed flat	1.5 persons
2 bed flat	2 persons
3 bed flat	2.5 persons
1 bed house	1.5 persons
2 bed house	2 persons
3 bed house	3 persons
4+ bed house	4 persons

Table 2: Occupancy levels

- 5.3. The NPFA standard of 2.4 ha per 1000 population can be broken down to a square metre requirement per person as follows:

Standard

Children's Equipped Area	0.3 ha per 1000 pop = 3m ² per person
Informal / Casual Play Space	0.5 ha per 1000 pop = 5m ² per person
Formal Play Space	1.6 ha 1000 pop = 16m ² per person

5.4. The estimated development population can then be assessed against the NPFA Standard to calculate the required amount of outdoor play space relevant to that development.

5.5. **Example** - A development of 50 No. 3 bed houses gives a development population of 50 x 3 (average occupancy rate for that size house) = 150 people. The outdoor play space requirement is therefore:

Equipped Provision	150 (dev pop) x 3m ²	= 450m ²
Informal Provision	150 (dev pop) x 5m ²	= 750m ²
Formal Provision	150 (dev pop) x 16m ²	= 2400m ²
Total Outdoor Space Provision		= 3600m²

5.6. Table 3 is a guide to the level of provision required depending on the estimated development population.

Development Population	Equipped Play Provision (m ²)	Informal Provision (m ²)	Formal Provision (m ²)	Total Development Provision (m ²)
50	150	250	800	1200
100	300	500	1600	2400
200	600	1000	3200	4800
500	1500	2500	8000	12000

Table 3: Typical Outdoor Play Requirements

5.7. The type of **Equipped Provision** that would be considered acceptable by the Council will be judged on a site-by-site basis. However, Table 4 gives an indication of the sort of equipped play required based on the size of the development population.

Development Population	Equipped Play Requirement	Type of Equipped Play
100	300m ²	Local Area for Play
150	450m ²	Local Equipped Area for Play
250	750m ²	Local Area for Play and Local Equipped Area for Play
350	1050m ²	Neighbourhood Area for Play

Table 4: Type of Equipped Play Provision

5.8. Outdoor play space provision on new housing developments must reflect the requirements of future occupiers and the particular characteristics of the site. The exact form and type of open space will be determined having regard to the nature and size of the development and the availability of facilities in the local area.

5.9. In some circumstances, a variation from normal provision of recreational open space may be more appropriate. The Council will take a flexible approach to the level and type of open space provision sought on a development to reflect the likely population characteristics of the development. For example, a development predominantly of one-bedroom apartments is likely to require more casual and formal play space than children's equipped play areas.



- 5.10. Significant large residential developments may be the subject of development briefs that will specify the amount, type and preferred location of open space.
- 5.11. The public recreational and open space requirement is seen as an essential part of any housing layout and in general should be provided as part of a new development. However, the Council acknowledges that there may be circumstances where other planning obligations, e.g. highway improvements or education provision take priority over public recreation and open space. Therefore, it may be necessary to determine the relative priority of different forms of provision in the context of the individual circumstances and planning objectives relative to each particular development proposal.

6. OUTDOOR PLAY SPACE - GENERAL REQUIREMENTS

- 6.1. The provision should in most cases be made on site as an integral part of the development, it should be well related to the proposed residential properties and of an appropriate type to serve the needs of the development.
- 6.2. The Council will no longer accept pocket sites, small strips of land, corner sites, etc for adoption as these rarely have significant public benefit, or form part of a wider strategic scheme. It is therefore imperative at the layout stage of the development that these sites are designed out of the scheme. Land that has protected status, for example, Schedule Ancient Monuments or woodlands with a blanket Tree Preservation Order (TPO) are also considered unsuitable for designation as useable open space within a development.
- 6.3. The most appropriate method of providing each type of outdoor play space is set out below;

Children's Play Space

- 6.4. Children's play space includes equipped and enclosed children's play areas and open grassed areas suitable for ball games and other forms of casual play. It excludes formal pitches and other sports provision, amenity space or landscaping provided on the site. Facilities for children should, wherever possible, be provided within easy walking distance of related housing areas, readily accessible to the housing which they serve, without the need to cross barriers such as a major road, and should be sited to avoid or minimise disturbance to the existing or potential nearby residents. In housing sites it will normally be possible to provide a children's play space on-site, particularly for the needs of very young children.
- 6.5. The NPFA defines three types of equipped children's play area, the required design standards and play space characteristics for which are set out in Appendix 2.
- **Local Area for Play (LAP)** - a small area of unsupervised open space specifically designated for young children for play activities close to where they live.
 - **Local Equipped Area for Play (LEAP)** - an unsupervised play area equipped for children of early school age.
 - **Neighbourhood Area for Play (NEAP)** - an unsupervised site serving a substantial residential area, equipped mainly for older children with opportunities for play for younger children.
- 6.6. Casual playing space is included within the requirement for children's play space. It is defined as open space of a useful size and safe location providing opportunities for informal play activities. Grassed open space within a housing area with adequate separation would conform to the definition. To be a reasonable area for use by older children a casual playing space should be a minimum of 0.05 ha (0.12 acres), but preferably at least 0.1 ha (0.25 acres).

Youth / Adult Sport Facilities

- 6.7. These incorporate playing fields, tennis courts and other facilities for organised sports. Playing facilities such as playing fields can only reasonably be provided on-site within large developments. In some cases playing fields may be more appropriately provided in conjunction with or located close to existing or proposed playing fields. As far as possible, such off site locations should be well connected to the residential development generating the need for it, i.e. through the use of cycle paths, walk ways and public transport facilities. However, given the size of such facilities it is not uncommon for youth/adult sport facilities to serve a number of wards and therefore be situated in a different ward to the development.
- 6.8. Developers will be expected to provide a grass/artificial surface area of suitable size, gradient and condition to satisfy the regulations of the particular sports governing body. The size must allow adequate surrounding area for the safe play of sport and the safety of the public and property adjacent to the playing surface.
- 6.9. Changing rooms/pavilions may be required in association with the sports area. This provision will vary depending on the size of the sports area and the sports provided for. Other facilities associated with the provision of formal play space include formal car parking which may be required specifically to accommodate users of the facility so as not to inconvenience local residents, and floodlighting should be carefully designed to avoid light spillage, and should not interfere with the amenities of residents in close proximity to the facility. Developers are encouraged to discuss residential developments at an early stage to ensure appropriate provision to the required standard is provided.

7 ADOPTION & MAINTENANCE OF FACILITIES

- 7.1 In some cases the outdoor play space provided may be privately maintained, but in many developments especially the larger ones, the developer will wish to dispose of the continuing responsibility and cost of maintaining public open space.
- 7.2 The Council will be prepared to adopt and properly maintain land as public open space within residential areas, where the primary function of that land is public open space. This will be conditional upon that the land fulfils one or more of the following criteria by;
- Ensuring the health and safety of the public;
 - Enabling or supporting a sport and leisure function;
 - Providing environmental protection or strategic landscape and visual enhancement.
- 7.3 The authority will not adopt under the heading of 'outdoor play space', apparatus or structures, including their surface areas and standoff zones that have a primary function that is not open space. This includes incidental open space associated with underground installations and engineering features, storm water cells, balancing ponds and landform for storm water drainage. The Council will consider adopting Sustainable Drainage Systems (SUDS) as part of the drainage system, however, they will not be considered to be useable public open space.
- 7.4 Land that has potential historic liabilities associated with a former use, such as contaminated land, and is offered as public open space, may be considered for adoption. Any such application, within a development site, will need to be supported by impartial assessment based on its proposed long-term use as open space. Each application will subject to separate risk assessments of its historic liabilities in relation to the proposed use as open space.
- 7.5 Each site of potential outdoor play space will be considered on its own merits on a case by case basis. Full discussions on what land could be eligible for adoption should be held at an early stage in the development process. It is advised that proposed adoption be fully explored with the relevant officers prior to submission of a planning permission.
- 7.6 The adoption of land will always be subject to a payment by the developer of a commuted sum to cover the cost of future maintenance. The commuted sum for maintenance is payable on the transfer of the land. The figure is calculated using the current contract figures for maintaining the open space, multiplied to establish a 20-year maintenance figure, which allows for inflation of the contract prices. Where developers make a financial contribution in-lieu of on site facilities, a commuted sum for future maintenance costs will also be sought. Typical maintenance costs are outlined in Appendix 3.
- 7.7 Planning permission for developments will be subject to a legal agreement that will include all the above details, and commuted sums within these agreements will be index linked from the date the agreement is signed.
- 7.8 If developers do not intend to offer these areas for adoption, the Council will need to be satisfied that alternative arrangements have been made for their long term maintenance by, for example, the establishment of a sufficiently resourced management company responsible for their upkeep.
- 7.9 All S106 agreements run with the land so future successors in title are bound by the obligations.

8 DEVELOPER CONTRIBUTIONS

Financial Contributions in Lieu of On-Site Provision

- 8.1 Wherever possible, the provision of public open space should be made within the boundaries of the development site as an integral part of the development. However, there may be circumstances where it is not possible or appropriate to accommodate the required open space within the development site, perhaps because the development site is too small or inappropriate to accommodate the certain categories of open space. In these cases, the Council will accept a commuted payment in lieu of physical provision. This arrangement will require developers to make financial contributions to the provision of off-site public recreational and open space, or the improvement of existing outdoor recreational facilities in lieu of on site provision. Appendix 4 outlines the current costs of the various types of outdoor play.
- 8.2 Financial contributions should generally be agreed through a planning obligation under Section 106 of the Town & Country Planning Act 1990. In accordance with the guidance in Circular 13/97 'Planning Obligations', any improvements to existing facilities will need to relate directly to the size of the development and be of benefit to the occupants of the new residential development. Further advice on Section 106 Agreements can be found in the Supplementary Planning Guidance - Planning Obligations.

Financial Contributions

- 8.3 The contribution payable is calculated according to the current costs per sq m of providing the different categories of open space generated by the development. The commuted payment calculations are based on the standard costs for land, design, layout and equipment, which have been developed from current rates of tendered contracts by the Council. These figures will be reviewed annually to take account of changing circumstances in relation to costs. The exact level of contributions from developers may vary from the figures illustrated to take account of individual site characteristics. The current costs are set out in Appendix 3.

Where Will Contributions Be Held?

- 8.4 The Council will hold financial contributions received from developers in a designated account specifically for the purpose. Contributions remaining unspent at the specified period will be returned to the payee along with any interest accrued, unless alternative provision is agreed between the payee and the Council.
- 8.5 Planning obligations will be monitored by the Planning Contributions Manager to ensure that all obligations are complied with by both the developer and the Council. Regular monitoring reports will be produced that will provide details of agreements entered into, financial contributions received, and the completion of schemes that have been funded through financial contributions in whole or in part.

9 ADMINISTRATION OF THE POLICY

- 9.1 The implementation of the SPG strategy operates through a number of procedures which are broadly as follows:

Pre- Application Stage

- 9.2. Prospective applicants for housing developments are strongly advised to contact the Council's S106 Manager prior to submitting a planning application, who will outline the Council's requirements relating to outdoor play space and other S106 contributions. This is to ensure that any costs relating to provision of public recreational and open space facilities are highlighted prior to, or during, the developer's initial site evaluation exercise.

Application Stage

- 9.3 Should pre-application discussions not take place, applicants for housing developments will be informed of the requirements for the provision of open space immediately following the submission of a qualifying planning application. Once the Council has received a planning application for new housing development, the applicant will be informed of
- The required amount and type of open space to be provided on site.
 - The amount of financial contribution that will be required to make the provision off site where applicable.
 - The amount of financial contribution required to provide for its maintenance where the Council will be taking on the long-term maintenance.
- 9.4 The applicant will be required to enter into a Section 106 legal agreement with the Council to ensure a contribution is made towards public and recreational open space facilities. A draft legal agreement will be forwarded to the applicant for consideration.



Outline Applications

- 9.5 In the case of applications for outline planning permission, the applicant will be required to enter into a legal agreement with the Council under S106 of the Town and Country Planning Act, 1990. In most cases, details concerning the amount and type of public recreational and open space facilities or level of commuted sums for the proposed residential development will not be known at this outline stage. The Council will ensure the correct contribution is received when more details are submitted with the application for the approval of reserved matters.

Planning Appeal Decisions

- 9.6 If an appeal is made for reasons other than the open space element of the application, the applicant should ensure that an appropriately worded Unilateral Undertaking is signed prior to the determination of any appeal, to make provision for outdoor play space. Failure to provide such an undertaking would be likely to result in the Council making an objection on open space grounds at appeal.

Date of Introduction

- 9.7 The public open space guidance set out in this document will be applied to planning applications submitted on or after 15th February 2007. It will not apply to applications for reserved matters or outline planning permissions granted before that date. However, extant permissions granted before the SPG document is adopted, will come within its terms and conditions should an application for its renewal be submitted. The SPG will represent a material consideration and will be taken into account when determining such applications.



FURTHER INFORMATION

Planning Service Area

Planning and Economic Regeneration
Newport City Council
Civic Centre
Newport
NP20 4UR

Tel No. 01633 232520
Email: development.planning@newport.gov.uk

Leisure Service Area

Leisure and Lifelong Learning
Newport City Council
Civic Centre
Newport
NP20 4UR

Tel No. 01633 232382

SI06 Contributions Manager

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NP20 4UR

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GLOSSARY OF ACRONYMS

- DDA - Disability Discrimination Act
- LAP - Local Area for Play
- LEAP - Local Equipped Area for Play
- NEAP - Neighbourhood Area for Play
- NPFA - National Playing Fields Association
- SPG - Supplementary Planning Guidance
- SUDS - Sustainable Drainage Systems
- TAN - Technical Advice Note
- TPO - Tree preservation Order
- UDP - Unitary Development Plan

APPENDIX I - SUMMARY - ASSESSMENT OF OPEN SPACE PROVISION - NEWPORT 2006

Ward	Ward Population (2001 Census)	Open Space Category	NPFA Requirement (Ha)	Actual Provision (Ha)	Shortfall / Surplus
Allt-Yr-Yn	8583	Ward Summary	20.60	13.42	-7.18
		Formal	13.73	8.81	-4.92
		Informal	4.29	4.36	0.07
		Equipped	2.57	0.248	-2.33
Always	8492	Ward Summary	20.83	12.23	-8.15
		Formal	13.59	7.04	-6.55
		Informal	4.25	5.09	0.84
		Equipped	2.55	0.1	-2.45
Beechwood	7594	Ward Summary	18.23	12.16	-6.07
		Formal	12.15	3.2	-8.95
		Informal	3.80	8.89	5.09
		Equipped	2.28	0.07	-2.21
Bettws	8278	Ward Summary	19.87	26.44	6.57
		Formal	13.24	15.94	2.70
		Informal	4.14	10.47	6.33
		Equipped	2.48	0.029	-2.45
Caerleon	8708	Ward Summary	20.90	17.26	-3.64
		Formal	13.93	14.36	0.43
		Informal	4.35	2.65	-1.70
		Equipped	2.61	0.25	-2.36
Gaer	8568	Ward Summary	20.56	32.5	11.94
		Formal	13.71	24.93	11.22
		Informal	4.28	6.82	2.54
		Equipped	2.57	0.75	-1.82
Graig	5492	Ward Summary	13.18	6.488	-6.69
		Formal	8.79	3	-5.79
		Informal	2.75	3.31	0.56
		Equipped	1.65	0.178	-1.47
Langstone	3905	Ward Summary	9.37	4	-5.37
		Formal	6.25	1.68	-4.57
		Informal	1.95	2.17	0.22
		Equipped	1.17	0.15	-1.02
Liswerry	10616	Ward Summary	25.48	45.941	20.46
		Formal	16.99	42.49	25.50
		Informal	5.31	3.07	-2.24
		Equipped	3.18	0.381	-2.80
Llanwern	3027	Ward Summary	7.26	5.74	-1.52
		Formal	4.84	3.72	-1.12
		Informal	1.51	1.6	0.09
		Equipped	0.91	0.42	-0.49

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Malpas	8148	Ward Summary	19.56	20.92	1.37
		Formal	13.04	4.524	-8.51
		Informal	4.07	16.3	12.23
		Equipped	2.44	0.102	-2.34
Marshfield	4245	Ward Summary	10.19	3.4	-6.79
		Formal	6.79	1.9	-4.89
		Informal	2.12	1.3	-0.82
		Equipped	1.27	0.2	-1.07
Pillgwenly	5333	Ward Summary	12.80	10.93	-1.87
		Formal	8.53	8.54	0.01
		Informal	2.67	2.04	-0.63
		Equipped	1.60	0.35	-1.25
Ringland	8470	Ward Summary	20.33	17.48	-2.85
		Formal	13.55	5.4	-8.15
		Informal	4.24	11.99	7.76
		Equipped	2.54	0.09	-2.45
Rogerstone	8807	Ward Summary	21.14	16.49	- 4.65
		Formal	14.09	12.62	-1.47
		Informal	4.40	3.68	-0.72
		Equipped	2.64	0.19	-2.46
Shaftesbury	5488	Ward Summary	13.17	10.66	-2.51
		Formal	8.78	8.42	-0.36
		Informal	2.74	1.87	-0.87
		Equipped	1.65	0.37	-1.28
Stow Hill	4453	Ward Summary	10.69	11.20	0.51
		Formal	7.12	0.61	-6.51
		Informal	2.23	9.91	7.68
		Equipped	1.34	0.68	-0.66
St Julians	8729	Ward Summary	20.95	32.41	11.46
		Formal	13.97	31.1	17.13
		Informal	4.36	1.23	-3.13
		Equipped	2.62	0.08	-2.54
Tredegar Park	3387	Ward Summary	8.13	22.19	14.06
		Formal	5.42	11.79	6.37
		Informal	1.69	10.12	8.43
		Equipped	1.02	0.28	-0.74
Victoria	6688	Ward Summary	16.05	2.01	-14.04
		Formal	10.70	1.8	-8.90
		Informal	3.34	0.16	-3.18
		Equipped	2.01	0.05	-1.96
All Wards			329	324	-5

APPENDIX 2 GENERAL DESIGN PRINCIPLES

As a matter of general practice, the NPFA guidance states that children's play areas should be:

- Accessible within the specified walking time.
- Accessible without having to cross main roads, railways or waterways.
- Sited in open, welcoming locations and not be tucked away on back land sites with access via narrow alleys or paths enclosed by high fences.
- Sited on land suitable for the type of play opportunity intended. For example, slopes that are too steep for building can provide one kind of experience, but are not suitable for most play equipment. Conversely, a flat area can provide too bland a setting for some types of equipment.
- Designed so that high climbing apparatus or equipment on mounds is sited as far as possible from nearby dwellings.
- Sufficiently far from dwellings to reduce the likelihood of noise and disturbance, particularly to households without children.
- Integrated, as far as possible, with other open spaces and areas of amenity planting to provide appropriate separation from nearby dwellings.
- Overlooked from dwellings or pedestrian routes that are well used.
- Accessible by footpaths with a firm surface. However, footpaths should not pass through the play area.
- Surfaced in a manner that is able to withstand the intensity of use.
- Provided with seating for parents and carers. Where footpaths with a firm surface link adult seating areas to the entrance, their colour or texture should be different to other hard surfaced parts of the play area. The space occupied by these footpaths and planted areas should not normally exceed 10% of the area of the activity zone in order to provide adequate room for children's play.
- Fitted with play equipment that has been designed, manufactured, installed and maintained in full accordance with EN1176, EN1177 and BS7188. Fencing, including gates, seating and all other fixtures should similarly be in accordance.
- Provided with impact-absorbing surfaces beneath and around all play equipment.

- Meet the requirements of the Disability Discrimination Act 1995. Play equipment should cater for children with disabilities in order to promote integrated play and allow able bodied children and those with disabilities, to participate in play together.



CHILDREN'S PLAY SPACE MAIN CHARACTERISTICS

	LAP	LEAP	NEAP
Age Group	Children up to 6 years in age.	Caters for children of 4 - 8 years in age.	Predominantly for older children.
Walking Time	Within 1 minute from home.	Within 5 minutes from home.	Within 15 minutes from home.
Location	Positioned beside a pedestrian pathway on a route that is well used.	Positioned beside a pedestrian pathway in a route that is well used.	Positioned beside a pedestrian pathway on a route that is well used.
Site Characteristics	Reasonably flat site that is well drained with grass or a hard surface.	A well drained site with grass or a hard surface and features an appropriate impact-absorbing surface beneath and around the play equipment.	A well drained site with grass or a hard surface and features an appropriate impact-absorbing surface beneath and around the play equipment.
Activity Zone	A minimum of 100m ² in area.	A minimum of 400m ² in area.	A minimum of 1000m ² in area that is divided into two parts; (1) a range of play equipment; (2) a hard surface of at least 465 m ² .
Equipment	Features that enable children to identify the space as their own domain, e.g a footprint trail, a mushroom style seat or a model of an animal or insect.	Contains at least 5 types of play equipment, of which two are individual pieces rather than part of a combination. Each item is designed to stimulate one of the following: balancing; rocking; climbing or agility; sliding; or social play.	It contains at least 8 types of play equipment comprising: <ul style="list-style-type: none"> ■ At least 1 item to stimulate rocking, touch, social or developmental play among younger children. ■ At least 2 items to facilitate, sliding, swinging or moderate climbing. ■ At least 5 items, of which 3 are individual pieces rather than in combination.
Buffer Zone	A buffer zone, of 5 metres minimum depth, is provided between the activity zone and the forward-most part of the nearest dwelling.	A buffer zone, not less than 10 metres in depth, is provided between the edge of the activity zone and the boundary of the nearest dwelling. Normally, a minimum of 20 metres should be provided between the activity zone and the habitable room façade of the dwelling.	A buffer zone, of 30 metres minimum depth is provided between the activity zone and the boundary of the nearest dwelling.
Planting	The buffer zone includes planting to enable children to experience natural scent, colour and texture.	The buffer zone includes planting to enable children to experience natural scent, colour and texture.	The buffer zone includes planting to enable children to experience natural scent, colour and texture.
Fencing	It has a 600mm high guard-rail or similar low level fence around the perimeter.	It has fencing, if the site is not already adequately enclosed, of at least 1 metre in height around the perimeter of the activity zone with two, outward opening and self closing, pedestrian gates on opposite sides of the space.	It has fencing, if the site is not already adequately enclosed, of at least 1 metre in height around the perimeter of the activity zone with two, outward opening and self closing, pedestrian gates on opposite sides of the space.
Seating	Some individual seats are provided for parents or carers.	Some individual seats are provided for parents or carers.	Some individual seats are provided for parents or carers in the vicinity of the play equipment and other seating is provided within the hard surfaced games area.
Litter Bin	It is advisable to have a litterbin.	It has a litterbin.	It has litterbins at each access point and in proximity of each group of seats.
Notice	It has a sign to indicate: <ul style="list-style-type: none"> ■ That the area is solely for use by children ■ That adults are not allowed unless accompanied by children ■ That dogs are to be excluded. 	It has a notice to indicate: <ul style="list-style-type: none"> ■ That the area is solely for use by children. ■ That adults are not allowed unless accompanied by children. ■ That dogs are to be excluded. ■ The name and telephone number of the operator of the facility to report any incident or damage to the play equipment. ■ The location of the nearest public telephone. 	It has a notice to indicate: <ul style="list-style-type: none"> ■ That the area is solely for use by children. ■ That adults are not allowed in the equipped space unless accompanied by children ■ That dogs are to be excluded. ■ The name and telephone number of the operator of the facility to report any incident or damage to the play equipment. ■ The location of the nearest public telephone.

National Playing Fields Association - The Six Acre Standard 2001

APPENDIX 3 - FINANCIAL CONTRIBUTIONS COST GUIDANCE

Fixed Play Equipment Installation & Maintenance Costs 2007

LAP Sample Requirements	Installation Costs	Maintenance Requirements	20 year Costs
Anchored Litter Bins X 2	£458	Rotary Grass Cutting	£6,000
Fire retardant Benches X 2 on concrete base	£1,080	Tree/ Shrub	£4,000
Tar-macadam Surface	£5,200	Furniture	£4,000
Rubber Safety Surfacing	£22,500	Empty Litter Bins	£12,000
Metal Fencing 1.2 mtr Bow Topped	£3,800	Replace Vandalised Equipment	£4,000
Tar-macadam 1.5 mtrs width path	£975	Annual Safety Inspection	£3,000
Self Closing Gates X 2	£1,904	Annual Risk Assessment	£800
Signage inclusive of fixings and posts	£265	Re-Painting Equipment	£4,000
Grass 100m2	£1,000	Overlay Footpath	£2,400
Tree/ Shrub	£2,000	Replace Safety Surface	£710
	£39,182		£40,910

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LEAP Sample Requirements	Installation Costs	Maintenance Requirements	20 year Costs
Multi Climber Junior	£9,281	Rotary Grass Cutting	£12,000
6" 1 Bay 2 Seat Cradle Swing	£3,590	Tree/ Shrub	£4,000
8" 1 Bay 2 Seat Flat Swing	£3,879	Furniture	£4,000
Roundabout	£6,679	Play Equipment Safety Check	£12,000
Spring Rocker	£1,654	Empty Litter Bins Cleansing	£14,000
Spring Rocker	£1,654	Replace Vandalised Equipment	£40,000
See Saw	£3,360	Annual Safety Inspection	£1,200
DDA Items	£601	Annual Risk Assessment	£800
Anchored Litter Bins X 2	£458	Re-Painting Equipment	£6,000
Fire retardant Benches X 2	£1,080	Overlay Footpath	£20,000
Tar-macadam Surface	£19,500	Replace Safety Surface	£12,000
Rubber Safety Surfacing	£10,150		£126,000
Metal Fencing 1.2 mtr Bow Topped	£7,500		
Tar-macadam 1.5 mtrs width path	£975		
Self Closing Gates X 2	£1,569		
Safety Barriers	£255		
Signage	£265		
Grass 100m2	£1,000		
Tree/ Shrub	£2,000		
	£75,450		

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NEAP Sample Requirements	Installation Costs	Maintenance Requirements	20 year Costs
Multi Climber Junior	£9,281	Rotary Grass Cutting	£20,000
6" 1 Bay 2 Seat Cradle Swing	£3,590	Tree/ Shrub	£6,000
8" 1 Bay 2 Seat Flat Swing	£3,879	Furniture	£4,000
Roundabout	£6,679	Play Equipment Safety Check	£14,000
Spring Rocker	£1,654	Empty Litter Bins Cleansing	£16,000
Spring Rocker	£1,654	Replace Vandalised Equipment	£50,000
See Saw	£3,360	Annual Safety Inspection	£1,200
Dynamic Structures	£2,680	Annual Risk Assessment	£800
Dynamic Structures	£3,940	Re-Painting Equipment	£6,000
DDA Items	£601	Overlay Footpath/Tarmac areas	£20,000
Anchored Litter Bins X 2	£458	Replenish Wood bark	£30,000
Fire retardant Benches X 2	£1,080	Replace Safety Surface	£12,000
Tar-macadam Surface	£19,500		£180,000
Rubber Safety Surfacing	£10,150		
Metal Fencing 1.2 mtr Bow Topped	£16,500		
Tar-macadam 1.5 mtrs width path	£975		
Wood bark	£6,000		
Self Closing Gates X 2	£1,569		
Safety Barriers	£255		
Signage	£265		
Grass 100m2	£2,200		
Tree/ Shrub	£2,000		
	£98,270		

Informal & Formal Play Space Installation & Maintenance Costs 2007

Formal Play Provisions Installation and Maintenance Costs	Installation Costs	20 Years Costs
Multi Use Games Areas	£75,000	
40mx18m fenced & floodlit		£47,228
Tennis Courts (2) 37mx42m	£117,000	
fenced and floodlit		£48,228
Football Pitches per pitch	£75,000	
110mx71m (including run -off)		£147,309
Rugby Pitches	£75,000	
106mx79m(including run -off)		£147,309
Cricket 4xturf	£54,000	
1xArtificial total 6649m2 including outfield		£123,767
Out Door Bowls 40mx40m	£750,000	
Inclusive of Pavilion		£464,428
ATP's sand based	£550,000	
100mx64m fenced and floodlit		£167,228
Rebound wall with goals	£10,000	
10mx10m		£48,862
Rebound wall & basket ball	£11,000	
10mx20m		£59,679
BMX Track	£75,000	
50mx20m fenced & floodlit		£114,469
Skate board provision	£120,000	
50mx20m fenced & floodlit		£114,469

Formal Play Provisions Installation and Maintenance Costs	Installation Costs	20 Years Costs
Informal Play Space 5,000m2 graded level seeded and stoned picked inclusive of path and furniture	£45,000	£258,028

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