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Introduction

1. Introduction

What is Public Green Space and the Water Environment?

- 1.1 In accordance with the National Planning Policy Framework (NPPF) definition of open space, public green space and the water environment is taken to mean all open space of public value, including areas of water such as rivers, ditches, wetlands and lakes which offer important opportunities for sport and recreation, and can also act as a visual amenity.
- 1.2 For the purposes of this SPD, green spaces and the water environment include the following public spaces:
 - Outdoor sports space, including pitches for football, cricket, rugby etc;
 - Informal/ natural green space, including:-
 - natural and semi-natural green spaces - including woodlands, wetlands, heathlands, village greens, open and running water etc
 - green corridors - including river banks, cycleways/bridleways, and rights of way
 - river corridors and other water features
 - Water bodies supporting watersports;
 - Play areas for children and young people including play equipment, skate parks and multi-use games areas;
 - Allotments;
 - Strategic parks – including the existing and proposed strategic parks in Ashford; and,
 - Cemeteries.

Benefits of Green Spaces and the Water Environment

- 1.3 Green spaces and the water environment provide multi-functional spaces which have significant health, environmental, economic and social benefits for those who live, work and enjoy the recreational facilities within the borough.
- 1.4 These benefits include:
 - Improved mental and physical health through exercise.
 - Establishing community and social inclusion by providing areas for sport, recreation and play.
 - Assisting with tackling community safety issues.
 - Providing wildlife habitats and encouraging biodiversity.
 - Promoting lifelong education and learning.
 - Alleviation of flood risks.
 - Instilling unique character to areas and providing local identities.
 - Encouraging ongoing revenue streams through tourism.
 - Attracting local investment to the area.

2. Purpose of the SPD

2.1 This Supplementary Planning Document (SPD) is part of Ashford Borough Council's Local Development Framework (LDF) and provides further detail about how national and local planning policies will be applied in protecting, improving and adding to green spaces and the water environment throughout the borough.

2.2 It is intended for developers, agents, planning officers and local residents and establishes the quantitative, qualitative and accessibility standards of green space and water environment provision to be applied in association with new development, which is primarily focused on the Ashford urban area.

2.3 The objectives of this Supplementary Planning Document are to:-

- secure an appropriate amount of open space and other facilities and services needed for all people;
- secure good quality of provision and ongoing maintenance that is sustainable into the future;
- provide an appropriate balance between the provision of new open spaces on and off-site, and the enhancement, where appropriate, of existing open spaces and services so the needs and aspirations of local communities are met;
- take into account the council's localism aspirations¹ where among other objectives in partnership with local communities, responsibilities for taking more ownership or managing some aspects of community services may be transferred to or otherwise assumed by local communities; and
- provide guidance for the long term management and maintenance of green space and other facilities, including the council's preferred stance on the adoption management process.

¹ The council's Cabinet on 11 August 2011, approved its 'Statement of Intent – Localism in Ashford borough'

Background and Evidence Base

3. Background and Evidence Base

3.1 The following documents form the principal background evidence base for this document:

- Open Space Study for Ashford Borough (2008)
- Green & Blue Grid Strategy (2008)
- Strategic Flood Risk Assessment (2006)
- Ashford Landscape Character Study (2005)
- Ashford Integrated Water Management Study (2005)

3.2 Other sources of good practice which have been referred to are listed in the Bibliography.

4. Planning Policy Context

National Planning Policies

4.1 The National Planning Policy Framework (NPPF) stresses the need to ensure effective planning for high quality open spaces, sport and recreation facilities based on robust assessments of the existing and future needs of communities.

4.2 The NPPF advises that the assessments should include the following information:

- quantitative elements (how much new provision may be needed);
- a qualitative component (against which to measure the need for enhancement of existing facilities); and
- accessibility (including distance thresholds and consideration of the cost of using a facility).

4.3 The borough council has undertaken an open space audit in accordance with government guidance (Open Space Study for Ashford Borough - 2008) and will apply the local standards derived from this study through this SPD.

4.4 The NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. It requires planning policies that promote opportunities to improve the local open space network, and create high quality public open spaces within new development, which encourages the active and continual use of public areas.

4.5 The Government attaches great importance to the protection of green belts and strategic networks of green spaces, commonly referred to as green infrastructure, which can provide a wide range of environmental benefits. The NPPF states that local authorities should create policies that enable the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. It also requires Local Authorities to recognise the wider benefits of ecosystem services and minimise impacts on biodiversity.

4.6 The NPPF has also created the ability for local communities, through neighbourhood plans, to identify and protect green areas of particular importance. These areas will be known as Local Green Spaces and will be protected in the same way as the green corridors, although specific criteria must be met for this to apply.

4.7 The creation of neighbourhood plans may impact on the management and maintenance of green spaces, potentially enabling residents in new communities, existing communities or existing parish councils to take more direct responsibility, through agreements, of the green spaces in their areas. This issue is dealt with further in chapter 8.

Policy Context

Local Planning Policies

Protecting Open Space

4.8 The policy basis for protecting the borough's open space can be found in Core Strategy Policy CS18 (Meeting the Community's Needs) and saved Local Plan Policies LE11 (Loss of Public Open Space) and LE12 (Loss of Playing Fields). Specific areas to be protected are identified on the LDF Proposals Map (Proposed Open Spaces).

Core Strategy Policies

4.9 Policy CS1 (Guiding Principles) seeks the creation of an integrated and connected network of green spaces to provide a framework for growth – helping serve the recreational needs of the community, enhancing biodiversity and providing green routes for pedestrians and cyclists. The policy also seeks the timely provision of community infrastructure to provide for the needs arising from development.

4.10 Policy CS18 (Meeting the Community's Needs) states in relation to the whole borough that:

'Infrastructure and facilities required to meet the needs generated by new development, including public open space, recreation, sports, children's play, leisure ...facilities should be provided in accordance with detailed guidance, including guidance on the nature of provision required and the timing of delivery, that will be established in other DPD's and SPD.

Infrastructure or facilities designed to meet localised needs should normally be provided on-site. Other needs will normally be provided for through the strategic tariff established by Policy CS8 to which residential developers will be required to contribute...

The loss of existing facilities of the types mentioned above will normally be resisted, unless they are no longer required or are obsolete. Further guidance will be provided in SPD'.

4.11 Policy CS18a (Strategic Recreational Open Spaces) in relation to the Ashford Growth Area states that:

'The Council will seek to protect and enhance Victoria Park and to establish new strategic recreational open spaces at Conningbrook, Discovery Park, South Willesborough Dykes and Cheeseman's Green as shown indicatively on the key diagram (Figure 2). The required size and detailed boundaries of the new strategic open spaces will be determined in the relevant site allocations DPD's in the context of a local assessment of the existing and future need and demand for open space, sports and recreational facilities. The strategic spaces will be linked by a green 'necklace' that will make use of the existing 'green corridors' through Ashford and the proposed 'blue infrastructure' of floodplain and water management features in accordance with an overall 'green and blue grid' strategy that is intended to be adopted as SPD.

Ashford Borough Local Plan Saved Policies

4.12 Saved Local Plan Policy LE9 and the explanatory text seek assurance that proper provision is made for future maintenance of open space proposed as part of a development and sets out how this may be achieved. Paragraph 10.43 states '*Where equipped open space, play facilities, landscaped areas or woodland or other protected habitats are transferred to the Council in these circumstances a commuted sum will be sought to cover future management and maintenance costs for up to 10 years*'. This policy approach remains relevant and this SPD sets out in more detail how the policy will apply.

4.13 Saved Local Plan Policy LE6 facilitates off-site provision of public open space Borough-wide or financial contribution in lieu where this cannot be provided: '*In circumstances where the necessary public open space cannot be provided within the development, or on suitable land in the control of the applicant, it may be acceptable for an appropriate financial contribution by the developer to be made to provide equivalent public open space nearby or improvements to existing open space which would, in the Council's view, be of equivalent leisure value*'.

4.14 Saved Local Plan Policies LE11, LE12, LE13 and LE16 indicate the exceptional circumstances when the loss of specific types of open space would be considered. These circumstances are summarised in this SPD. Saved Local Plan Policies EN13 and EN14 seek to protect and enhance the green corridors which run through the Ashford Growth Area. More detail regarding protection of green corridors is found at paragraph 4.20.

4.15 This SPD will introduce new standards that will update those contained within several 'saved' Local Plan Policies (LE5, LE6, LE7 and LE8). Whilst the SPD itself cannot formally 'delete' these 'saved' policies, where there is a conflict, the provisions of this SPD shall take precedence until these policies have been formally deleted or superseded by the Council.

Ashford Town Centre Area Action Plan policies

4.16 Policy TC26 (Green Corridors in Town Centre) updates saved policies EN13 (Green Corridors) and EN14 (Land Adjoining Green Corridors) to protect and enhance the Green Corridors in the Town Centre. Policy TC27 (Open Space, recreation, sport and Play facilities) anticipates that given the constraints of land availability, facilities to serve development within Ashford town centre will normally be provided through appropriate off-site provision or in-lieu financial contributions from the developer.

Policy Context

Tenterden and Rural Sites Development Plan Document policies

4.17 Policy TRS19 (Infrastructure Provision to serve needs of new development) states that all developments shall make provision to meet the additional publicly-accessible open space and children's play facilities, recreation, sport and leisure requirements arising from the development on site where this is practical and appropriate, and otherwise in the form of appropriate and proportionate financial contributions to provision in a suitable off-site location. In either case, provision shall be made in addition for management and maintenance of such facilities for an appropriate period.

4.18 Specific informal/ natural green space features, such as woodlands (including ancient woodland), wetlands, river corridors and tributaries are protected by Policy TRS17 (Landscape Character and Design) and Policy TRS18 (Important rural features).

Urban Sites & Infrastructure Development Plan Document policies

4.19 This emerging DPD contains Policy U21 (Green Corridors) which mirrors the updated and adopted policy for the Town Centre (TC26) through the rest of the Ashford urban area. The DPD also includes Policy U22 for the delivery of a strategic park at Conningbrook to cater for a range of sporting and recreational needs. Policy U23 mirrors the adopted policy for landscape character and design contained in the Tenterden & Rural Sites DPD.

Policies to protect Green Corridors

4.20 Saved Local Plan Policies EN13 (Green Corridors) and EN14 (land adjoining Green Corridors) seek to protect and enhance the green corridors which run through the Ashford Growth Area. The green corridors comprise principally the East and Great Stour rivers and the adjoining, mainly undeveloped, open areas which join in the centre of Ashford.

4.20 Policy EN13: *'The Council will protect and enhance the "green corridors" in Ashford. Measures to improve their appearance and nature conservation value, to provide access for pedestrians and cyclists, and suitable leisure facilities will be permitted provided they do not damage the "green corridor" environment, including the rivers and other watercourses'.*

'Proposals for new buildings will not be permitted within the "green corridors" in Ashford – except in accordance with Development Site policies, or where the development would be ancillary to the open space use or other existing uses within them. Any development should not damage the "green corridor" environment'.

4.21 Policy EN14: *‘Development proposals on land adjoining the “green corridors” in Ashford will be permitted, provided they also make a positive contribution to the function and amenity value of these corridors - for example, by improving their appearance and habitat value, providing pedestrian and cycle routes and related leisure opportunities’.*

4.22 Within the Ashford urban area and its immediate surroundings, in accordance with the policy approach, there is a need to protect the different types of existing green spaces and the river corridors which have local and/or strategic importance. In particular, the green spaces and water courses which run through the built up area (comprising principally the East and Great Stour rivers and adjoining, mainly undeveloped, open areas) form green corridors which are an essential element of the overall planning strategy for the town. These significant open areas along the rivers have remained largely undeveloped because of their susceptibility to flooding. They bring green space and water features into an otherwise densely developed area; provide space for active sports and informal recreation; include valuable nature conservation areas and act as wildlife corridors linking urban habitats to the countryside and provide the basis for an important network of footpath and cycle routes (including parts of the Stour Valley Walk and National Cycle Route 18) free from vehicular traffic.

4.23 As Ashford grows the importance of these green corridors increases. In broad terms, the Core Strategy defines these areas, with a further linking connections to the south west of the town, as part of a ‘Green Necklace’ which link other areas of open space and provide both a local and strategic recreational resource for the town. Protection and enhancement of the green corridors which run through the Ashford Growth Area is specifically afforded by Saved Local Plan Policies EN13 and EN14 and the Ashford Town Centre Area Action Plan Policy TC26 seeks to protect corridors through the Town centre. Any development coming forward within the green corridors will normally be limited to uses which are considered ancillary to their function and role, such as access for pedestrians and cyclists and suitable leisure facilities. The Urban Sites and Infrastructure DPD will extend this approach to the other areas of the green corridors outside the Town Centre. The green corridors and other areas of green space which are to be protected have been shown on the Borough Local Plan Proposals Map, and over time on the LDF Proposals Map, as relevant Development Plan Documents become adopted.

Policy Context

Assessing any loss of Public Green Space

4.24 As set out above, the borough council will normally seek the protection of public green space and the water environment. However, exceptionally, local planning policy may allow their loss in certain circumstances. Core Strategy Policy CS18 seeks the retention of existing green space and water environments unless they are no longer required or are obsolete with further guidance to be provided in this SPD. Saved Local Plan Policies LE11 (Loss of Public Open Space), LE12 (Loss of Playing Fields), LE13 (Leisure Buildings on Public Open Space) and LE16 (Allotments), exceptionally permit proposals involving the loss of such space.

4.25 Summarising policies LE11 and LE12, the loss of green space would only be permitted where there would be no significant adverse impact on the quality or character of the local environment, and one of the following:

- an alternative open space area is provided of at least equal amenity and functional value and located so that the local community suffers no significant loss of accessible public open space; or,
- the development involves new leisure buildings where the wider benefits to the community of additional leisure facilities outweigh the loss of public open space in terms of their environmental and functional value; or
- there is a proven significant over-provision serving the immediate area which has at least equivalent leisure value to the area that would be lost.

4.26 Policy LE13 allows new leisure buildings on areas of public open space where the benefits to the wider community outweigh the impact on the open space in terms of its environmental and functional value. Policy LE16 only allows the loss of allotments if the site is significantly underused, is not needed to cover shortfalls in open space and does not lead to a loss of an area that contributes to the character of the local environment.

Sustainable Drainage (SUDS) SPD

4.27 The borough council already has in place an adopted Sustainable Drainage (SUDS) SPD which sets out how developers can meet the requirement of Policy CS20 of the Core Strategy. Guidance is provided on the provision of sustainable drainage systems for the disposal of surface water and rainwater, so that it is retained either on-site or within the immediate area.

4.28 The provision of SUDS, where genuinely useable for the types of green space required by the development for most of the year, can be counted towards meeting the green space requirements set by this SPD. Site area, topography and frequency of flooding will all be considerations in assessing whether the provision can be included, which will be carried out on an individual site basis. The requirements of the SUDS SPD will need to be met regardless of whether the SUDS are counted towards the green space and water environment provision, and approved by the appropriate body.

5. Consultation

5.1 Extensive consultation was undertaken in the preparation of the Open Space Study for Ashford Borough to reflect the breadth and diversity of the study and a consequent need to engage with as wide a cross section of the community as possible. Four questionnaire surveys were undertaken:

- A household survey questionnaire
- Town and Parish Councils questionnaire
- A community organisations questionnaire
- A non-pitch sports questionnaire

5.2 The borough council had also undertaken work in relation to the provision of pitch sports facilities, and children and young people's facilities.

5.3 More direct consultation took place with children and young people in developing the Play Strategy 'Play Matters: a play strategy for the Borough of Ashford 2007-2011'.

5.4 The preparation of the Green and Blue Grid Strategy was informed by consultation with the Environment Agency, Kent Wildlife Trust, Kent County Council (rights of way and heritage teams), Ashford's Future and Ashford Landowners group.

5.5 The development of relevant planning policies in the Core Strategy, Ashford Town Centre AAP, Tenterden and Rural Sites DPD and Urban Sites and Infrastructure DPD has also involved extensive engagement opportunities in accordance with the Statement of Community Involvement (SCI) First Review (2009).

5.6 The draft SPD went out for a 6 week public consultation between 12th March and 20th April 2012. The draft SPD was publicised in the local press and on the council's website during this time. Statutory and other relevant consultees were consulted on the draft SPD in accordance with the SCI First Review.

Applying the Green Space Standards

6. Applying the Green Space Standards

6.1 This section focuses on the proposed standards for the creation and delivery of different types of open spaces / facilities in the borough. The step-by-step guide includes:

- Step A** – How much green space should be provided? (Quantitative standards)
- Step B** – Should the space be provided on-site? (Thresholds for on-site provision)
- Step C** – What quality of green space should be provided?
- Step D** – Is there a need for developer contributions for off-site provision?
- Step E** – How much will the developer contribution be?
- Step F** – When should the space be provided? (Trigger points)

Step A - How much green space should be provided?

6.2 The council considers provision should be made for different types of green space and water features. Based on the detailed evidence base contained in Chapter 6 of the Open Space Study for Ashford Borough (2008), Table 1 below illustrates the quantitative standards for each type of open space which will be applied within the borough.

Table 1: Summary of Quantitative Standards

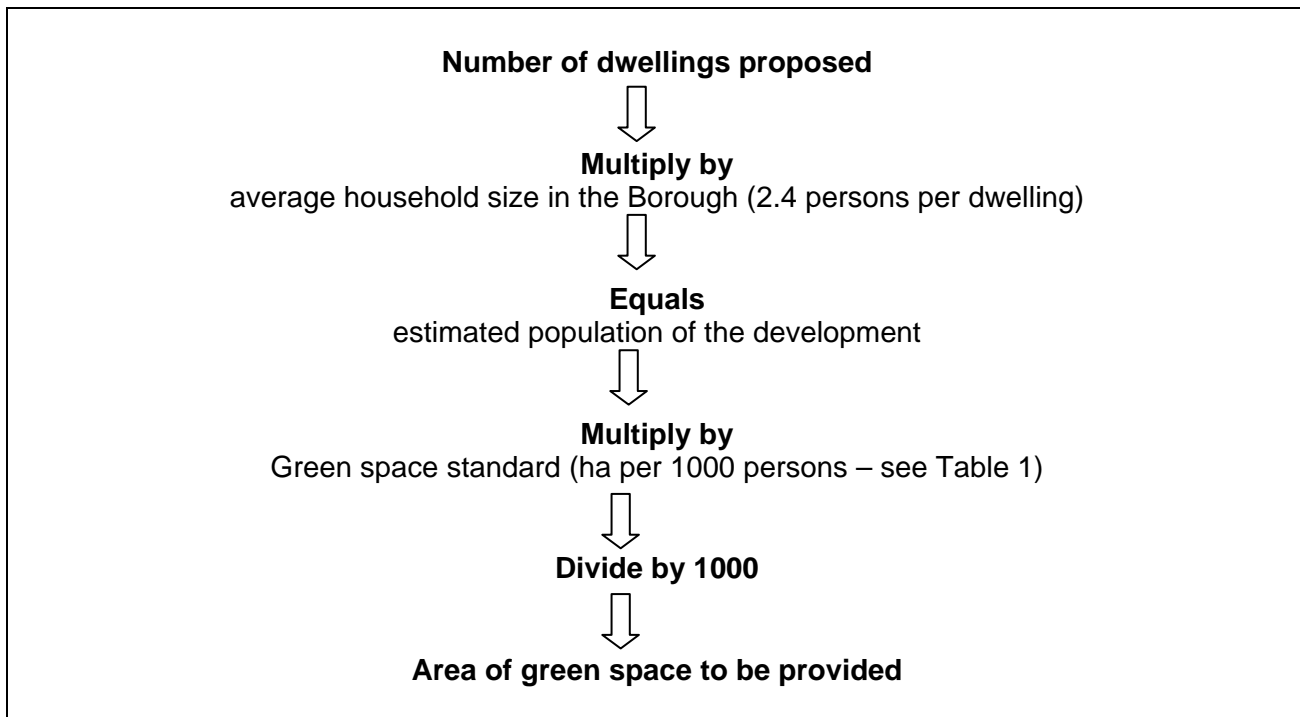
Type of Green Space	Quantitative Standard
Outdoor Sports Pitches	1.6 hectares per 1000 persons
Informal/Natural green space	2.0 hectares per 1000 persons
Children's and young people's play space including any required buffer space	0.5 hectares per 1000 persons
Allotments	0.2 hectares per 1000 persons
Strategic Parks	0.3 hectares per 1000 persons
Cemeteries	0.6 hectares per 1000 persons
Total	5.2 hectares per 1000 persons

6.3 Provision of green space and water management features through a Sustainable Drainage System (SUDS) will only be counted towards meeting the quantitative requirements when the space would be genuinely usable for the types of green space required by the development for most of the year. Where this cannot be guaranteed, the provision of SUDS green space and water management facilities will be seen as additional 'drainage' space required by the development over and above the green space standards set out in this document.

Applying the Green Space Standards

6.4 Figure 1 below illustrates how to calculate the amount of green space that should be provided.

Figure 1: Calculation method for Green Space and Water Environment



Step B - Should the green space / water environment be provided on-site?

6.5 In accordance with Core Strategy policy, green space should normally be provided on-site. However, there is a need to ensure that the space provided is functionally usable and manageable in the longer term. In the past, small areas of open space or equipped play areas have been generated by individual developments which have tended to result in a preponderance of smaller facilities of a fairly basic standard that are not particularly well-used and that are difficult and expensive to maintain.

6.6 To resolve this issue and ensure that new play areas meet required qualitative standards, this SPD advocates the delivery of a smaller number of higher quality, more 'strategic' equipped play facilities that will serve a wider catchment. The council's play strategy 'Play Matters' is currently being refreshed and will support the approach taken in this SPD and provide more technical detail on how innovative and successful play opportunities for children and young people of all ages can be created.

Applying the Green Space Standards

6.7 Table 2 below gives a summary of the thresholds for the provision of on-site open space or recreational facilities.

6.8 The council considers that a minimum of 0.25 ha of well-located green space will normally be required to form a viable public open space within a development. This means that, based on the quantitative open space standards in Table 1 above, only sites of 50 dwellings or more would normally need to make this provision on-site. However, in cases where accessibility to an existing green space is poor, for example outside a reasonable walking distance or where the crossing of major roads at grade is necessary, smaller areas of open space may be justified on-site.

6.9 The threshold for the on-site provision of children's and young people's equipped space is 415 dwellings. This figure is derived from the 0.5 hectare minimum size required for the equipped area and associated buffer zone. However, where a new development of less than 415 dwellings does not meet the accessibility standards set out in Step D below, then a buffer zone around the equipped play area could be incorporated as part of the informal/natural green space provision.

6.10 The sub-division of development sites should not be regarded as a means of reducing the need for the on-site provision of green space or facilities. The standards in this SPD shall be applied as though such sites were being brought forward as a whole.

Table 2: Thresholds for provision of on-site green space or facilities

Type of green space / recreational facility	Minimum Size of Facility	Threshold for on-site provision (dwellings)
Outdoor Sports Space	0.4 ha	Sites of 100 dwellings or more
Informal/ Natural Green space	0.25 ha	Sites of 50 dwellings or more. Smaller sites may be provided on site where the new informal/ natural space would link to other informal/ natural green space and help improve wildlife value and/or sustainable transport routes and, when combined with the adjoining area, would meet a minimum size of at least 0.25ha
Children and young people's play space (with buffer area)	0.5 ha	Sites of 415 dwellings or more (see paragraph 6.9)
Allotments	0.66ha	Sites of 1375 dwellings or more
Strategic Parks	Not applicable	Not applicable as strategic provision will normally be provided off site
Cemeteries	Not applicable	Not applicable as strategic provision will normally be provided off site

Applying the Green Space Standards

6.11 Major parks and cemeteries are inherently strategic in nature and therefore, with the possible exception of the two proposed urban extension areas in the adopted Core Strategy 2008 at Chilmington Green and Cheeseman's Green / Waterbrook, would not be provided on-site. Developer contributions based on the figures set out in Appendix 2 will be levied instead for these types of open space.

Making on-site informal/natural green space suitable for children's play

6.12 As only larger sites will provide purpose-designed on-site children's and young people's equipped space, there is a need to consider incorporating features within smaller developments which will allow children opportunities for non-equipped play.

6.13 Features within areas of Informal/ Natural Green Space such as mounding or natural elements such as tree trunks and an open, level area of open space will provide opportunities for local play, an informal kick about area and hanging out space. Traffic calming measures to minimise vehicle speeds will help make streets safer in these areas and encourage use.

6.14 Outside Ashford, most settlements in the borough will not experience development of a scale which justifies on-site provision of any new green space / water environment facilities, unless there is inadequate accessibility to existing facilities. Individual developer contributions should therefore be used to extend, improve or upgrade the existing forms of green space.

6.15 The intention is that these standards are applied flexibly as even a relatively small contribution can be invested imaginatively in improving local green spaces. In the borough's smaller settlements, new development is likely to be within a reasonable distance of existing green spaces and, where no new open space is proposed, contributions towards upgrading existing provision will be sought. Parish Councils will be well positioned to identify local priorities for improvement such as playing pitches, changing facilities, multi-use games areas, children's play areas, provision for teenagers, footpaths, bridleways and wildlife areas.

6.16 The table in Appendix 3 sets out a worked example to illustrate how the different forms of green space would be provided for a site of 200 dwellings.

Step C - What quality of green space should be provided?

Outdoor Sports Space

6.17 An appropriately maintained and drained playing surface should be provided, serviced by appropriate built accommodation (changing rooms/pavilion), parking space and landscaping. The need for changing facilities in particular is evidenced in the

Applying the Green Space Standards

Ashford Borough Council Football Pitch Strategy 2005 – 2012, based on a McAlpine, Thorpe and Warrier Study (2005). It is anticipated that a new playing fields and sports facility strategy will be produced in the next two years and the findings of any such study may need to be addressed by a review of this SPD.

6.18 Sometimes it may be appropriate to consider the provision of outdoor sports space in the form of synthetic/hard surface provision. Where the views of the local sports community indicate this would be a better option than grass provision, this will be taken into account. Because such surfaces have a higher use capacity than grass surfaces, the council considers that, for the purpose of applying the standard, 1 hectare of synthetic surface equates to 2 hectares of grass surface.

6.19 Where appropriate, developers are expected to liaise with the relevant council officers to discuss the nature and mix of outdoor sports space that should be provided on-site or added to existing sporting facilities in the area.

Informal / Natural Green space

6.20 There are many different types of public informal / natural green space. Provision might be expected to include (as appropriate) elements of woodland, wetland, heath land, village greens and, where appropriate, should also provide public access on foot and/or cycle through recreation corridors. The precise mix of informal / natural green space to be provided will depend on the location of the development and should be discussed with the council's officers within the scope of provision to be made in accordance with the standards in Table 1 (page 12).

6.21 The shape of space provided should allow for meaningful and safe recreation. These areas should be clearly distinct from similar areas provided for the purposes of ecological mitigation, where unfettered public access will not be encouraged. The NPPF and Policy CS11 of the Core Strategy (Biodiversity and Geological Conservation) seek to protect and enhance biodiversity. Where possible, the network of informal and natural green spaces within the borough should be extended to connect the natural habitats and enable greater protection of biodiversity in these areas.

6.22 For sites in the Ashford urban area, more detailed guidance is given on informal/natural green space in this document in relation to the Green Corridors in the Green & Blue Grid Strategy for the urban fringe, which is a supporting document to this SPD.

6.23 For sites outside Ashford where on-site provision is not feasible, developer contributions should be provided where improved access to existing public informal/natural green space can be provided from the site or there are identified projects to enhance informal/natural green space in the local area.

Applying the Green Space Standards

Children and young people's play space

6.24 The amount of space available in and around a play area is a major contributor to its quality. The standard should provide sufficient space for both play equipment and informal ball games outside the equipped areas. The standard minimum space requirements for a children's and young people's equipped play area will be:

Bounded play area inc. any play equipment	1000 m ²
Area for Informal ball games	1500 m ²
Buffer zones of 20 to 30m from residential curtilages (where required)	2500 m ²
Total open space	5000 m²

6.25 Provision should comprise a wide range of play experiences and include the following:-

- **For young pre-school children:** Natural play features, paving that allows the use of toddler wheeled toys such as pedal cars and tricycles and items of play equipment that provide, as a minimum, for swinging, climbing, balancing, themed play and items useable by family groups e.g. basket swings. There should be seating for accompanying adults.
- **For other children up to teenage years:** Natural play features and pieces of play equipment providing for climbing, swinging, balancing, themed play, items facilitating group play, rotating equipment, physically challenging items and a small flat ball games area with multi-goals, sheltered seating and 'very low key' wheel play facility (undulating riding surface with features). There should be seating for accompanying adults.
- **For teenagers/young people:** Ball play and/or wheeled play opportunities, and covered seating to use as a meeting place.
- **Provision for those with disabilities:** Access to both disabled and non-disabled children, seating suitable for disabled children and their carers and a variety of the equipment designed to be useable by children with disabilities.

6.26 In providing for children's play, the council wishes to be flexible about the type and amount of equipment provided and prefers to set a capital sum which will allow provision of an appropriate level of features and equipment which meet the council's quality standards. In the case of developments for elderly care/assisted living homes, the council may seek provision for outdoor gym equipment rather than children's play facilities.

Applying the Green Space Standards

6.27 Some space with no predefined function should be incorporated into the layout to allow potential for change and evolution. The council will seek play spaces that:-

- are overlooked by surrounding residential development to give informal supervision of the space;
- are designed to fit their surroundings and enhance the local environment complementing attractive spaces and enhancing poorer environments. Play spaces should use a carefully selected palette of construction materials, which complement the surrounding townscape;
- make use of natural elements by using for example playful landscape elements including landform, vegetation and natural elements such as logs and stones with tree and shrub planting for shade and shelter;
- are sustainable and adaptable, constructed using reclaimed, recycled or sustainably sourced materials where possible;
- are safe and challenging building in opportunities to experience risk and challenge;
- provide comfortable seating and shelter for parents and carers;
- include fencing for children's safety where appropriate; and,
- provide new equipment and ancillary facilities that conform to all aspects of safety standards EN 1176 & 1177. Items not covered by either standard or exceptions to the standards must be justified and made explicit.

Buffer Zones

6.28 The buffer zone should preferably be an area of green space and should contain landscaping but for reasons of safety should retain an element of informal overlooking of the site from surrounding residential development. A buffer zone will not normally be needed where children's or young people's equipped space is located in larger areas of new or existing open space or close to non- residential uses such as community facilities or shops. The minimum space requirements set out above provide the basic 'model' provision for a facility of this type but the actual proportion of fenced play area to informal ball games area to buffer zone will need to be determined on a site by site basis and the context of the space within the urban environment and the size and phasing of the overall development.

Applying the Green Space Standards

Allotments

6.29 In order to reach a sustainable size for long term management, the standard should provide for sufficient space for at least 20 allotments and supporting services. The space requirement for allotment sites is between 0.66ha and 1.2ha including parking provision:

This total area for a 0.66ha site includes:-

Plots - 20 @ 250 m ² (10 perch) each:	5,000 m ²
Access paths vehicle and pedestrian	240 m ²
Site store and service area	130 m ²
Parking and access (one space for four plots)	1,230 m ²
Total	6,600 m²

6.30 Allotments should:

- be well related to residential properties, which enables natural surveillance.
- preferably co-located with schools or community facilities.
- sit sympathetically in the landscape.
- have well-drained soil which is capable of cultivation to a reasonable standard.
- have direct access by footpaths and cycleways and safe vehicular access to the car park from the adopted highway will be required.
- have perimeter security fencing with one lockable combined vehicle and pedestrian gate as a minimum. Where it is not desirable, for security reasons, to completely screen the security fencing with hedging the choice of fencing and its appearance will need to be acceptable for the context.
- have a metered mains water supply with four water supply points for watering, one to be at the site store and all fitted with stop cocks and frost-proof housing.
- provides a lockable and secure site store of at least 3m x 4m with double doors and external sink with soak away or mains drainage and a mains connected, lockable toilet with hand washing facilities.
- have compound turf paths edged with flat-topped pre-cast concrete kerb edging between rows of plots and adjacent to the perimeter fencing.
- have permeable surfacing of crushed stone car parking.
- have concrete slab paving through entrance gates and beneath, and in front of, site store and portable toilet.
- have, where desirable, a manageable hedge, capable of providing a year-round screen and fitting the urban context is to be provided around the outside of the perimeter security fencing.
- provide for disabled access.
- provide for composting facilities.
- provide protection and enhancement for biodiversity where possible.

Applying the Green Space Standards

Strategic Parks

6.31 Large areas of green space should provide a natural setting for a wide range of activities, including outdoor sports facilities and playing fields, children's play for different age groups and informal recreation pursuits, formal gardens, sitting-out areas, or other areas of a specialist nature, including nature conservation areas. In Ashford, the emphasis will be on creating three new strategic parks with different functions, as set out in the Core Strategy 2008.

- **Discovery Park** - a new major open space and recreation facility for Ashford located south west of the town adjoining the proposed Chilmington Green urban extension.
- **South Willesborough Dykes Wetland Park** – this is an area designated as a Local Wildlife Site that lies within the identified 100 year floodplain and covers a large area south of the town centre. The opportunity exists to bring this forward as a major local natural resource that is sustainable, educational and recreational.
- **Conningbrook** – at the north-eastern edge of the town, this is a prime location for open space and leisure activities to complement the adjacent stadium.

6.32 Currently, there is no statutory national quality standard for parks and urban green spaces. However, the Green Flag standard is now generally recognised as the national standard for parks and green spaces and the council aspires to meet as many of the criteria as possible. The key Green Flag Award criteria are:-

- A Welcoming Place
- Healthy, Safe, and Secure
- Clean and Well Maintained
- Sustainability
- Conservation and Heritage
- Community Involvement
- Marketing
- Management

Cemeteries

6.33 Currently there is no statutory national quality standard for cemeteries although large areas of green space should provide a natural and tranquil setting for burial plots, gardens, sitting areas, toilets and parking. It is anticipated that new cemetery provision for the borough will be identified and allocated in the Core Strategy First Review. The council will also consider the emerging trend towards natural burials and investigate whether provision should be identified for these in the future.

Applying the Green Space Standards

Step D - Is there a need for a developer contribution for off-site provision?

6.34 Where provision for different typologies of open space are not met on-site, developers shall provide a financial contribution to the council to provide new facilities off-site or upgrade and improve existing off-site infrastructure in accordance with the adopted Core Strategy.

6.35 Such contributions shall be based on the capital cost of providing and laying out the land, where applicable, to the standards and specifications set out in this SPD. These are set out in the tables at Appendix 2. Separate financial contributions towards the management and maintenance of the land will also be required (see Chapter 8).

6.36 In order to be exempt from such contributions to each typology of open space, it will need to be demonstrated that there is sufficient existing provision in the local area that is:-

- a) accessible to the residents of the development,
- b) able to provide for the existing needs of the local community and the needs generated by the development itself, and,
- c) the quality of that existing provision is of a level that is commensurate with the level required by this SPD.

6.37 In considering whether a development meets (a) above, table 3 (page 22) sets out the maximum distances by which accessibility will be judged. These reflect the different forms and roles of the open space categories and what a reasonable travel on foot would constitute. These distances are defined by use of the public highway or footpath network as opposed to straight 'as the crow flies' distances as it was concluded that time taken using an existing route was a more realistic measurement of accessibility than the previous '300m in a straight line'. Therefore the access standards in table 3 are different to those in the Open Space Study. These access standards do not apply to strategic parks, cemeteries or allotments, as these are strategic facilities.

6.38 Where an existing facility or infrastructure could partly meet the needs generated by the proposed development, any surplus capacity would be 'netted off' the requirement and consequent financial contribution.

Applying the Green Space Standards

6.39 Ideally, such a contribution should be spent on creating green space which is safely and conveniently located within 400m of the development site. However, where this is not feasible, additional provision should be made within a ten minute drive time in accordance with the standards included in the Open Space Study for Ashford Borough and set out in Table 3 below. Within this catchment, additional provision can be made either through new or enhanced green space. Enhancing existing green space and the water environment is dealt with in more detail in Chapter 7.

Table 3: Distance of green space provision from a development site

Type of Green Space/ Water Environment	Access Standard
Outdoor Sports Space (Formal pitches)	Safely and conveniently located within 800m (c.10 minutes walking time). For larger strategic sites a distance of up to 5km by motorised transport may be acceptable.
Informal/ Natural Green space	Safely and conveniently located within 400m
Children and young people's play space (with buffer space)	Safely and conveniently located within 400m

Step E – How much will the developer contribution be?

6.40 Developers may reasonably be expected to pay for, or contribute to, the cost of all, or that part of, additional infrastructure provision which would not have been necessary but for their development. The effect of the infrastructure provision may be to confer some wider benefit on the community but payments should be directly related in scale to the impact which the proposed development will make. Planning obligations should not be used solely to resolve existing deficiencies in infrastructure provision.

6.41 This SPD sets out the specific developer contributions for each of the types of green space / water environment referred to in Table 1. Each type of green space has a different associated cost to meet the quality standard set out in this SPD. The figures include both the initial cost of land acquisition and the capital cost of developing the facilities and, separately, for the longer term maintenance and management of the facility. The detailed cost calculations per dwelling for each type of open space are set out in Appendix 2 and will be updated annually based on the most appropriate indexation. The costs of providing facilities 'off-site' by the council includes 15% additional costs to account for the Council's fees and costs in delivering the infrastructure.

Applying the Green Space Standards

6.42 The provision of developer contributions towards improved or additional green space and water features will be made in accordance with the 'trigger points' set out in Tables 4 and 5 and this will form part of the Section 106 Agreement. Any sums which are not used within a specified period will be returned to the developer with interest.

Step F - When should green space facilities be provided?

6.43 Adopted Core Strategy Policy CS1 (G) seeks the timely provision of local infrastructure to provide for the needs of development.

6.44 The timing of provision of green space and the water environment has to represent a balance between providing the facility when a significant need has arisen for it from new residents and ensuring that the developer has sufficient financial capacity to provide the facility in question. If the infrastructure costs are unduly front-loaded, it may make the development unviable and, hence, undeliverable. Therefore, the Borough Council will take a flexible approach to the timing of provision. The details will be agreed through negotiation, at the time of the planning application or preparation of associated Section 106 agreements.

6.45 However, the current 'trigger point' guidance from Supplementary Planning Guidance 3 (SPG3) has been adapted into Table 4 and should be used as a guide. (see *following page*)

Applying the Green Space Standards

Table 4: Timing of on-site provision or payment of off-site contribution - ‘trigger points’

Type of provision	Site Capacity (dwellings)			
	15-99	100-199	200-499	500+
Children and young people’s play space.	Incorporate features on site within the Informal/Natural green space (see below)	Incorporate features on site within the Informal/Natural green space (see below)	<i>Under 415 dwellings:</i> Incorporate features on site within the Informal/Natural green space <i>At 415+ dwellings:</i> Available for use before completion of 100 th dwelling	Available for use before completion of 300 th dwelling
Informal/natural Green space	Laid out to agreed specification before completion of 75% of dwellings or completion of 50 th dwelling (whichever is first)	Laid out to agreed specification before completion of 50 th dwelling	Laid out to agreed specification before completion of 100 th dwelling	Laid out to agreed specification before completion of 150 th dwelling

(Adapted from Table 3 of SPG3)

6.46 There is currently no ‘trigger point’ guidance for outdoor sports space or allotments. These should be negotiated with the Local Authority at the planning application stage. However, Table 5 below should be used as a guide.

Table 5: Timing of on-site provision or payment of off-site contribution - ‘trigger points’

Type of provision	Site Capacity (dwellings)			
	15-99	100-199	200-499	500+
Outdoor Sports Pitches	Not Applicable	Laid out to agreed specification before completion of 100 th dwelling	Laid out to agreed specification before completion of 200 th dwelling	Laid out to agreed specification before completion of 400 th dwelling
Allotments	Not Applicable	Not Applicable	Not Applicable	Laid out to agreed specification before completion of 400 th dwelling

Enhancing Existing Green Space and Water Environment

7. Enhancing Existing Green Space and Water Environment

7.1 The council recognises that the quality and accessibility of existing public green space and water environment can be improved in accordance with planning policy and actively seeks proposals which will enhance such areas. Where on-site provision of each type of green space is not required, and the provision of new off-site green space is impractical, in order to make a development acceptable in terms of open space provision, then a developer contribution will be sought towards enhancing and protecting existing provision in accordance with Saved Local Plan Policy LE6 and this SPD.

7.2 Improvements may include measures which would help a green space or water environment better meet the quality standards set in this SPD (see step C in chapter 6) or may improve accessibility through upgrading or installing new footpaths, cycleways or bridleways.

7.3 If proposals which adjoin green spaces and the water environment come forward, or developer contributions in lieu of on-site provision are collected, the priorities listed below will form the basis for enhancements to existing spaces.

7.4 Improvements will be implemented over a number of years. As each project comes forward the detailed proposals will need to be drawn up and agreed by all those involved. Resources are likely to come from a range of sources, including developer contributions, grants and sponsorship.

Ashford Urban Area (including the Town Centre)

7.5 The council will be producing an updated Green Corridor Action Plan which will set out detailed proposals for improving the riverside environment and a length of the strategic green corridor ('green necklace') through the town. This guidance will help to clarify the nature of improvements needed to the riverside and to indicate the positive contribution the council expects developments alongside the green corridors to make. Whilst considerable progress that has been made to date through partnerships formed between the public, private and voluntary sectors, a number of enhancements remain to be implemented. The Action Plan will be developed in accordance with the Ashford Green and Blue Grid Strategy. As contributions come from a variety of sources and their timing is difficult to predict, different elements of this plan will come forward at different times.

7.6 The council's priorities will be:

- the completion of missing links in the footpath and cycleway network especially where these will serve a large residential population;
- landscaping schemes to help to hide eyesores and significantly improve the appearance of areas, whilst providing opportunities for nature conservation;
- retaining and creating new habitats within new development and through adjustments to maintenance practices, especially grass cutting;
- raising awareness through a variety of publicity and interpretation methods e.g. Information/education boards.

Enhancing Existing Green Space and Water Environment

7.7 There are a number of sites adjoining the river corridors in Ashford that may be suitable for development. The quality and nature of new developments adjoining the green corridors must reflect the importance of their setting. Development proposals on such sites will be permitted, provided they also make a positive contribution to the function and amenity value of these corridors - for example, by improving their appearance and habitat value, providing pedestrian and cycle routes and related recreation and sport opportunities (Saved Local Plan Policy EN13 and Ashford Town Centre AAP Policy TC29). Collaboration with artists is encouraged so that riverside landscapes are a focus for art.

7.8 Typical improvements to be provided alongside new development include high quality landscaping using predominantly native species; other proposals which help to improve the riverside habitat; seating and lighting; and footpaths and cycle routes (including bridges).

7.9 The identity of riverside spaces should be reinforced by enhancing local distinctiveness whilst creating a focus for active frontages and enhancing the overall legibility of the river corridor through the centre of the town. New buildings should overlook riverside paths to help create a well designed and safer waterside environment. The deficiency of open space within Ashford town centre is likely to be exacerbated as more development is focused on the area. Enhancement of key green spaces and the water environment within and close to the centre will be the principal way of meeting green space needs.

Ashford's Urban Fringe

7.10 The green space and water environment which forms the landscape setting for Ashford is important not only visually but in providing sustainable access to open spaces and recreational opportunities from the town and biodiversity.

7.11 The Ashford Green and Blue Grid Strategy subdivides the area outside the town into four component landscapes, each with a set of Action Points and Priority Projects which help identify the nature of potential improvements to the hinterland of Ashford and to indicate the positive contribution the council expects developments adjoining and within these areas to make. It is recognised that urban extension areas will be integrated within this landscape. Each area will have an Area Action Plan to ensure high quality sustainable development, with green space and the water environment as a key component. However, the Action Points will help improve visual and functional integration of these areas into the wider environment.

Enhancing Existing Green Space and Water Environment

Rest of the Borough

7.12 Within other towns and villages, there is the opportunity to enhance existing green space and the water environment. As less change and development is likely to be experienced in these areas, enhancement of existing green space is more likely to be appropriate in meeting future needs than new provision. Parish Councils will be well positioned to identify local priorities for improvement such as playing pitches, changing facilities, multi-use games areas, children's play areas; provision for teenagers, footpaths, bridleways and wildlife areas.

7.13 Enhancements to informal/natural green space and water features within the countryside, such as woodlands (including ancient woodland), wetlands, river corridors and tributaries are sought by the Tenterden and Rural Sites DPD Policies TRS17 (Landscape Character and Design) and TRS18 (Important rural features).

Management and Maintenance

8. Management and Maintenance of Green Spaces

8.1 In a growing area like Ashford the longer term implications of maintaining open spaces and other associated facilities create operational and financial pressures for the council. This recognises that new housing and other development growth generally result in sizeable volumes of new open spaces and public realm. Through their planning, design and intended maintenance, these spaces are aimed at contributing to an overall enhancement in the quality of experience and life for residents. However, with public sector finances and council tax levels constrained, the council acknowledges there remain questions about the ability of the conventional developer commuted payment and local authority adoption management model to sustain the level of quality and ongoing maintenance needed into the future.

8.2 The council's preferred stance is not to take on the adoption of new green space and water-related infrastructure and alternative approaches should be found. The emerging National Planning Policy Framework and associated localism agenda could enable local residents, through community management trusts or companies or via elected parish councils, to take more direct responsibility for the open spaces in their community and the council will seek appropriate community management models as its preferred approach for the management and maintenance of green spaces delivered by new development. This preference builds on growing evidence of alternative management arrangements from elsewhere in the country, typically giving local communities more of a say and more control in helping to sustain higher quality environments.

8.3 Such community management arrangements must reflect local needs and aspirations and may take various forms (such as trusts or management companies) but the important characteristic is that a community management model must genuinely provide for significant local community involvement and accountability.

8.4 Arrangements may not be uniform as local circumstances may vary. In particular, community management models may be more suitable where there is sufficient scale of new development to create a natural community focus and/or where there is sufficient scale of on-site open space and other amenities that lend themselves to local community management for the benefit of that community. Such models may be less immediately suitable where existing infrastructure and facilities that are already managed by the council are proposed to be improved or extended as a result of new development but over time, as the character of the existing and new communities merge, the potential for new arrangements may be considered.

Management and Maintenance

8.5 If management companies created by developers are proposed, these will not be acceptable unless the council can be assured that the company arrangements are sound and sustainable and that they genuinely include local residents in the operation of the management company. These companies must be committed to maintain the quality of their local environment in the long term and be set up with transparent and publically accountable governance arrangements. It is expected that these criteria shall form the basis of an enforceable best practice code for management companies.

8.6 Having delivered green spaces and water features as part of a development, it is important that the quality of that provision is maintained. Making suitable and viable arrangements for the management and long term maintenance of local facilities is a key issue in ensuring their continued availability to local residents and reducing the potential economic liability on the public purse.

8.7 In the early years of larger developments, developers will be responsible for maintaining outdoor play spaces and facilities until they have been formally transferred them to a Parish Council or other management organisation. This will allow for the establishment of facilities and planting. Developers are also required to produce management and maintenance plans for all on-site informal open space, formal outdoor sports and play facilities as part of reserved matters applications and to be approved by the council before work may commence. This will help ensure that outdoor play space and facilities are appropriately maintained up to the point of transfer and will also provide the Parish Council or other management organisation with a helpful guide to ensure that maintenance is then continued at an appropriate level. Where the transfer of facilities is envisaged, the adopting body should be involved from an early stage in the design and development of those facilities.

8.8 In circumstances where the borough council has either already adopted open space or other 'green' infrastructure or would be adopting new strategic parks, cemeteries or allotments, and contributions are received from developers towards the provision of new infrastructure and facilities at these locations, then the developers will also be expected to contribute a 10 year commuted sum to the borough council towards the maintenance and management costs.

8.9 The period of 10 years has been used locally for over a decade and is widely used by local authorities nationally. This requirement is considered a fair and balanced approach for new provision predominantly for the benefit of the users of the associated development and is in accordance with saved Local Plan Policy LE9 and the associated reasoned justification that states "*Where green spaces are transferred to the Council a commuted sum will be sought to cover future management and maintenance costs for up to 10 years*" (paragraph 10.43).

Management and Maintenance

8.10 These costs are set out in Appendix 2 and will be indexed accordingly over the 10 year period. They also include a contingency of 10% to cover unforeseen increases in the costs of maintenance, including dealing with emergency repairs. The provision of a 10 year commuted sum for management and maintenance shall also apply where a parish council or community organisation will be taking on the running of the infrastructure.

8.11 Where green space or water features are intended for wider public use, the costs of subsequent maintenance after the initial 10 years should normally be borne by the body or authority in which the asset is to be vested in accordance with Government guidance.

8.12 The costs of delivery and maintenance set out in Appendix 2 are designed to ensure that the quality of the different forms of open space referred to in this SPD is sufficient to meet the council's standard aspirations.

9. Delivery

9.1 The delivery of the various types of green space and water-related facilities referred to in this SPD will be assured via a combination of Section 106 Agreements and Community Infrastructure Levy (CIL) receipts.

9.2 In general, all on-site infrastructure is expected to be delivered through appropriate Section 106 Agreements whilst strategic facilities such as parks, cemeteries and most allotments are expected to be funded principally from CIL. The borough council will be preparing and introducing a Community Infrastructure Levy (CIL) Charging Schedule before April 2014. When a Charging Schedule has been adopted, the 'off-site' developer contributions for these facilities set out in this document will no longer be included within Section 106 Agreements.

9.3 For off-site provision of more 'local' facilities such as equipped play space and informal / natural green space, this would normally be provided through financial contributions in a Section 106 Agreement and this is expected to continue.

Monitoring and Review

10. Monitoring and Review

Monitoring

10.1 There is a need to check whether this SPD is meeting the purposes set out in Chapter 2. For this reason, key local performance indicators will be monitored annually. These are listed below:

- Amount of existing public recreation, sports, children's play, lost (unless satisfactory replacement facilities are provided) and gained as a result of new development (on permitted applications)
- Percentage of Major developments (15 or more dwellings) meeting standards set out in the SPD
- Amount of developer contributions and commuted payments received
- Amount of developer contributions and commuted payments spent
- Change in areas of Biodiversity Importance: (Areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance)

Review

10.2 In order to continue to be able to meet the cost of provision of green space and water environments, the Developer Contributions (Appendix 2) will be updated annually in line with the BCIS Construction Price Index.

10.3 The Ashford Green and Blue Grid Strategy Action Points and Priority Projects will be updated in 5 years so that it remains an appropriate basis for enhancements to green spaces. An updated Green Corridor Action Plan will also be produced.

10.4 It is anticipated that a new playing fields and sports facility strategy will be produced in the next two years and the findings of any such study may need to be addressed by a review of this SPD.

10.5 The conclusions of the performance indicators, along with any changing national or local policies, will be used to determine whether it is necessary to formally review this SPD.

Appendices

Appendix 1- Schedule of adopted Local Plan Policies which continue to be saved

Policy LE9 (Maintenance of Open Spaces)
Policy LE11 (Loss of public open space)
Policy LE12 (Loss of playing fields)
Policy LE13 (Leisure Buildings on Public Open Space)
Policy LE16 (Loss of allotments)

Policies LE5 (Equipped public open space), Policy LE6 (Off-site provision of public open space) and LE7 (play facilities) remain formally saved but the standards and thresholds contained therein shall be regarded as being superseded by the standards and thresholds contained within this SPD.

Policy LE8 (Leisure facilities) also remains formally saved but the standards and thresholds insofar as they relate to the provision of sports pitches, multi-use games areas or outdoor sporting facilities shall be regarded as being superseded by the standards and thresholds contained within this SPD.

Policies EN13 (Green Corridors) and EN14 (Land adjoining Green Corridors) remain partly saved. However, Policy TC26 replaces the parts covering the Town centre. The Urban Sites and Infrastructure DPD will extend this approach to the other areas of the green corridors outside the Town Centre, once adopted. Where there is a conflict between EN13 and/or EN14, the new policies will take precedence.

Appendix 2- Summary of capital and maintenance developer contributions per dwelling for each type of green space

Type of Green Space	Quantitative Standard	Quantitative Standard Per Dwelling	On-Site Capital Cost Per Dwelling £	Off-Site Capital Cost Per Dwelling £	Maintenance Cost Per Dwelling (10 years) £
Outdoor Sports Pitches	1.6 ha per 1000 persons	38.37sqm	1,324	1,589	326
Informal natural green space	2.0 ha per 1000 persons	48.2 sqm	362	434	325
Children's and young people's play space	0.5 ha per 1000 persons with buffer area	11.51sqm	541	649	663
Allotments	0.2 ha per 1000 persons	4.8sqm	215	258	66
Strategic Parks	0.3 hectares per 1000 persons	7.19sqm	N/A	146	47
Cemeteries	0.6 hectares per 1000 persons	14sqm	N/A	284	176
Total	5.2ha per 1000 persons <i>(with children's and young people's buffer space)</i>	124.07sqm <i>(including buffer space)</i>	£ 2,442 <i>(including buffer space)</i>	£ 3,360 <i>(including buffer space)</i>	£1,603 <i>(including buffer space)</i>

(For a breakdown of these figures see the Green Space Cost Calculations, 2011 evidence base which accompanies this SPD)

Appendix 3- Illustrative example to show how the different forms of green space would be provided for a site of 200 dwellings

<p>200 dwellings ↓ 200 x 2.4 persons per dwelling ↓ = 480 people</p>					
<p>Multiply by Green Space/ Water Environment standard</p>					
<p>Outdoor Sports Space (1.6 ha per 1000 persons)</p>	<p>Informal/Natural Green space (2.0 ha per 1000 persons)</p>	<p>Children's and young people's play space (0.5 ha per 1000 persons)</p>	<p>Allotments (0.2 ha per 1000 persons)</p>	<p>Strategic Parks (0.3 hectares per 1000 persons)</p>	<p>Cemeteries (0.6 hectares per 1000 persons)</p>
768	960	240	96	144	288
<p>Divide by 1000 = Area of Green Space/ Water Environment to be provided</p>					
0.77 ha	0.96 ha	0.24 ha	0.1 ha	0.14 ha	0.29 ha
<p>On-site provision required if amount of green space meets minimum size standard (see Table 2 in chapter 6)</p>					
✓	✓	X	X	X	X
Provision required on site	Provision required on site	Incorporate informal features on site and Developer Contribution Payment in lieu of on-site provision* <i>[for sites not Safely and conveniently located within 400m of adequate existing children and young people's play space]</i>	Developer Contribution Payment in lieu of on-site provision*	Developer Contribution Payment in lieu of on-site provision*	Developer Contribution Payment in lieu of on-site provision*

*(See Steps D- F in chapter 6 and Appendix 2 for Developer Contribution)

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